

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

AVERAGE
DA VALUE
25

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

WATCH LINE / LEADER LINE

ROAD ID NUMBER

200

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

BOOK

R58E R59E R60E

118S 98 99 100

119S 127 126 125

120S 136 137 138

6 5 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

8 4 8 4

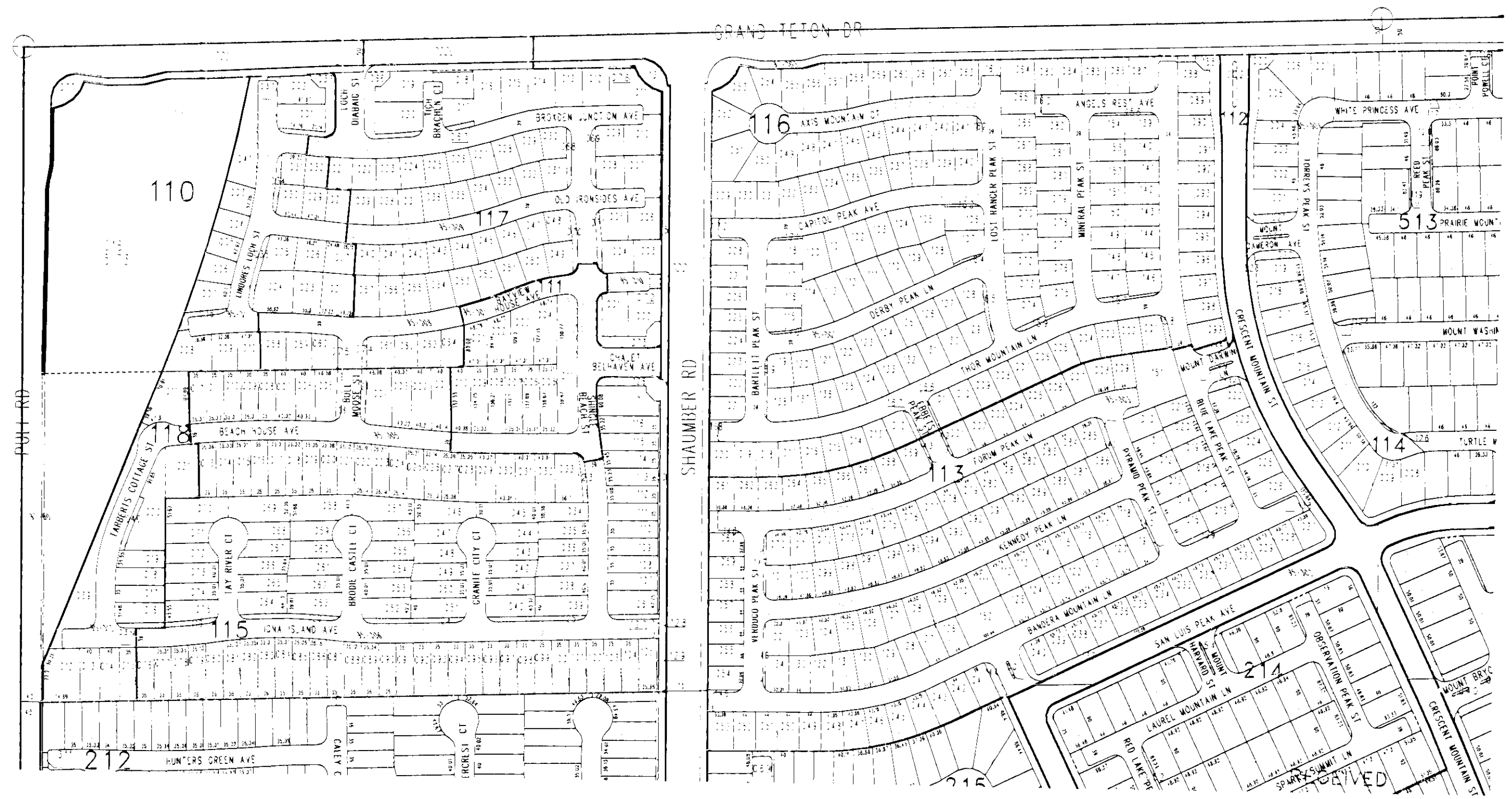
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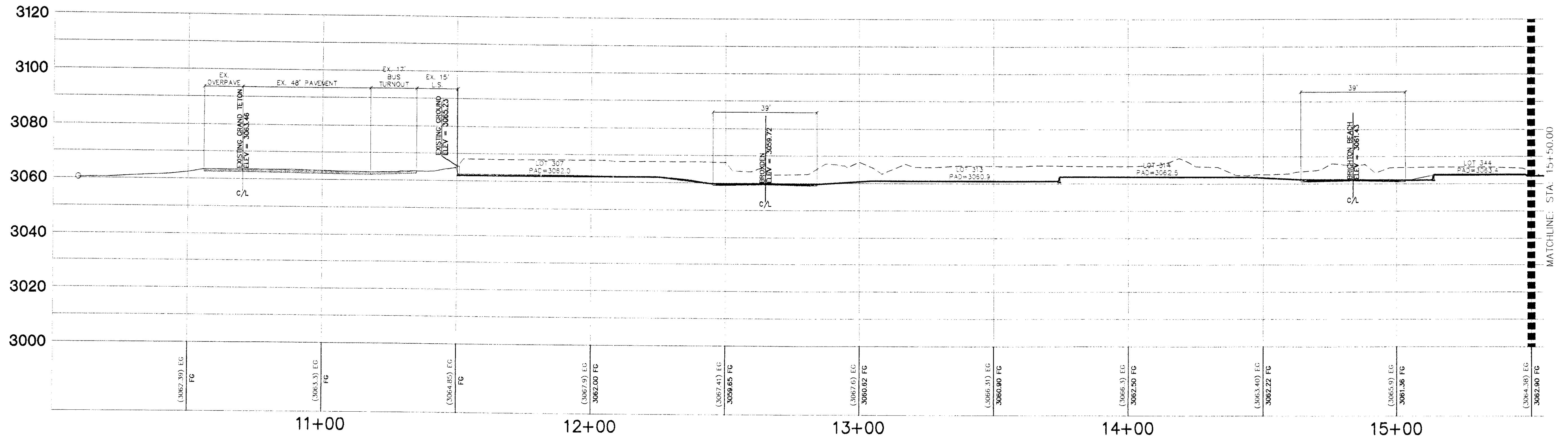
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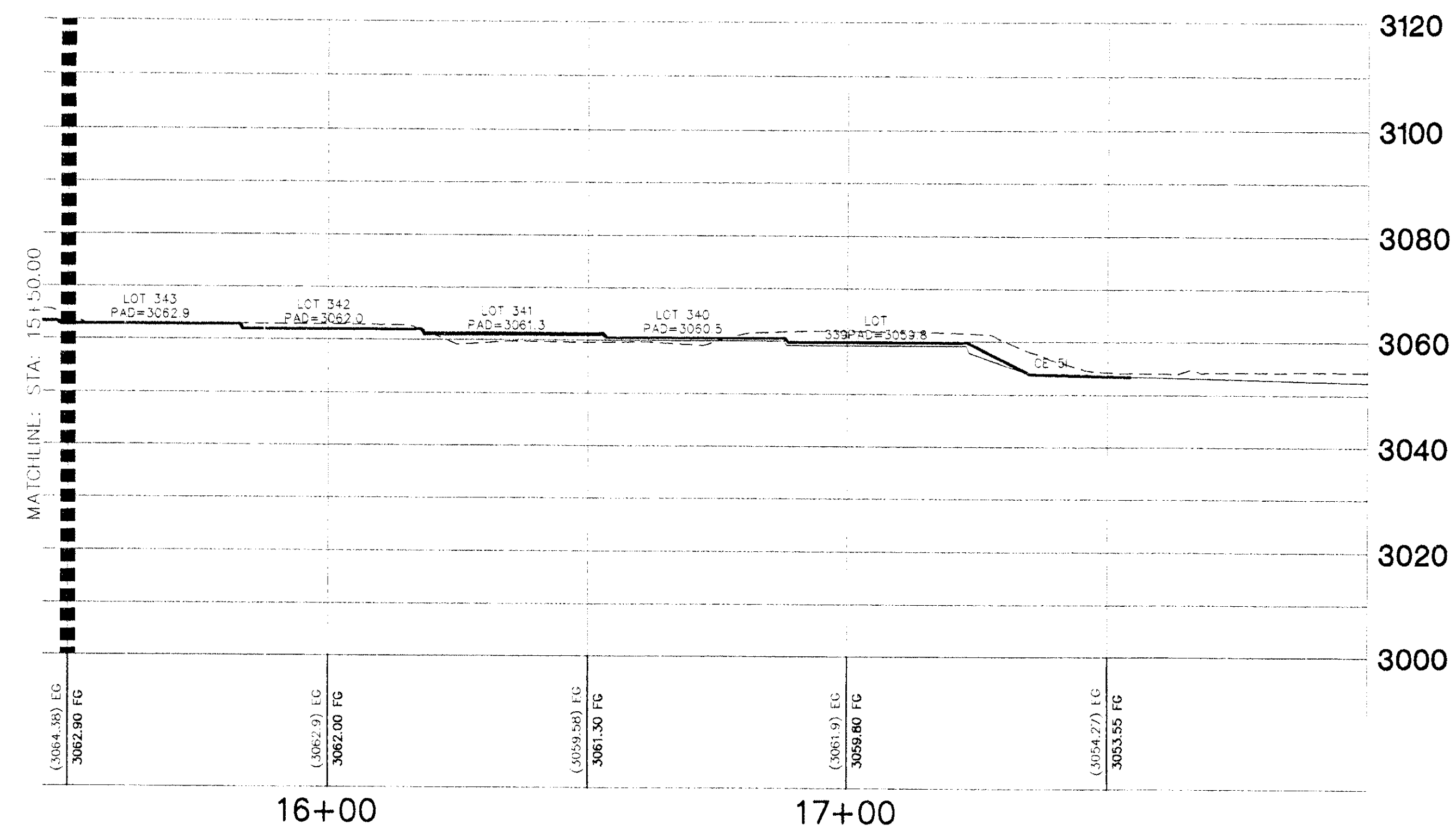
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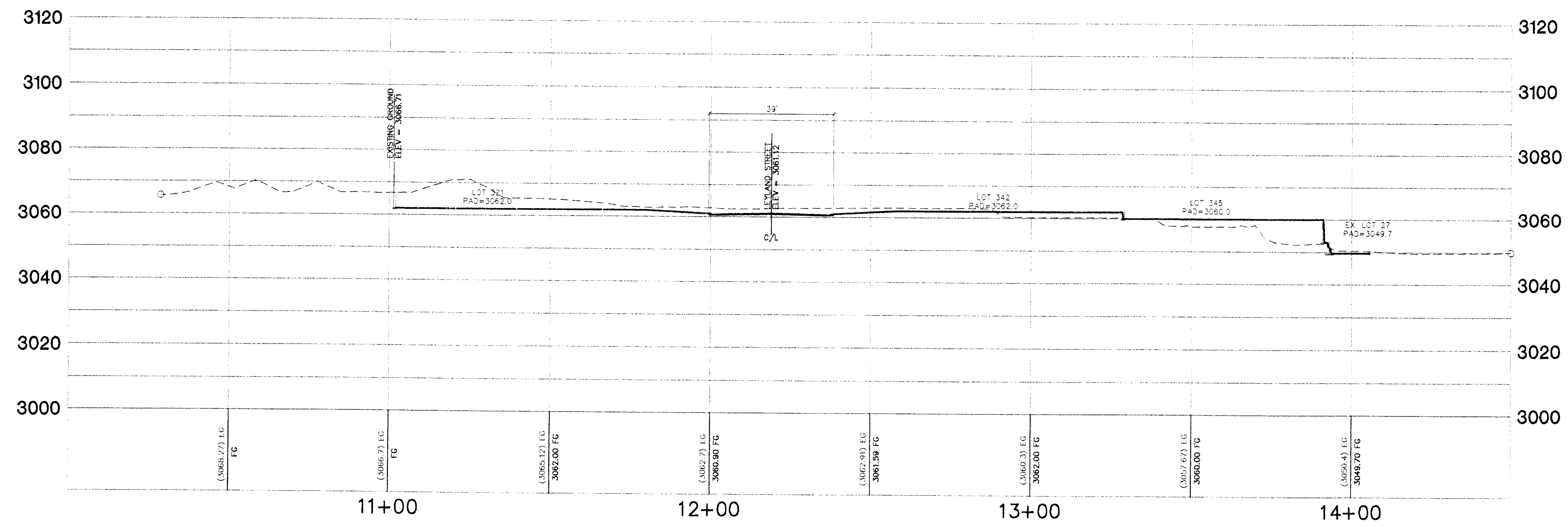
CROSS SECTION C



CROSS SECTION C

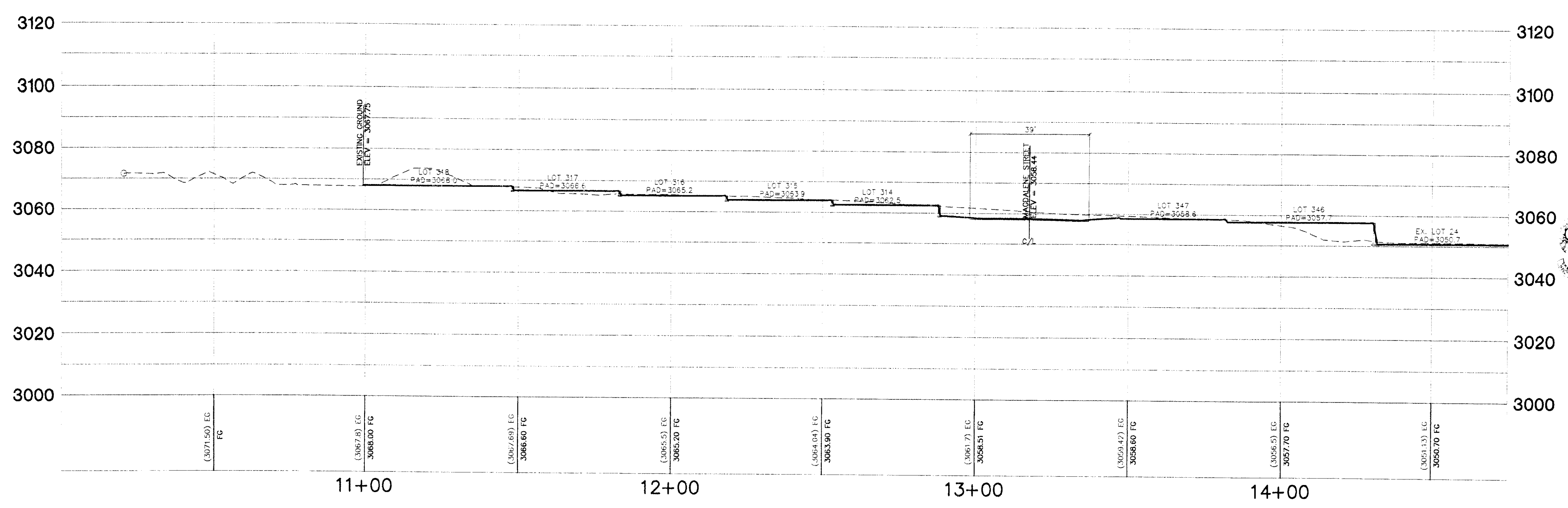
SCANNED

KB HOME NEVADA Inc. 5650 BADURA AVE. LAS VEGAS, NV 89118 (702) 266-8400		CITY OF LAS VEGAS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNV.COM CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS	
TENTATIVE MAP		CLIFFS EDGE POD 201 & 203 UNIT 5	
DRAWN BY: MKD DESIGNED BY: MKD CHECKED BY: RYN PROJECT NO: 6335-5	Feb. 17, 10 Feb. 17, 10 Feb. 17, 10 SCALE: 1"=20' HORIZ. 1"=20' VERT.	SHEET TM5 5 OF 5 SHEETS DRAWING NO.	
PROFESSIONAL ENGINEER KENNETH F. NICHOLSON CIVIL No. 10539 EXPIRES 12-31-11			



CROSS SECTION A

SCALE
HORIZ. = 1"=20'
VERT. = 1"=20'



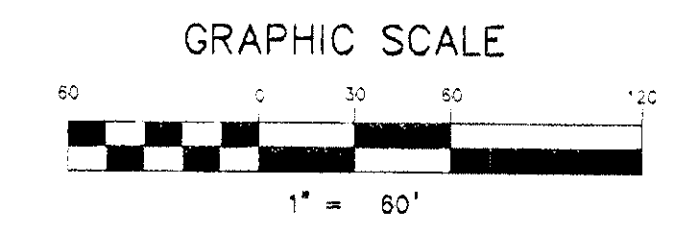
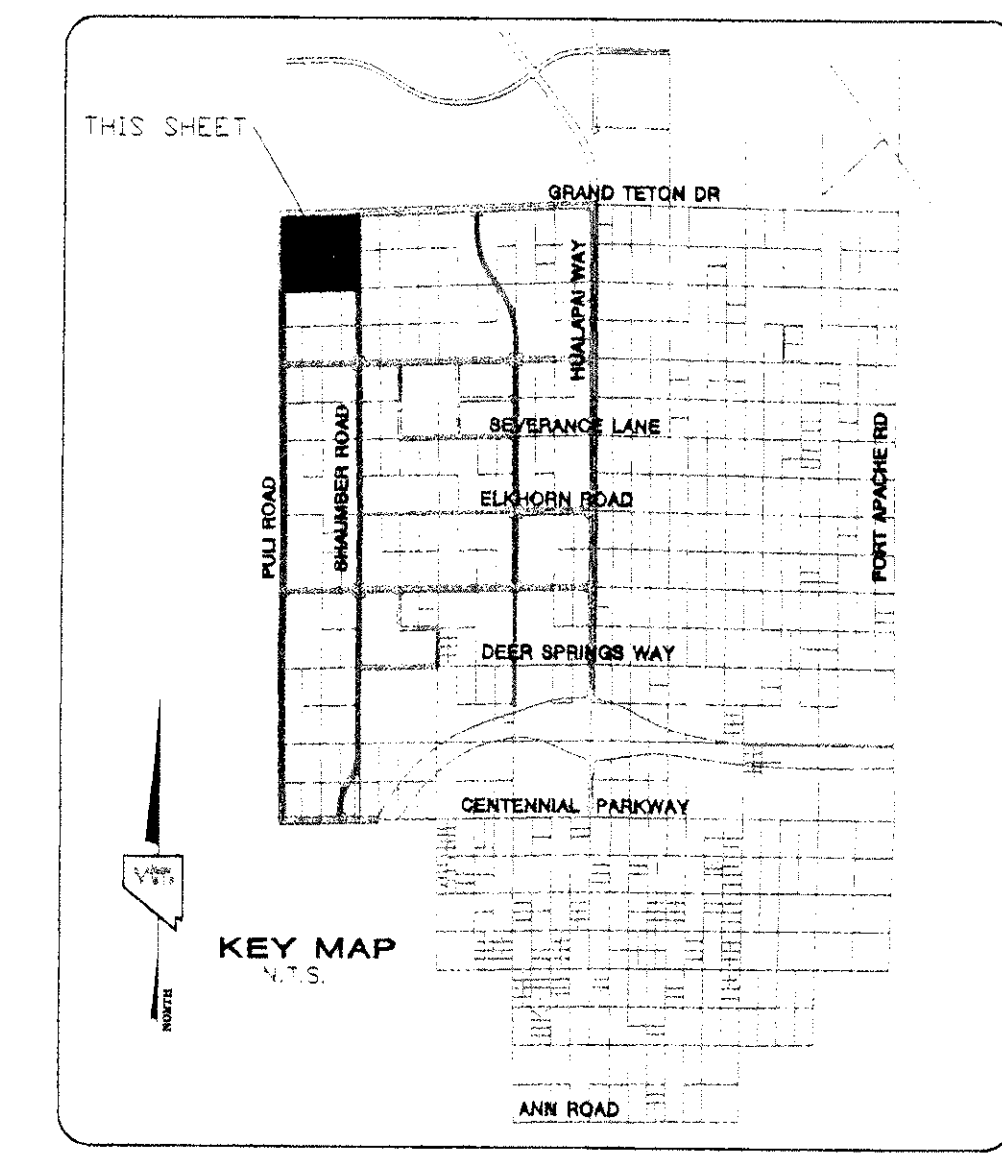
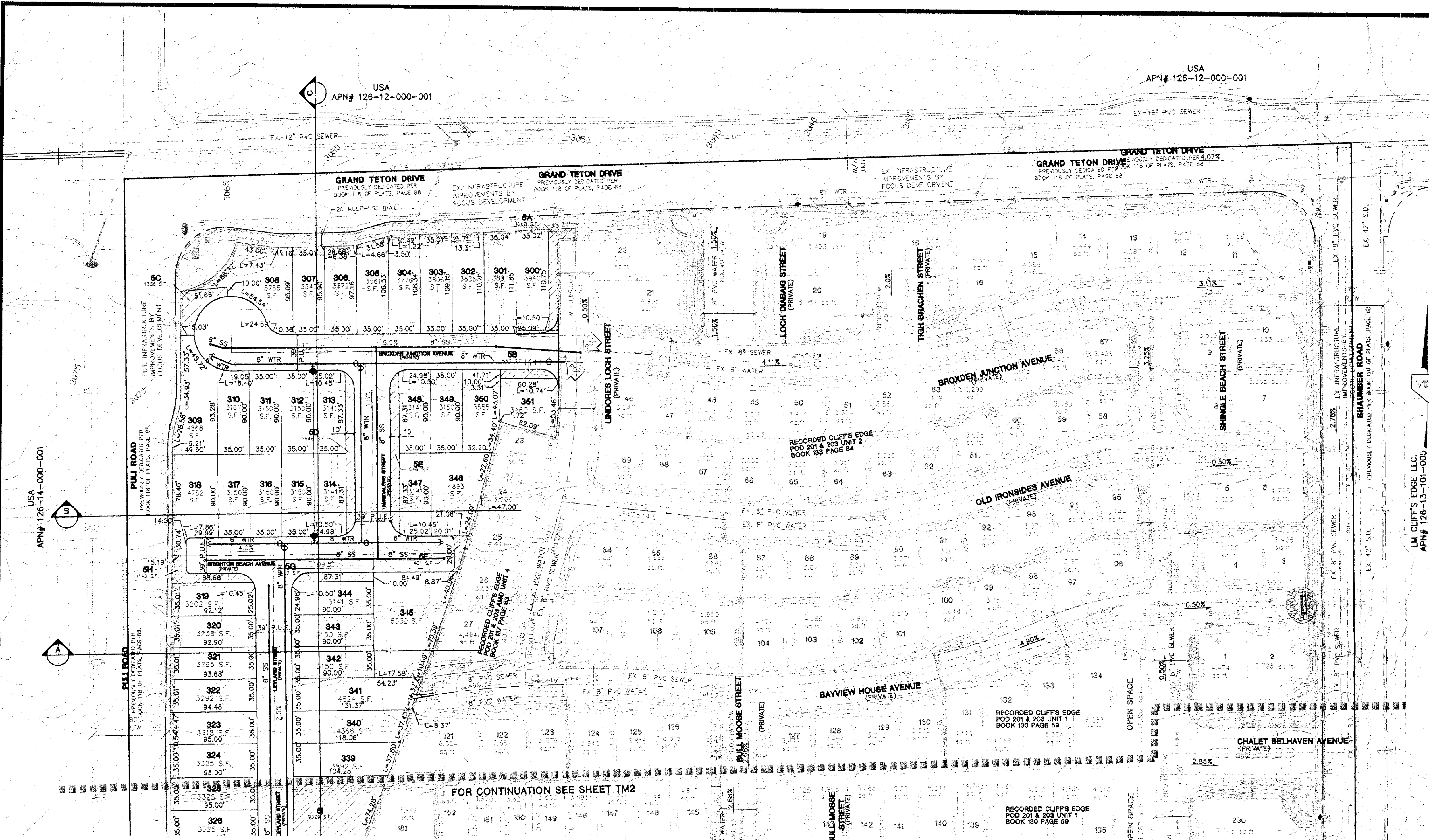
CROSS SECTION B

SCALE
HORIZ. = 1"=20'
VERT. = 1"=20'

SCANNED

KB HOME NEVADA INC. 5655 BARRA AVE. LAS VEGAS, NV 89116 (702) 286-8400		CITY OF LAS VEGAS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2987 WEB WWW.VTNV.COM CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS	
TENTATIVE MAP		CLIFF'S EDGE POD 201 & 203 UNIT 5	
DRAWN BY: MKD	DESIGNED BY: MKD	CHECKED BY: KFN	PROJECT NO. 8338-5
DATE: Feb. 17, 10	DATE: Feb. 17, 10	DATE: Feb. 17, 10	SCALE: 1"=20' HORIZ. 1"=20' VERT.
		SHEET TM4 4 OF 5 SHEETS DRAWING NO.	

SEP 08 2010
 WVR-39089
 TMP-39088
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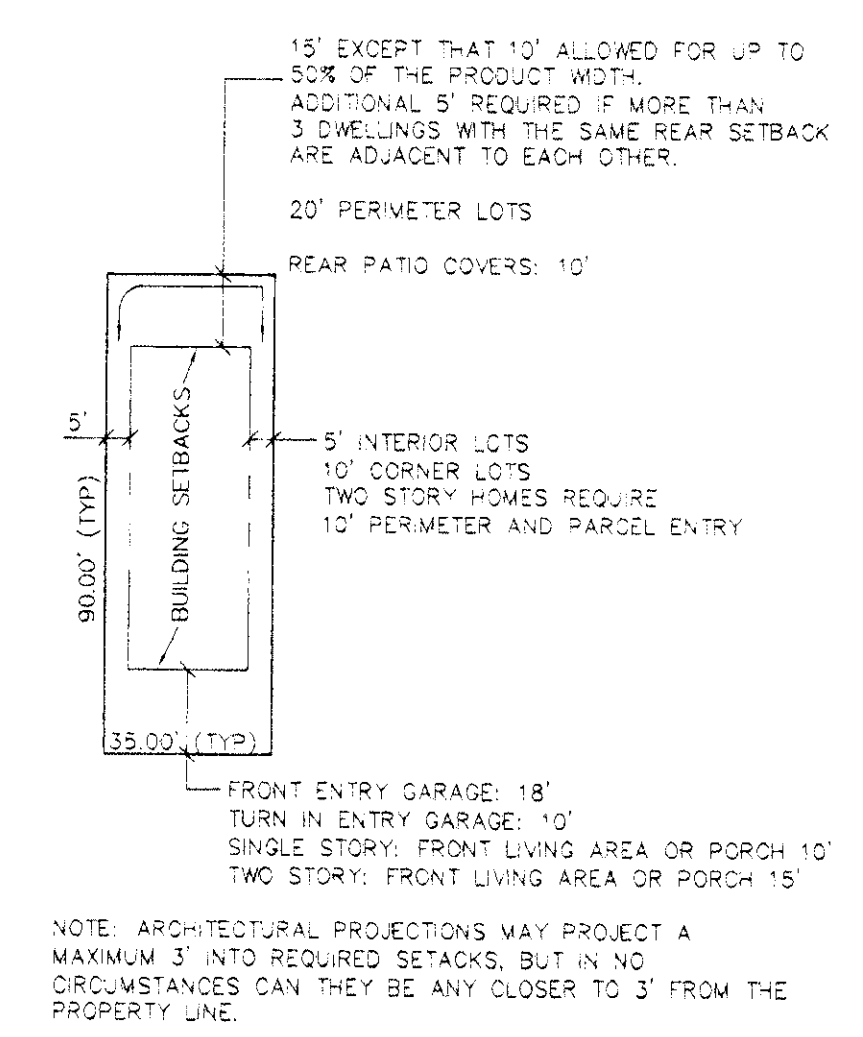
NOTE
SEE SHEET TM3 FOR
TYPICAL SECTIONS

DEVELOPER
KB HOME
750 PLOT RD, SUITE F
LAS VEGAS, NV 89119
(702) 814-2500

LEGEND	
PROPOSED	EXISTING
	STREET CENTERLINE
	BACK OF CURB LINE
	LOT LINE
	PARCEL BOUNDARY
	SETBACK LINE
	SEWER LINE AND MANHOLE
	WATER LINE
	LOT NUMBER
	BLOCK NUMBER
	COMMON ELEMENT LOT
	POINT OF CONNECTION TO EXIST. UTILITIES
	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
	EXISTING GROUND CONTOUR LINE
	BLOCK WALL
	PROPOSED / EXISTING STREET LIGHT
	PROPOSED / EXISTING FIRE HYDRANT
	SIDEWALK
	RIGHT-OF-WAY

- ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
- UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER..... LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC..... NV ENERGY
GAS..... SOUTHWEST GAS CORPORATION
SEWER..... CITY OF LAS VEGAS
SOLID WASTE DISPOSAL..... SILVER STATE DISPOSAL SERVICE
TELEPHONE..... CENTURY LINK
- UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
- SEWER CONTRIBUTION: (BASED ON 52 LOTS)
AVERAGE DAILY FLOW = 0.013 MGD
PEAK FLOW (DFP-3.5) = 0.0455 MGD
- BUILDING SETBACKS TO COMPLY WITH CLIFFS EDGE DESIGN GUIDELINES
- STORM WATER TO SURFACE DRAIN ON STREETS.
- THIS DEVELOPMENT IS A PORTION OF A MASTER PLAN SHOWN BY CLIFFS EDGE PLANNED AREA.
- THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA-FIRM NO. 32063C1250 R
- ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- ALL INTERIOR STREETS ARE PRIVATE 33' WDE UNLESS OTHERWISE SHOWN.
- ALL INTERIOR PROPERTY LINE RADIUS = 20' AT INTERSECTIONS AND 30' EXTERIOR PROPERTY LINE RADIUS.
- THIS SUBDIVISION WILL HAVE COAR'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
- COMMON ELEMENTS AND LANDSCAPING PER CLIFFS EDGE DESIGN GUIDELINES.
- THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
- SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
- THE BOUNDARY FOR THIS PROJECT IS FROM SURVEY BOUNDARY. ALL LOT DIMENSIONS ARE PRELIMINARY AND MAY VARY FROM FINAL MAP.
- NO EXISTING STRUCTURES ON SITE LOCATION.

SITE DATA (UNIT 5 ONLY)	
PROPOSED ZONING:	ML
NET AREA -	5.9± ACROSS
GROSS AREA	8.08± ACROSS
NUMBER OF LOTS	52
PROPOSED DENSITY: (CAP=8.0 DU/AC)	6.45 DU/AC
NUMBER OF COMMON ELEMENTS	11
OPEN SPACE REQUIRED: (52 LOTS x 25 sf)	1300 sf
OPEN SPACE PROVIDED:	22,452 sf
QUEST PARKING REQUIRED: (0.2 x 52)	11 SPACES
RESIDENT PARKING REQUIRED:	104 SPACES
RESIDENT PARKING PROVIDED:	208 SPACES
APN'S 126-13-110-016, 126-13-118-039, AND 126-13-118-041	



TYPICAL LOT DETAIL
35' x 80' LOTS

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 0°08'18" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8)
CLARK COUNTY VERTICAL CONTROL: 1000 646
NAVDB8 ELEVATION: 787.794 METERS (2584.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE
CYLINDER, LOCATED 25' SOUTH & 30' EAST OF GRAND CANYON DRIVE
AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

Call before you Underground
1-702-455-7511

Call before you
Underground
1-702-229-6611

KB HOME NEVADA Inc.
5655 BADURA AVE.
LAS VEGAS, NV 89118
(702) 266-8400

CLIFFS EDGE
POD 201 & 203
UNIT 5

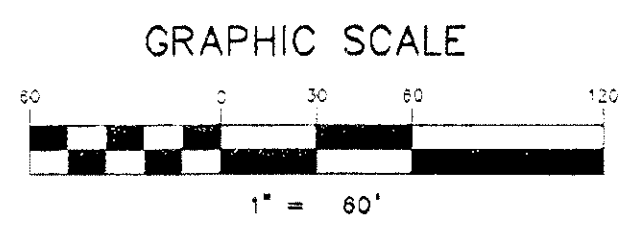
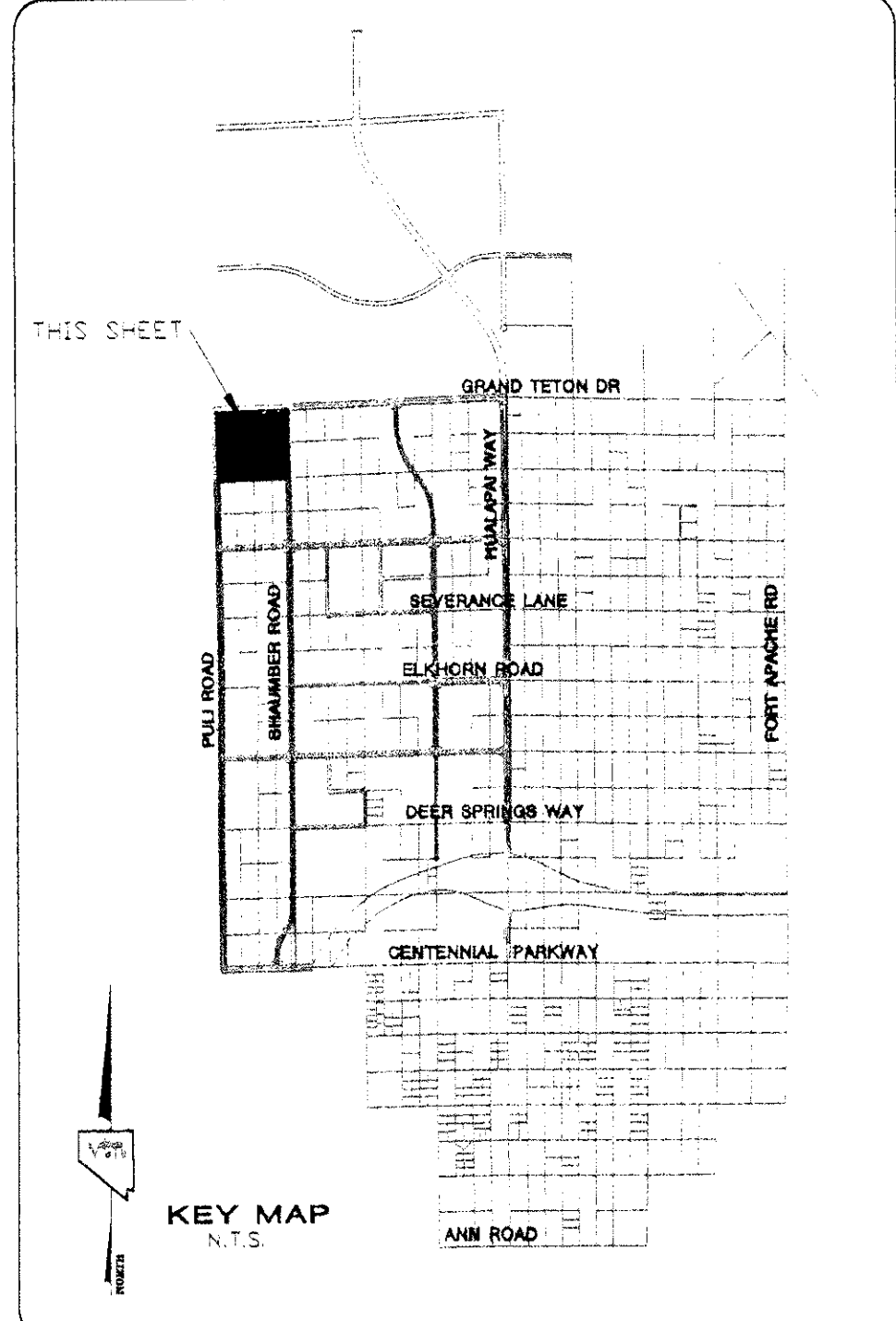
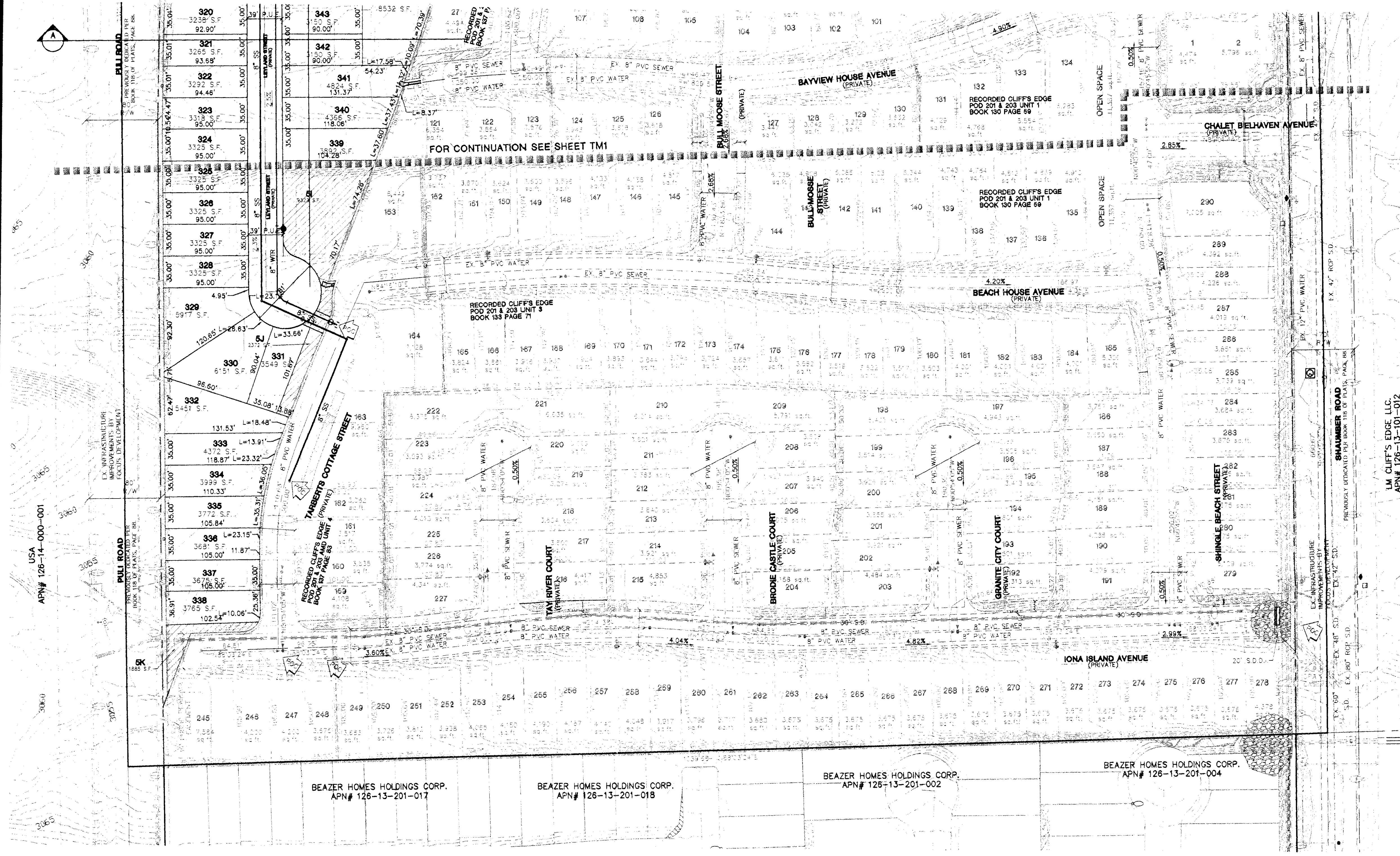
LEGEND
DRAWN BY: Feb. 17, 10
DESIGNED BY: Feb. 17, 10
CHECKED BY: Feb. 17, 10
PROJECT NO: 6330-5
SCALE: 1"=80' HORIZ.
VERT.

PROFESSIONAL ENGINEER
KENNETH F. NICHOLSON
CIVIL
No. 106339
EXPIRES 12-31-11

REVISION
DATE BY

REVISION
DATE BY

VVR-39089
TMP-39088
REVISED



NOTE
SEE SHEET TMS FOR
TYPICAL SECTIONS

DEVELOPER
KB HOME
750 PILOT RD., SUITE F
LAS VEGAS, NV 89119
(702) 814-2500

LEGEND	
PROPOSED	EXISTING

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'18" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1000.696
NAVD88 ELEVATION: 787.794 METERS (2584.62 FEET)
RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

Call before you Underground
1-702-455-7511
1-702-229-6611

SCANNED

SEP 00 2010

WVR-39089
TMP-39088
REVISED

KB HOME NEVADA INC.
5655 BADURA AVE.
LAS VEGAS, NV 89118
(702) 286-8400

CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH (702) 873-7550 FAX (702) 362-2587 WEB WWW.LVNV.COM
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

TENTATIVE MAP

**CLIFFS EDGE
POD 201 & 203
UNIT 5**

DRAWN BY:
MKD

DESIGNED BY:
MKD

CHECKED BY:
MKD

PROJECT NO:
6135-5

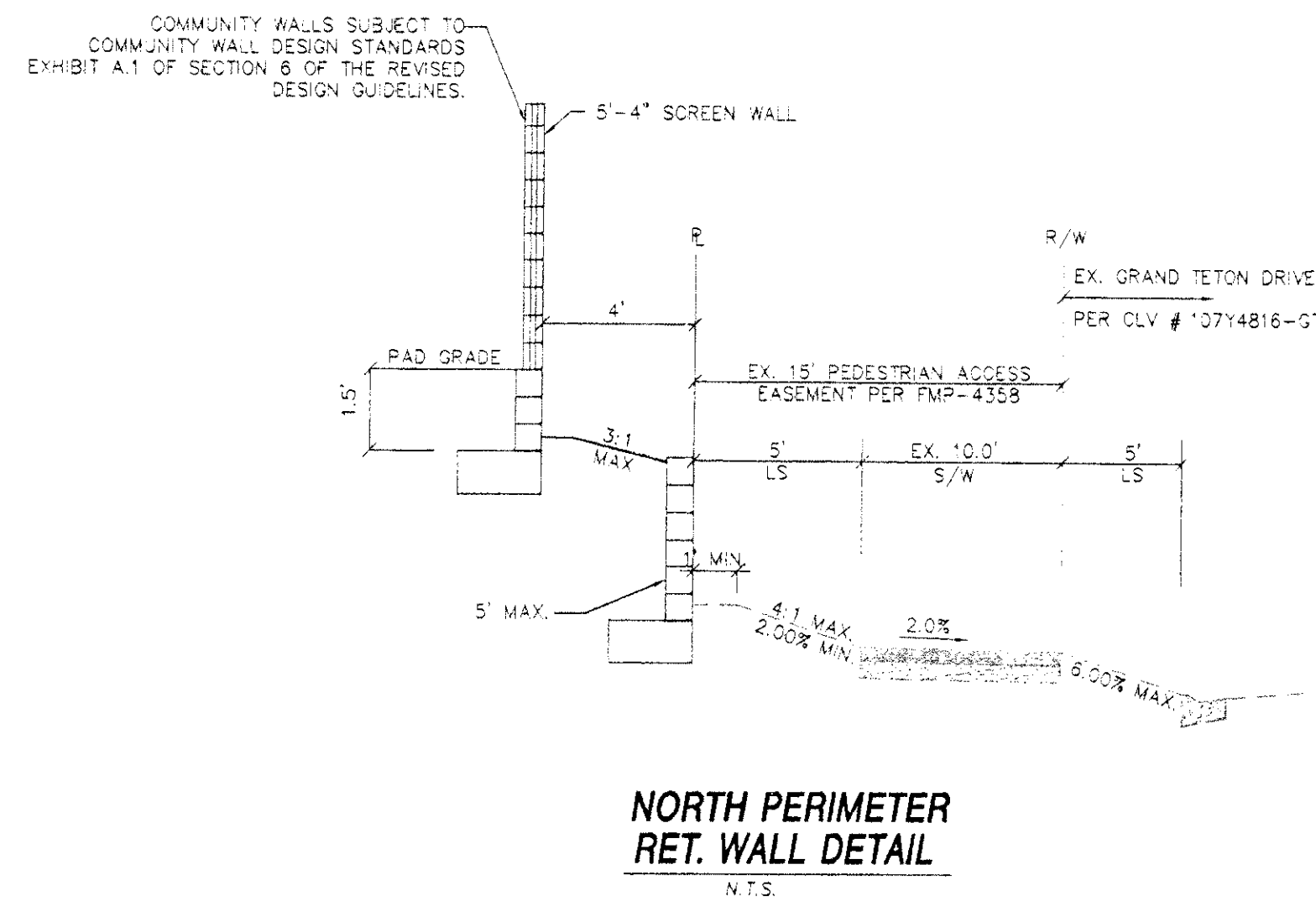
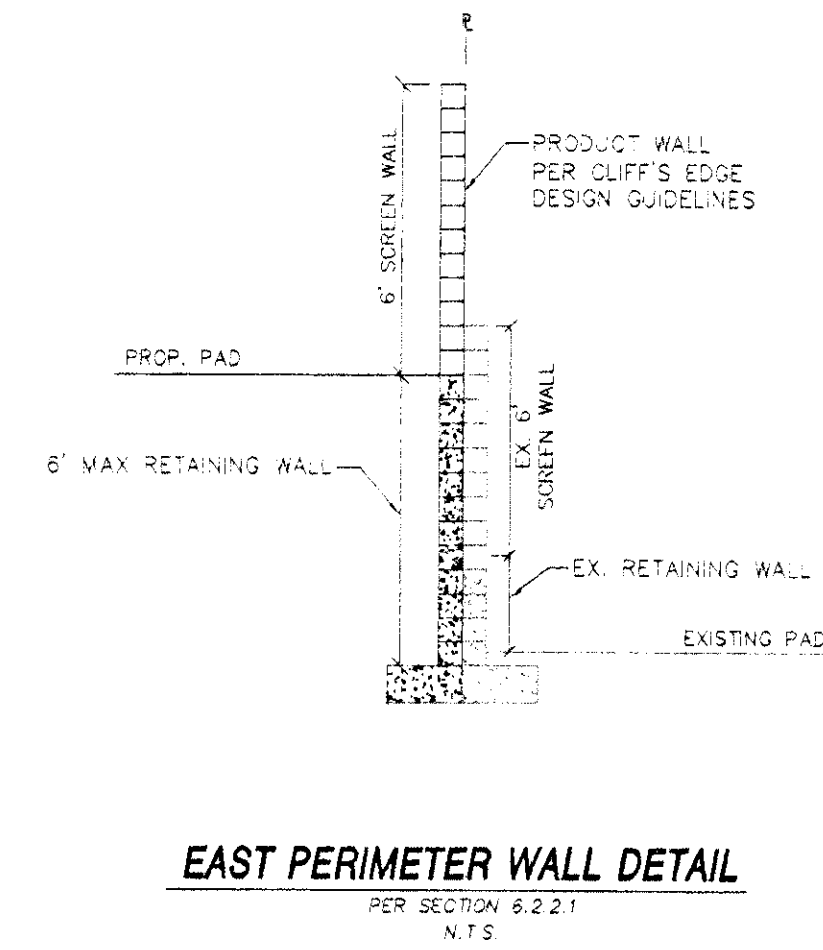
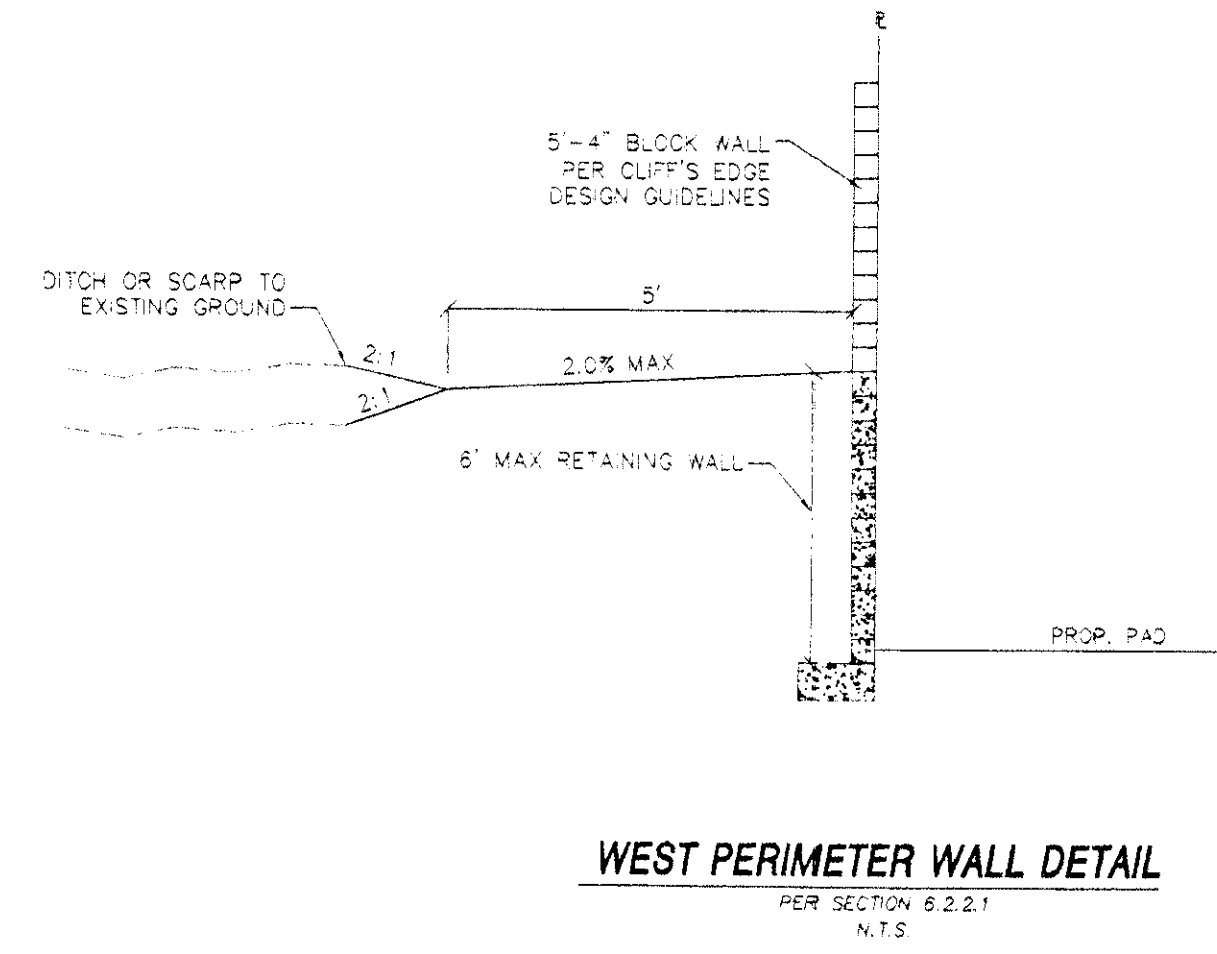
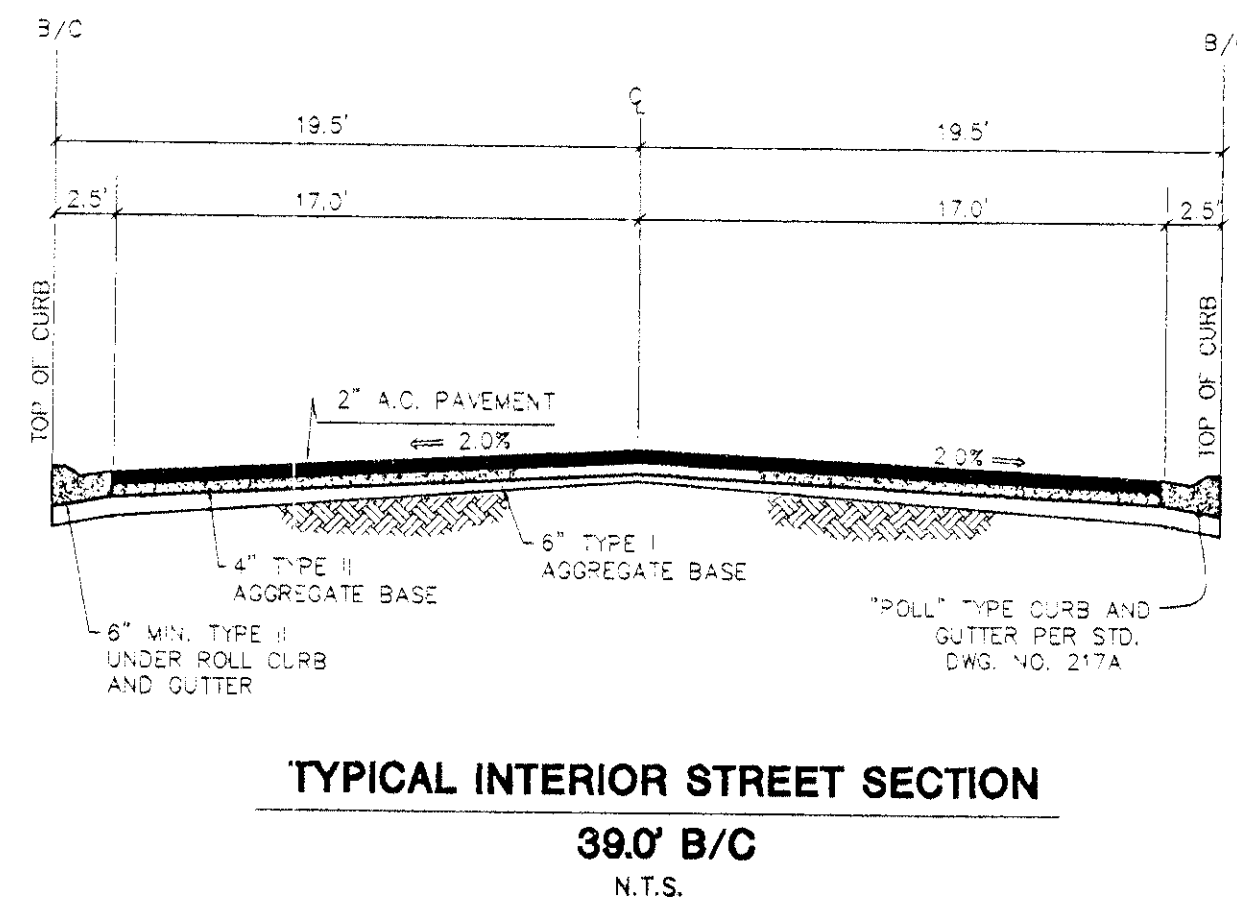
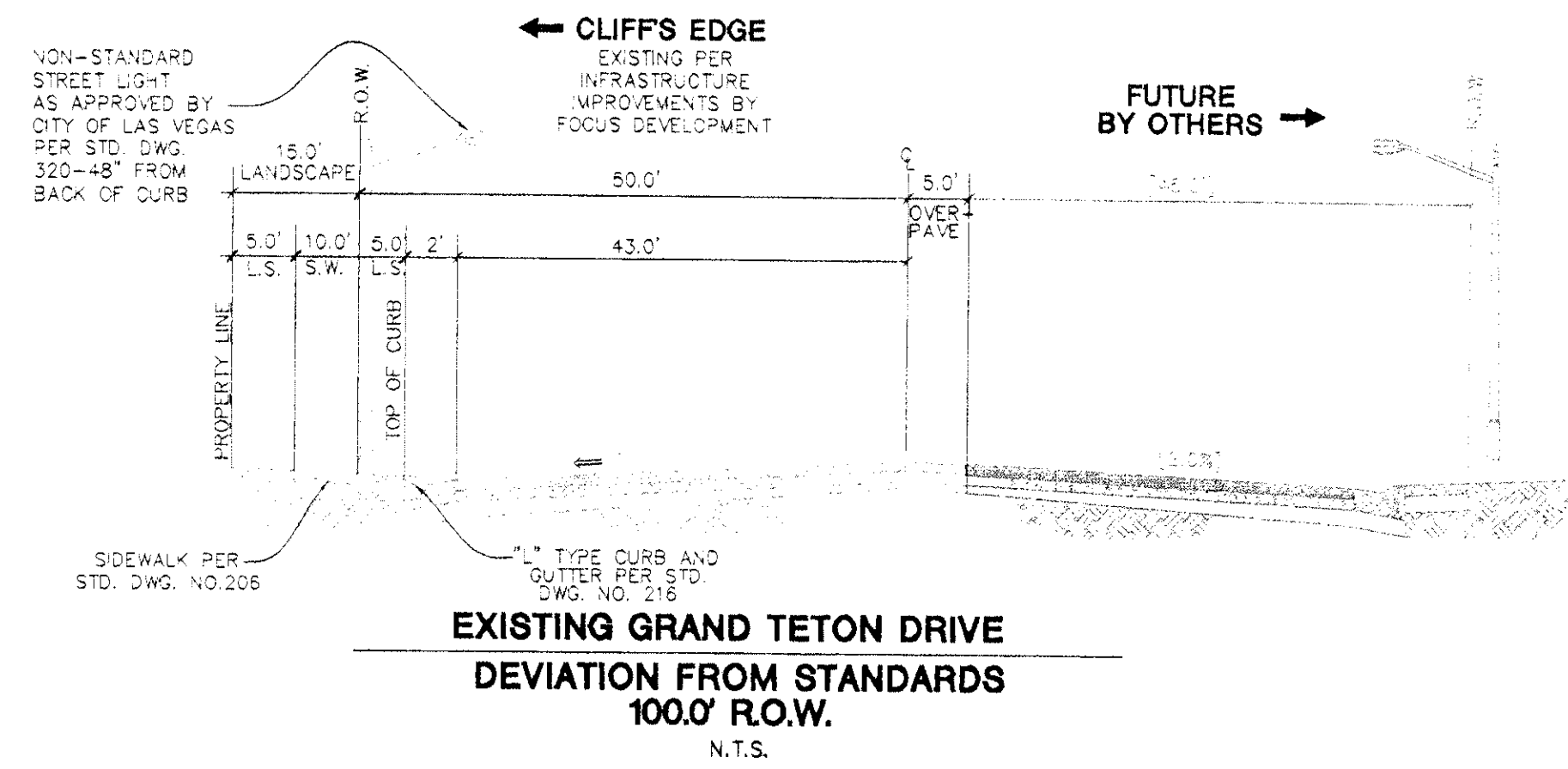
Feb. 17, 10

Feb. 17, 10

Feb. 17, 10

SCALE: 1"=60' HORZ.
1"=60' VERT.

**SHEET
TM2
2 OF 5 SHEETS
DRAWING NO.**

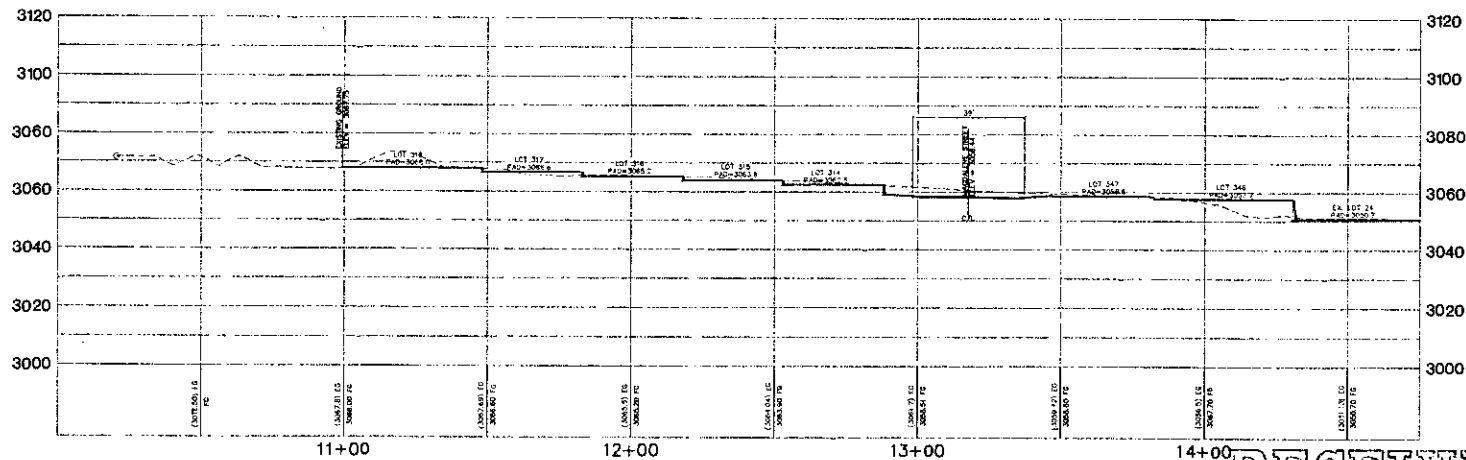
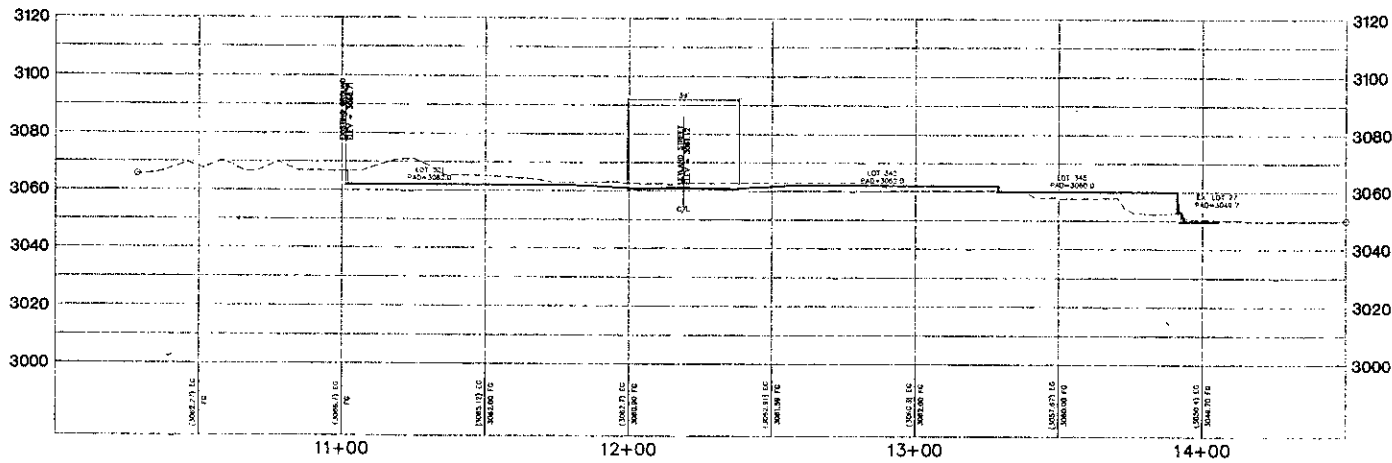


SCANNED

KB HOME NEVADA Inc. 9655 BADURA AVE. LAS VEGAS, NV 89118 (702) 266-8400		CITY OF LAS VEGAS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.LVNV.COM CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS		7 6 5 4 3 2 1 REV	DATE BY REVISION
TENTATIVE MAP		CLIFF'S EDGE POD 201 & 203 UNIT 5		Feb. 17, 10 Feb. 17, 10 Feb. 17, 10	DRAWN BY: DESIGNED BY: CHECKED BY: PROJECT NO: 6.135-5
		SHEET TM3 3 OF 5 SHEETS DRAWING NO.		WVR-39088 TMP-39088 REVISED	

2 OF 2 REVISIONS DATE: 01-17-10 BY: [Signature]		DRAWN BY: MDS Feb. 11, 10	TENTATIVE MAP	KB HOME NEVADA INC. 3903 SARULL CVC. LAS VEGAS, NV 89114 (702) 368-1400	3 4 5 6 7 8 9 10
		DESIGNED BY: MDS Feb. 17, 10		CITY OF LAS VEGAS	
		CHECKED BY: JEN Feb. 17, 11		2737 SOUTH RAINBOW BOULEVARD SUITE 100, LAS VEGAS, NV 89146-3148 PH: (702) 875-7500 FAX: (702) 362-2387 WEB: WWW.VNRY.COM CONSULTING ENGINEERS & LAND SURVEYORS	
		PROJECT NO: 6320-0		CLIFF'S EDGE POD 201 & 203 UNIT 6	
		SCALE: 1"=40' HORZ. 1"=40' VERT.		DATE: _____ BY: _____ REVIEW: _____	

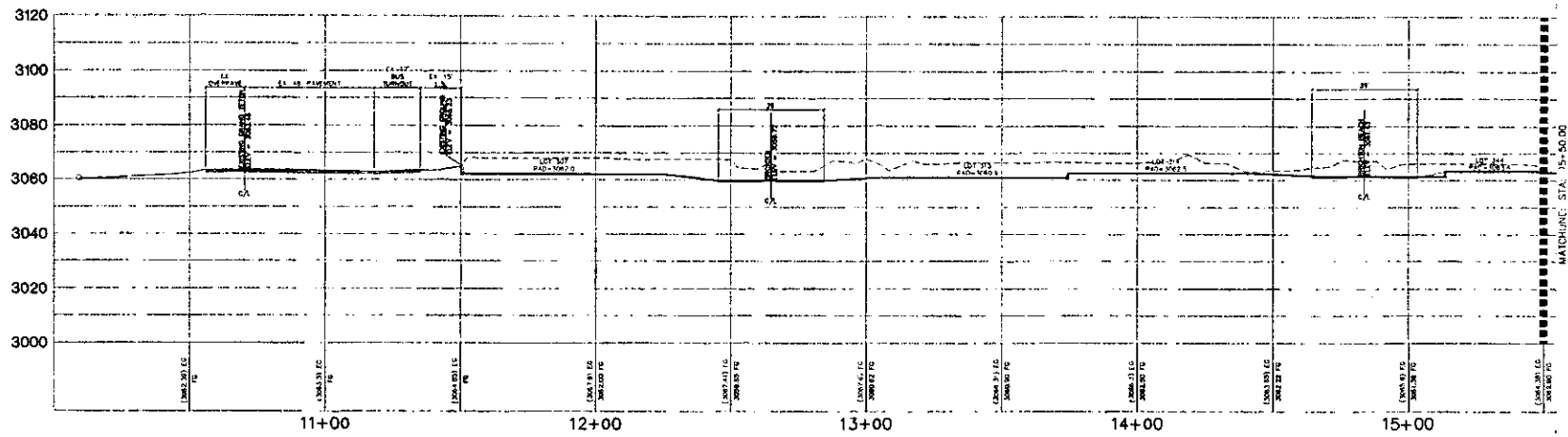
TMP-39088
REVISED



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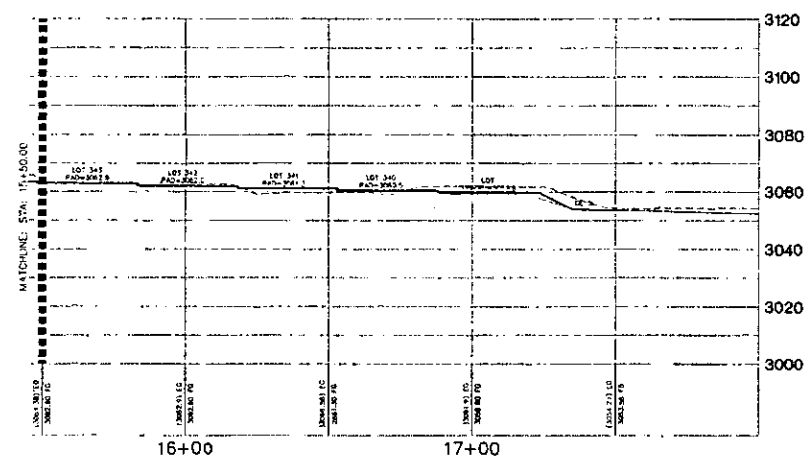
KB HOME NEVADA Inc. 227 SOUTH KANAWA BOULEVARD LAS VEGAS, NEVADA 89106-9148 (702) 381-8000		CITY OF LAS VEGAS 227 SOUTH KANAWA BOULEVARD LAS VEGAS, NEVADA 89106-9148 (702) 872-7500 FAX (702) 383-3287 WWW.VIRVIR.COM CONSULTING ENGINEERS & LAND SURVEYORS	
TENTATIVE MAP CLIFF'S EDGE POD 201 & 203 UNIT 5		SHEET TM4 4 OF 5 SHEETS DRAWING NO.	
DRAWN BY: DESIGNED BY: CHECKED BY: PROJECT NO.: SCALE: 1"=20' HORIZ. 1"=20' VERT.	DATE: 10/17/10 DATE: 10/17/10 DATE: 10/17/10 DATE: 10/17/10	DATE: 10/17/10 DATE: 10/17/10 DATE: 10/17/10 DATE: 10/17/10	

WVR-39089
TMP-39088
REVISED



CROSS SECTION C

SCALE
HORIZ. = 1" = 20'
VERT. = 1" = 20'



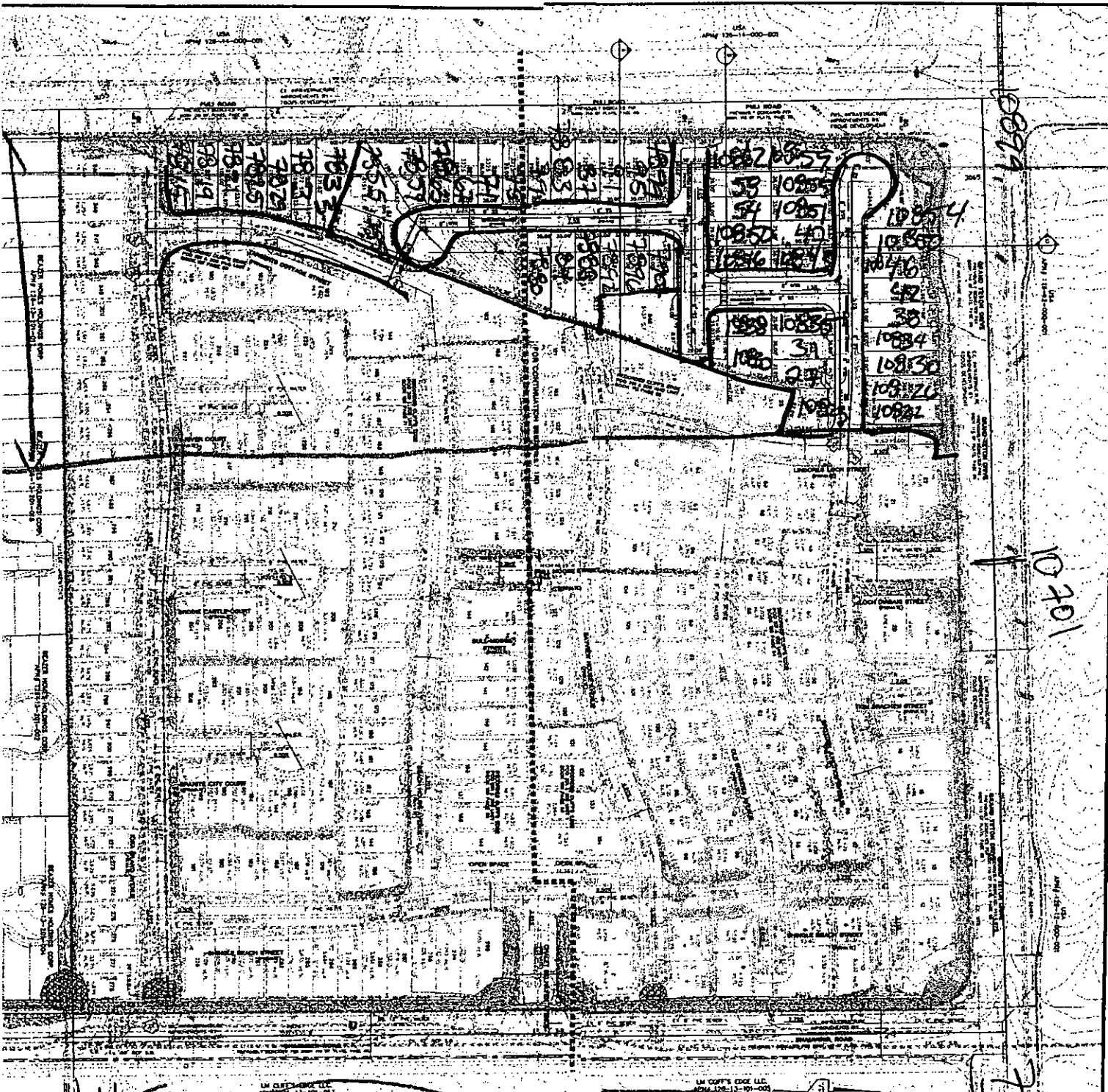
CROSS SECTION C

SCALE
HORIZ. = 1" = 20'
VERT. = 1" = 20'

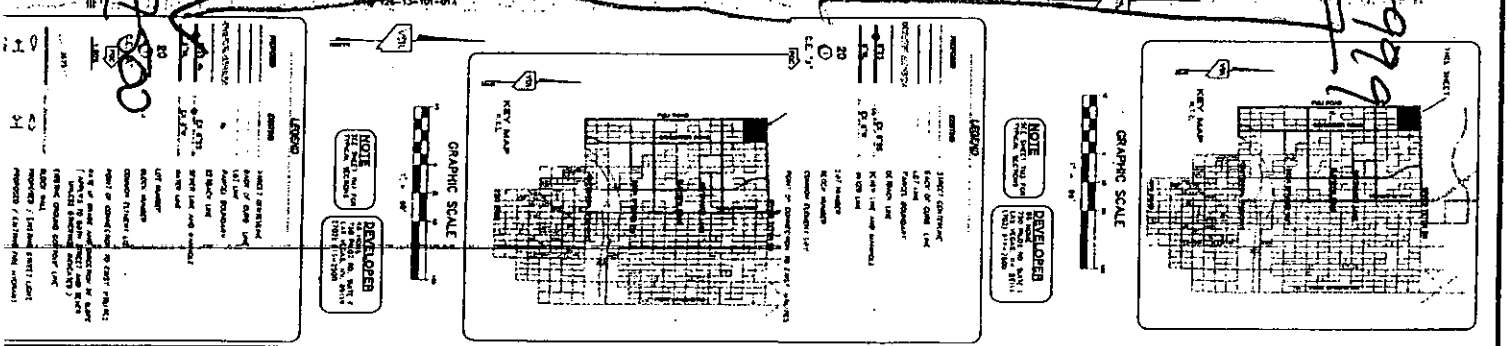
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TMP-39088
REVISED

KB HOME NEVADA INC. 4800 SANDRA AVE. LAS VEGAS, NV 89121 (702) 388-4400		CITY OF LAS VEGAS 727 NORTH SHARON BOULEVARD LAS VEGAS, NEVADA 89144-3448 PH. (702) 595-1000 FAX (702) 595-1001 WWW.VEGAS.NV.GOV CONSULTING ENGINEER & PLANNING & LAND SURVEYORS	
TENTATIVE MAP		CLIFF'S EDGE POD 201 & 203 UNIT 5	
DRAWN BY: _____ DATE: 7.6.17, 18	CHECKED BY: _____ DATE: 7.13.18	CHECKED BY: _____ DATE: 11.13.18	SCALE: 1" = 20' HORIZ. 1" = 20' VERT.
		SHEET TMS 5 OF 5 SHEETS DRAWING NO. _____	



MSA 10761 Grand Teton



TENTATIVE MAP CLIFFS EDGE POD 201 & 203 UNIT 5	KB HOME NEVADA Inc. 3000 SANDHIA AVE. LAS VEGAS, NV 89146 (702) 260-6000 CITY OF LAS VEGAS 3727 SOUTH RABBIT BOULEVARD LAS VEGAS, NEVADA 89146-7140 PH (702) 873-7300 FAX (702) 382-2387 WEB WWW.LASVEGAS.NV.GOV	KB HOME NEVADA Inc. 3000 SANDHIA AVE. LAS VEGAS, NV 89146 (702) 260-6000 CITY OF LAS VEGAS 3727 SOUTH RABBIT BOULEVARD LAS VEGAS, NEVADA 89146-7140 PH (702) 873-7300 FAX (702) 382-2387 WEB WWW.LASVEGAS.NV.GOV	DATE: 10/1/01 BY: [Signature] REVISION:
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TMP-39089

Steve Swanton

To: Carman Burney
Cc: Steve Gebeke; Steve Swanton
Subject: Revised plans received for WVR-39089/TMP-39088 (09/23/10 PC)

(3rd Revision 09/08/10)

I have received revised plans for WVR-39089 and TMP-39088. The revised plans have been processed as specified by the procedures established on May 29, 2007 and updated March 2010.

Steve Swanton, AICP

Senior Planner

Planning and Development Department

City of Las Vegas

Voice: 702-229-4714

Fax: 702-384-1397

sswanton@lasvegasnevada.gov



Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Councilman Ross:

KB HOME owns a parcel of land at the southeast corner of Grand Teton Drive and Puli Road, within the Providence Master Plan. This parcel was intentionally withheld from our Cambridge community due to the plans for the realignment of the 215 beltway. It is our understanding that our parcel will not be necessary for this realignment, therefore we have proposed to construct 52 single family homes on this parcel. KB has met with the Residents and the Homeowner's Association for Cambridge on multiple occasions to discuss our proposed expansion of their community. As a result of the meetings, we have modified our site plan to address the concerns of the residents.

KB HOME will submit a Tentative Map prior to the July 13th filing deadline and we ask that the City include the following in our conditions of approval:

- KB HOME to construct a park that will be maintained by the Cambridge Homeowner's Association.
- Park shall be a minimum of 9,329 square feet and shall contain a play structure for children of ages 2-12 years old.
- Maximum of one house plan may be less than 1600 square feet and all others shall be greater than 1600 square feet.

We appreciate your assistance in placing these conditions on our Tentative Map application as part of our agreement with the Cambridge Homeowner's Association. We also wish to thank your office and staff, especially Sheila Lambert, for facilitating the meetings with the residents. Should you have any questions or concerns, please do not hesitate to contact me at (702) 266-8400.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert McGibney", written over a horizontal line.

Robert McGibney
Sr. Vice President, Operations

Cc: Cambridge Homeowner's Association
Sheila Lambert

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SEP 21 2010

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required			
YES	NO		

APPLICATION PACKET		
☒	☐	Application signed and notarized by all property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☐	☒	Detailed justification letter
☒	☐	Original meeting notes and checklist(s) signed by planner
☒	☐	Correct fee(s): \$ 750.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 750.00 Total
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance (PRS)
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☒)
NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications") <i>Letter from Providence DRC.</i>		

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

TMP MAP				
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	21
☒	☐	North arrow, scale, and vicinity map	Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building setbacks labeled	NOTES: In addition, include seven copies of a Cross Section Drawing.	
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☐	☒	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN				
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All required perimeter landscape planters shown	NOTES:	
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS				
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	4
☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building materials and colors noted	NOTES: Perimeter wall detail only <i>on TMP sheets.</i>	
☒	☐	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		

FLOOR PLANS				
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	Scale and building dimensions labeled	Rolled Plans:	1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1
☒	☐	Use of all rooms noted/labeled	NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	KB Home Nevada, Inc	Application Type:	Site Development Plan Review
Representative:	VTN Nevada	Application Purpose:	52 single-family residential subdivision
APN:	12613110016/12613118041/12613118039	Site Location:	SE of Puli Road & Grand Teton Drive
Planner's Signature:	<i>Steve Swanton</i>	Pre-App. Meeting Date:	July 13, 2010
Planner:	Steve Swanton, - 229-4714	Submittal Deadline:	08/10/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	09/23/10 PC - 10/20/10 CC - Cycle 7

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- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 07/13/10
Time: 1:00 p.m.

Project Name: Cliff's Edge Cambridge Unit 5

Conversation between CLV P&D Representative: Steve Swanton, (229-4714 Office / 385-7268 Fax / SSwanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Ken Nicholson	VTN Nevada			
2. Kathy Dancos	VTN Nevada			
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Cliff's Edge Northwest Open Space

Meeting Notes:

1. Include Gross Density, Gross Acreage, number of lots, Net Acreage, Required Open Space and Provided Open Space, Parking Analysis including guest parking as well as setback information as called for in Cliff's Edge Design Standards.
2. Include one copy of floor plans and elevations.
3. Include a letter from the Cliff's Edge Design Review Committee approving of the TMP Map and project.
4. Requires Waivers of Title 18.12.110 and 130 to allow for Stub Streets where Culs-de-sac are required.
5. Community wall along Puli and Grand Teton meets Cliff's Edge Design Guidelines

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

**Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date and 2010



PLANNING & DEVELOPMENT DEPARTMENT

TENTATIVE MAP CHECKLIST

A. TENTATIVE MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Names, addresses and phone numbers of owners(s), subdivider and surveyor or engineer.
- ☒ Date, north arrow and scale.
- ☒ A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ Existing topography (obtained by actual survey at one (1) foot contours [based on City datum] on-site and within one hundred fifty (150) feet of the proposed subdivision [except for existing subdivisions within one hundred fifty (150) feet]. The Department of Public Works may require larger contour intervals for large tracts.
- ☒ Existing structures and other physical features. *If none exist, indicate this on the map.*
- ☒ Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *If non exist, indicated this on the map.*
- ☒ Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed storm drains. *If none exist, indicate this on the map.*
- ☒ Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision. *If none exist, indicate this on the map.*
- ☒ Existing and proposed potable water mains and a subdivision to be supplied by wells, the location, pressure and capacity of such wells shall be authorized under a State certificate, and the potential population capable of being served by such wells. *If none exist, indicate this on the map.*
- ☒ Proposed reservations or dedications for parks, schools, or other public or quasi-public uses. *If none exist, indicate this on the map.*
- ☒ Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. *If none exist, indicate this on the map.*

B. SUPPLEMENTAL INFORMATION

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

☒ A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☒ Any proposed deviations from City standards.

☒ Whenever perimeter block walls are proposed which; 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08 of LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be legible. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

REVIEWED BY: Roger Bailey

DATE: 7/13/10

RECEIVED
AUG 04 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

October 21, 2010

Ms. Janet Love
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: TMP-39088 – TENTATIVE MAP
CITY COUNCIL MEETING OF OCTOBER 20, 2010
Related to WVR-39089

Dear Ms. Love:

The City Council at a regular meeting held October 20, 2010 APPROVED the request for Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. The lot depicted south of lot 339 on the east side of Leyland Street shall be developed as a private park and fully constructed prior to the issuance of a building permit for the 27th residence in the subdivision. The park shall be maintained by the homeowner's association.
2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. Conformance to the Conditions of Approval for Waiver (WVR-39089) shall be required.
4. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
5. Street names must be provided in accordance with the City's Street Naming Regulations.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Unless otherwise constructed by the master developer, construct all incomplete half-street improvements on Grand Teton Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.

Ms. Janet Love
TMP-39088 - Page Three
October 21, 2010

12. Grant a minimum 20-foot wide Public Sewer Easement over the proposed portions of sanitary sewer line located outside the boundaries of a private street with the Final Map for this site. No vegetation higher than three feet will be allowed in within the Public Sewer Easements.
13. The Special Improvement District section of the Department of Public Works must be contacted prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute all assessments of record on this site.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
15. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 & 203 Tentative Map and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

Ms. Janet Love
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

**RE: TMP-39088 - TENTATIVE MAP RELATED TO WVR-39089 - CLIFF'S EDGE
PODS 201 AND 203 UNIT 5
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Ms. Love:

Your request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.06 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APNs 126-13-110-016, 126-13-118-039 and 041), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. The lot depicted south of lot 339 on the east side of Leyland Street shall be developed as a private park and fully constructed prior to the issuance of a building permit for the 27th residence in the subdivision. The park shall be maintained by the homeowner's association.
2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. Conformance to the Conditions of Approval for Waiver (WVR-39089) shall be required.
4. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanion
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

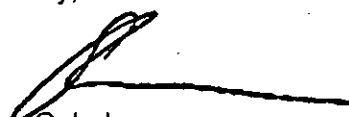
Public Works

9. Unless otherwise constructed by the master developer, construct all incomplete half-street improvements on Grand Teton Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.
12. Grant a minimum 20-foot wide Public Sewer Easement over the proposed portions of sanitary sewer line located outside the boundaries of a private street with the Final Map for this site. No vegetation higher than three feet will be allowed in within the Public Sewer Easements.

13. The Special Improvement District section of the Department of Public Works must be contacted prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute all assessments of record on this site.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
15. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 & 203 Tentative Map and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This item will be considered by the City Council on October 20, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

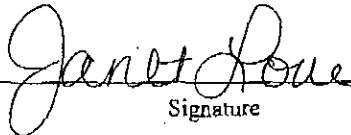
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: TMP-39088 - APPLICANT/OWNER: KB HOME NEVADA, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM SEPTEMBER 22, 2010.

 _____ Signature	<u>9/20/10</u> _____ Date
<u>Janet Love</u> _____ Please Print Name	
<u>KB HOME</u> _____ Company Name	

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

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SEP 20 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 10, 2010

Ms. Janet Love
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

**RE: TMP-39088 - TENTATIVE MAP RELATED TO WVR-39089 - CLIFF'S
EDGE PODS 201 AND 203 UNIT 5 -
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Ms. Love:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, September 17, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Development Notification

PC Meeting: September 23, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

TMP-39088

Brighton at Providence HOA

Chestnut Hill at Providence HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Providence Master Association

Windimere at Providence HOA



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

August 17, 2010

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY – TMP-39088 CLIFF'S EDGE
PODS 201 AND 203 UNIT 5; A.P.N. 126-13-110-016**

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project cannot be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 25.6 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

**Original signed by:
DOA J. MEADE, P.E.**

Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/GL/kj

cc: Southern Nevada Health District.
City of Las Vegas Planning Department ✓
VTN Nevada

RECEIVED
AUG 23 2010



August 20, 2010

Department of Community Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: TMP-39088 – CLIFF'S EDGE POD 201 & 203 UNIT 5 (51 LOTS/UNITS)

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Provide the seasonal high groundwater depth below grade or provide a statement that seasonal high groundwater is greater than 20 feet below the ground surface.

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

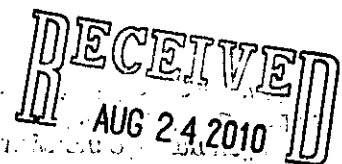
If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION


Walter B. Ross, PE, REHS
Environmental Health Engineer/Supervisor

xc: KB Home Nevada, Inc.
VTN



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **TMP-39088** Cliff's Edge Pods 201 and 203 Unit 5 SEC Puli Rd. & Grand Teton Dr.
Request for a Tentative Map for a 54 lot residential subdivision on 5.73 acres

COMMENTS:

We note that this map is accompanied by a waiver request (WVR-39089) to allow a private street to terminate with no turn around where cul-de-sacs are required and to allow an internal intersection offset of 115 feet where 125 feet is required. If the waiver requests are not approved, this Tentative Map will require substantial revisions to meet code requirements.

CONDITIONS OF APPROVAL:

1. Unless otherwise constructed by the master developer, construct all incomplete half-street improvements on Grand Teton Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.
4. Grant a minimum 20-foot wide Public Sewer Easement over the proposed portions of sanitary sewer line located outside the boundaries of a private street with the Final Map for this site. No vegetation higher than three feet will be allowed in within the Public Sewer Easements.
5. The Special Improvement District section of the Department of Public Works must be contacted prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. An apportionment report will be prepared following recordation of the Final Map to recalculate and/or redistribute all assessments of record on this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
7. Site development to comply with all applicable conditions of approval for the Cliff's Edge Pod 201 & 203 Tentative Map and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

Jacob L. Snow,
General Manager

August 31, 2010

Carman Burney and Nora Lares, Agenda Technicians
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RESPONSE TO APPLICATION FOR WAIVER – CITY OF LAS VEGAS PLANNING
COMMISSION AGENDA FOR SEPTEMBER 23, 2010, ITEM #11**

Dear Ms. Burney and Ms. Lares:

We have reviewed the following:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
KB Homes Nevada, Inc.	CLV-WVR-39089 & CLV-TMP-39088	126-13-110-016, 126-13-118-039 and 041

The RTC commends the developer for providing access to Grand Teton Drive.

Our review of the plans indicate that no pedestrian ingress/egress to Puli Road is planned for the proposed development.

The RTC recommends that provision be made to allow for pedestrian ingress/egress to Puli Road in order to encourage the use of alternative mode travel to/from the proposed project.

Thank you for the opportunity to provide comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1715.

Sincerely,

MARTYN JAMES
Director of Planning Services

MJ/db



PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 4, 2010, Revised 8-23-2010

W.O. # 6335-5

City of Las Vegas
Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Waiver to Title 18.12

Planning Department,

On behalf of our client, KB Homes of Nevada, VTN Nevada respectfully submits this letter for two (2) Waivers of Title 18. Specifically, we request a waiver of the Subdivision Code, 18.12, requiring a turnaround at the end of a private street. The second waiver is to Subdivision Code, 18.12.160, requiring 125 feet from centerline to centerline along Brighton Beach Avenue, between Magdalene Street and Leyland Street. This site is located east of Puli Road and south of Grand Teton Drive.

The proposed project is unit # 6 of Cliff's Edge Pods 201 and 203, previously identified as open area. The proposed 52 lot subdivision will be access for Unit # 5 via private streets. The stub street identified as "Brighton Beach Avenue" will provide access to a maximum of 2 lots at each end. These requested waiver are due to the triangular configuration of the parcel, coupled to the need to develop maximum number of lots, the project as design provide the most efficient layout for a parcel of this configuration.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 873-7550.

Sincerely,
VTN-Nevada

Jeffrey R. Armstrong, Senior Planner

cc: Janet Love, KB Homes of Nevada
Ken Nicholson, PM-VTN

Corporate Headquarters
Las Vegas, Nevada
2727 South Rainbow Blvd
Las Vegas, NV 89146-5148
Office 702.873.7550 fax 702.362.2597
www.vtnnv.com

Mesquite, Nevada Office
450 Hillside Drive A - 200
Mesquite, NV 89027-3118
Office 702.873.7550 fax 702.362.2597
www.vtnnv.com

Phoenix, Arizona Office
2375 East Camelback Road, Suite 500
Phoenix, AZ 85016-3424
Office 602.387.5202 fax 602.387.4286
www.vtnnv.com

RECEIVED
AUG 26 2010

WVR-39089

TMP-39088
Office
140 North Highway 89
Cibola, NV 89301-3944
Office 928.636.1568 fax 928.636.1568
www.vtnnv.com

consulting engineers • planners • surveyors

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-39088

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	DOA MEADE
NEVADA POWER COMPANY	
SOUTHWEST GAS COMPANY	
EMBARQ	
UNITED STATES POSTAL SERVICE	

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER:
KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION AND WAIVERS TO ALLOW STUB STREETS WHERE CULS-DE-SACS ARE REQUIRED on
5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APN 126-13-110-016 and
126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

YK

Report Date 08/05/2010 10:24 AM

Submitted By

Page 1

A/P # 39088 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/04/2010 10:13	970634	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TMP-39088 - TENTATIVE MAP - CLIFF'S EDGE PODS 201 AND 203 UNIT 5 - APPLICANT/OWNER: KB HOME NEVADA INC - Request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND WAIVERS TO ALLOW STUB STREETS WHERE CULS-DE-SACS ARE REQUIRED on 5.73 acres adjacent to the southeast corner of Puli Road and Grand Teton Drive (APN 126-13-110-016 and 126-13-118-039), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

Project # 39088 Project/Phase Name CLIFF'S POD 201 & 203 Phase #
Size/Area 8.06 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12613110016

Location

Owner/Tenant

Contact ID AC1654766 Name K B HOME NEVADA INC
Mailing Address 4127 E VAN BUREN ST #150 Organization
City PHOENIX State/Province AZ
ZIP/PC 85008-6934 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7824 PULI RD
LAS VEGAS, 89166-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613110016

Report Date 08/05/2010 10:24 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC644936 ☐ Foreign
Effective Expire
Name KB HOMES
Day Phone ()266-8400 x Eve Phone Organization
Pager PIN # Position
Fax ()266-8627 Mobile Profession
E-Mail
Address 5655 BADURA ROAD
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OTHER Contact ID AC1421887 ☐ Foreign
Effective Expire
Name VTN ENGINEERING
Day Phone (702)873-7550 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-1703 Mobile Profession
E-Mail
Address 2727 S. RAINBOW BLVD
LAS VEGAS, NEVADA 89146
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1654766 ☐ Foreign
Effective Expire
Name K B HDME NEVADA INC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4127 E VAN BUREN ST #150
PHOENIX, AZ 85008-6934
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	08/04/2010 11:00	750.00
Total Unpaid	0.00	Total Paid	750.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Report Date 08/05/2010 10:24 AM

Submitted By

Page 3

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
403850	DEVCO	1	Incomplete	☐	08/04/2010 11:01			
403851	FIRE COMM	1	Incomplete	☐	08/04/2010 11:01			
403852	TEFO	1	Incomplete	☐	08/04/2010 11:01			
403853	SURVEY	1	Incomplete	☐	08/04/2010 11:01			
403854	TRAFFIC	1	Incomplete	☐	08/04/2010 11:01			
403855	SEWER	1	Incomplete	☐	08/04/2010 11:01			
403856	LAND DEV	1	Incomplete	☐	08/04/2010 11:01			
403857	FLOOD	1	Incomplete	☐	08/04/2010 11:01			
403858	ROW	1	Incomplete	☐	08/04/2010 11:01			
403859	SID	1	Incomplete	☐	08/04/2010 11:01			
403860	FIRE ENG	1	Incomplete	☐	08/04/2010 11:01			

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP)

Modified By LMAYNARD

Modified Date/Time 08/04/2010 10:13

Comments

Pre app checklist specified 21 copies, 1 rolled and 1 8.5X11. Also 8.5X11 and 11X17 of elevations and floor plans. Included is the requested letter from Providence DRC and Perimeter Wall detail on TMP sheets.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|------------------------------------|
| Y Pre-Application Conference Checklist | Y Cross Section Drawing (7 Copies) |
| Y Application/Petition Form | Y Laser Print Tentative Map |
| Y Deed and Legal Description | Y Laser Print Cross Section |
| Y Tentative Map Checklist | Y Statement of Financial Interest |
| N Tentative Map (24 Folded Blue Lines, 1 Rolled Colored) | Y Perimeter Wall Detail |
| N DINA (if applicable) | |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Supervisor Required		Comments				

No Conditions

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 08/05/2010 10:24 AM

Submitted By

Page 4

TENTATIVE MAP

N Project of Regional Significance?

Y Is this a Residential Subdivision?

N DINA Required?

54 Number of Lots/Units (excluding common areas)

N Parent Project link required?

Hearing Type

Y Will this go to the City Council?

Public or Non-Public NON-PUBLIC

Legal Subdivision Name

CLIFF'S EDGE POD 201 & 203

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	Add Date	Modified By	Modified Date		
09/23/2010		PC	SCHEDULED			
				0	0	0
LMAYNARD		08/04/2010	LMAYNARD	08/04/2010		

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				
PAYMNT	CO NAME WHO PICKED UP CONTACT# JEFFREY ARMSTRONG; KB HOME; CK#04866830; 702-253-2431;	890381	08/04/2010 11:01		0.00
FEE	FEE Notification fee removed as item is not a public noticed item.	982721	08/04/2010 10:20	08/04/2010 10:20	0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED 21 copies submitted as noted on pre-app list.		08/04/2010 10:12		0.00

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP
Project Address (Location) East of PULI ROAD and South of GRAND TETON DRIVE
Project Name CLIFF'S EDGE POD # 201 and 203 / UNIT # 5 Proposed Use Residential
Assessor's Parcel #(s) 126-13-110-016 & 126-13-118-039, 041 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing PD proposed PD
Commercial Square Footage N/A Floor Area Ratio n/a
Gross Acres 8.06 Lots/Units 52 Density 6.45
Additional Information _____

PROPERTY OWNER KB HOME NEVADA INC., Contact JANET LOVE
Address 5655 BADIURA AVENUE Phone: 266-8466 Fax: 266-8623
City LAS VEGAS State NEVADA Zip 89118
E-mail Address jlove@kbhome.com

APPLICANT KB HOME NEVADA INC., Contact JANET LOVE
Address 5655 BADIURA AVENUE Phone: 266-8466 Fax: 266-8623
City LAS VEGAS State NEVADA Zip 89118
E-mail Address jlove@kbhome.com

REPRESENTATIVE VTN-NEVADA Contact KATHY DANCHO
Address 2727 S. RAINBOW BOULEVARD Phone: 253-2469 Fax: 362-2597
City LAS VEGAS State NEVADA Zip 89146
E-mail Address kathyd@vtnnv.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ROBERT MCGIBNEY

Subscribed and sworn before me

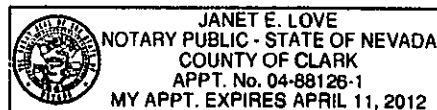
This 18th day of August, 20 10

by Robert McGibney

Janet E. Love

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39088** APN: 126-13-110-016, 126-13-118-039 & 041

Name of Property Owner: KB HOME NEVADA INC.

Name of Applicant: KB HOME NEVADA INC.

Name of Representative: JANET LOVE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

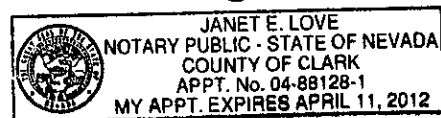
State of Nevada
County of Clark

Print Name: ROBERT MCGIBNEY

Subscribed and sworn before me

This 18th day of August, 2010 by Robert McGibney.

Janet E. Love
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP
 Project Address (Location) E. OF PULI ROAD AND SOUTH OF GRAND TETON
 Project Name CLIFF'S EDGE PODS 201 AND 203 UNIT 5 Proposed Use _____
 Assessor's Parcel #(s) 126-13-110-016 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed N/A
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 5.73/8.06 Lots/Units 54 Density 9:08
 Additional Information _____

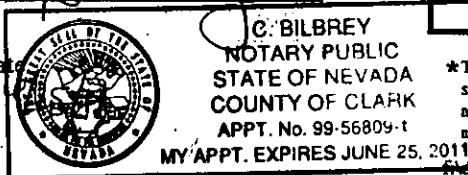
PROPERTY OWNER KB HOME NEVADA INC. Contact JANET LOVE
 Address 5655 BADURA AVENUE Phone: 266-8466 Fax: 266-8623
 City LAS VEGAS State NV Zip 89118
 E-mail Address _____

APPLICANT KB HOME NEVADA INC. Contact JANET LOVE
 Address 5655 BADURA AVENUE Phone: 266-8466 Fax: 266-8623
 City LAS VEGAS State NV Zip 89118
 E-mail Address _____

REPRESENTATIVE VTN NEVADA Contact KATHY DANCHO
 Address 2727 S RAINBOW BLVD Phone: 253-2469 Fax: 632-2597
 City LAS VEGAS State NV Zip 89146
 E-mail Address KATHYD@VTNNV.COM

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Robert McGibney
 State of Nevada, County of Clark
 Subscribed and sworn before me
 This 8th day of July, 20 10,
 by Robert McGibney [Signature]

Notary Public in and for said County and State
 My Commission Expires 6/25/11
 Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>TMP-39088</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>750.00</u>
Date Received:	<u>8/4/10</u>
Received By:	<u>[Signature]</u> RECEIVED

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39088** APN: 126-13-110-016

Name of Property Owner: KB HOME NEVADA INC.

Name of Applicant: KB HOME NEVADA INC.

Name of Representative: JANET LOVE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

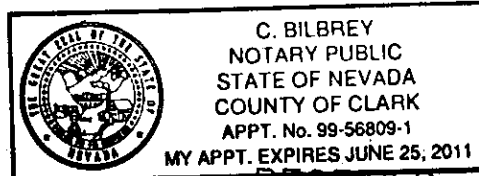
Print Name: Robert McGibney

State of Nevada, County of Clark
Subscribed and sworn before me

This 8th day of July, 2010 by
Robert McGibney

Notary Public in and for said County and State

my Commission Expires 6/25/11.



RECEIVED

AUG 04 2010

TENTATIVE MAP CLIFF'S EDGE POD 201 & 203 Unit 5

STREET NAMES

Brighton Beach

Broxden Junction

Leyland

Magdalene

RECEIVED

AUG 04 2010



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

7/29/10

Christa Bilbrey
KB Home
5655 Badura Avenue
Las Vegas, NV 89118

Via: E-mail (cbilbrey@kbhome.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Tentative Map Submittal
POD: 201/203 – Cambridge – Unit 4
Plan Date: 7/13/10

Dear Christa:

The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC **conditionally approves** your Tentative Map for POD 201/203 – Cambridge subject to the following:

- That this Tentative Map's conditions of approval granted by the City of Las Vegas will not refer to dedication of right-of-way necessary for the City of Las Vegas' northern beltway (Sheep Mountain Parkway);
- That the City of Las Vegas' previous tentative map approvals for POD 201/203, specifically, TMP-5290 and TMP-20526, shall be expunged so that the conditions contained therein referring to dedication of right-of-way necessary for the City of Las Vegas' northern beltway (Sheep Mountain Parkway) no longer exist;
- That KB Home demonstrate the above requirements have been met by filing with the Providence Design Review Committee the new conditions of approval for this Tentative Map once the Tentative Map has been approved by the City of Las Vegas' Planning Commission;
- The approved density of POD 201/203 was reduced to eight units per acre. Please revise the "Site Data" block to reflect this;
- Please provide the total number of lots proposed within POD 201/203 as shown on this revised Tentative Map;
- Please verify this revision conforms to an overall density of eight units per acre for POD 201/203.

RECEIVED

AUG 04 2010

TMP-39088



PROVIDENCE

Master Planned Community

July 29, 2010

Page 2 of 2

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED

AUG 04 2010

TMP-39088



PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

August 4, 2010, Revised 8-19-2010

W.O. # 6335-5

City of Las Vegas
Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Waiver to Title 18.12

Planning Department,

On behalf of our client, KB Homes of Nevada, VTN Nevada respectfully submits this letter for a Waiver of Title 18. Specifically, we request a waiver of the Subdivision Code, 18.12, requiring a turnaround at the end of a private street. This site is located east of Puli Road and south of Grand Teton Drive.

The proposed project is unit # 6 of Cliff's Edge Pods 201 and 203, previously identified as open area. The proposed 52 lot subdivision will be access for Unit # 5 via private streets. The stub street identified as "Brighton Beach Avenue" will provide access to a maximum of 2 lots at each end.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 873-7550.

Sincerely,
VTN-Nevada

Jeffrey R. Armstrong, Senior Planner

cc: Janet Love, KB Homes of Nevada
Ken Nicholson, PM-VTN

RECEIVED
AUG 20 2010

WVR-39089

TMP-39088

REVISED

Chino Valley, Arizona Office
140 North Highway 89
Chino Valley, AZ 86323-5944
Office 928.636.1445 fax 928.636.1568
www.vtnnv.com

Corporate Headquarters
Las Vegas, Nevada
2727 South Rainbow Blvd
Las Vegas, NV 89146-5148
Office 702.873.7550 fax 702.362.2597
www.vtnnv.com

Mesquite, Nevada Office
450 Hillside Drive A - 2DD
Mesquite, NV 89027-3118
Office 702.873.7550 fax 702.362.2597
www.vtnnv.com

Phoenix, Arizona Office
2375 East Camelback Road, Suite 500
Phoenix, AZ 85016-3424
Office 602.387.5202 fax 602.387.4286
www.vtnnv.com

consulting engineers • planners • surveyors



CERTIFICATE OF SECRETARY

I, Tony Richelieu, do hereby certify that I am the duly elected, qualified and acting Secretary of KB HOME Nevada Inc., a Nevada corporation (this "Corporation").

I do further certify that the resolutions attached hereto as Exhibit "A" are a true and complete representation of such resolutions that were duly adopted by the unanimous written consent of the Board of Directors of this Corporation as of January 13, 2009, and that said resolutions have not been rescinded, modified or revoked and are in full force and effect.

WITNESS MY HAND this 13th day of January, 2009.

By: _____

Tony Richelieu
Tony Richelieu
Secretary

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EXHIBIT "A"
KB HOME NEVADA INC.
RESOLUTIONS ADOPTED AS OF JANUARY 13, 2009

Signing Authority

RESOLVED that the following resolutions shall, effective as of the date hereof, supersede and replace any and all resolutions previously adopted with respect to the powers and authority herein granted including, but not limited to, resolutions adopted as of October 28, 2008, and any such prior authority is hereby revoked and restated in its entirety as follows:

RESOLVED FURTHER, that the following officers and/or employees of this Corporation be, and each hereby is, authorized to act on behalf of this Corporation; provided, however, that such authority shall be limited to such authority as may be provided herein below and to other ordinary course of business transactions relating to the operations of this Corporation as indicated herein below:

James D. Widner	President [Regional President]
Bruce Tripp	Senior Vice President of Land Acquisitions
Renee Gervais	Vice President of Sales and Marketing
Robert McGibney	Vice President, Operations
Timothy M. Sprague	Vice President, Finance
John McLaury	Assistant Secretary and Designated Broker
Michelle King	Director, Studio
Bradd Robison	Director of Operations
Elizabeth Parker	Manager, Strategic Planning and Land Acquisition
Rochelle Schreiner	Assistant Manager, Escrow
Kasey Litz	Escrow Coordinator
Perry Vaughn	Regional Construction Manager, Land Development
Jerry Willis	Lead Superintendent

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RESOLVED FURTHER, that any one of the following persons, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all documents deemed by such person to be necessary or appropriate in connection with the disposition and/or acquisition and development of real property by this Corporation, including, but not limited to, land purchase and sale agreements, purchase and sale agreements related to lots and residential dwellings, amendments, assignments, escrow instructions, grant deeds, promissory notes, deeds of trust, maps, agreements, municipal bond transactions and related documents:

Any one of:

James D. Widner

Any two of:

Bruce Tripp

Robert McGibney

Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all documents deemed by such person necessary or appropriate in connection with this Corporation's land improvement and development activities including but not limited to, easements, development agreements, applications for land development approvals and subdivision approvals, declarations of covenants, conditions and restrictions, subdivision and tract maps and exhibits thereto and supporting documents:

James D. Widner

Bruce Tripp

Renee Gervais

Robert McGibney

Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver all contracts, deeds, notes, deeds of trust, agreements and other documents to convey title to residential dwellings standing in the name of this Corporation:

Any one of:

Renee Gervais

Timothy M. Sprague

Any two of:

John McLaury

Michelle King

Elizabeth Parker

Rochelle Schreiner

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RESOLVED FURTHER, that any two of the following officers and/or employees, acting together, be, and they hereby are, authorized to sign, execute and deliver for and on behalf of this Corporation such documents to establish and to draw checks upon the bank accounts of this Corporation for contract-related disbursements only (including, but not limited to (a) subcontractors, suppliers, and vendors with a properly authorized contract with this Corporation, where such disbursements are authorized by work orders or purchase orders or (b) recurring payments such as office rent or other leases with a properly executed supporting document) to receive and disburse funds, to sign vouchers and other documents with respect to construction loans of this Corporation:

James D. Widner
Bruce Tripp
Renee Gervais
Robert McGibney
Timothy M. Sprague
John McLaury
Michelle King
Bradd Robison
Elizabeth Parker

Any non-contract-related disbursements in excess of \$1,000 must be approved in writing by the then incumbent President of this Corporation.

RESOLVED FURTHER, that James D. Widner, acting alone, be, and each hereby is, authorized and empowered to act on behalf of this Corporation in its capacity as a member of any limited liability company or as a partner of any partnership in which this Corporation owns an interest.

RESOLVED FURTHER, that James D. Widner, President [Regional President] of this Corporation be, and each hereby is, authorized, empowered and directed, for and on behalf of this Corporation, to take such further actions and to do all such further things which he may deem necessary and appropriate to accomplish the purpose and to effectuate the intent of the foregoing resolutions.

Storm Water Compliance Representative

RESOLVED FURTHER, that Jerry Willis, Lead Superintendent, be, and he hereby is, designated as the Corporation's Storm Water Compliance Representative for purposes of the Corporation's compliance with the storm water consent decree entered on July 23, 2008, and is authorized, empowered and directed to take such actions, prepare and execute such instruments, undertake and perform such inspections and reviews, and to do all such things which he may deem necessary and appropriate to accomplish compliance with the decree and the Corporation's policies, standards and requirements with respect to the decree.

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BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q06-00044-0-098639

DATE ISSUED: 01/25/06

TYPE OF LICENSE: ENGINEERING FIRM

1 ENGINE

BUSINESS LOCATION: 2727 S RAINBOW BL

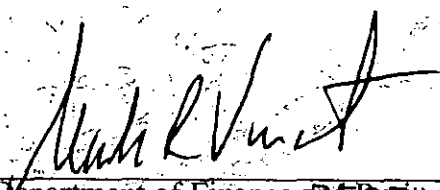
ISSUE TO:

VTN NEVADA
2727 S RAINBOW BL
LAS VEGAS NV 89146

CK

PRINCIPAL(S)

KRAMETBAUER, GENE D, PRES
THOMAS, JAMES A, SEC/TR


Director, Department of Finance and Business Services

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Post in a conspicuous place.



APN: 126-13-118-039

WHEN RECORDED MAIL TO AND
MAIL PROPERTY TAX
STATEMENTS TO:

KB HOME NEVADA INC.
5655 BADURA AVE.
LAS VEGAS, NV 89118
Attention: Janet Love

C4-1

Inst #: 201008190001664
Fees: \$16.00 N/C Fee: \$25.00
RPTT: \$48.45 Ex: #
08/19/2010 01:00:42 PM
Receipt #: 471027
Requestor:
KB HOME NEVADA INC
Recorded By: KXC Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

QUITCLAIM DEED

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cambridge Homeowner's Association, Inc., a Nevada nonprofit corporation, with an address of 7951 Deer Springs Way, Suite 17, Las Vegas, Nevada, 89131, does hereby quitclaim to KB HOME Nevada Inc., a Nevada corporation, all of its right, title and interest in and to that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein;

Together with all and singular improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

(Signature and notarial acknowledgement appear on the following page.)

Witness my hand this 11th day of August, 2010.

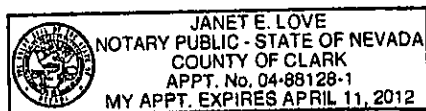
Carl m. Patton
a Married Woman

By: Carla Patton
Name: Cambridge Homeowners Assoc.
Its: President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on August 11, 2010, by
Carla Patton as President of
Cambridge Homeowner's Association, Inc.



Janet E. Love
(Signature of Notarial Officer)

(Seal, if any)

EXHIBIT "A"

LEGAL DESCRIPTION

CE-LOT-4G as shown on the final map of *CLIFF'S EDGE POD 201 & 203 - AMENDED UNIT 4*, a common interest community, recorded in Book 137 of Plats, Page 0083 in the office of the County Recorder, Clark County, Nevada. Also known as Assessor's Parcel Number 126-13-118-039, consisting of 11,864 S.F.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 126-13-118-039
b. _____
c. _____
d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☒ Other Common Element

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 9,500.00

\$ 9,500.00
\$ \$48.45

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Grantee

Signature: _____

Capacity: \

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cambridge Homeowners Association
Address: 7951 Deer Springs Way, Suite 17
City: Las Vegas
State: NV Zip: 89131

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KB HOME Nevada Inc.
Address: 5655 Badura Ave.
City: Las Vegas
State: NV Zip: 89118

COMPANY REQUESTING RECORDING

Print Name: KB HOME
Address: 5655 Badura Ave.
City: Las Vegas

Escrow #: _____
State: NV Zip: 89118

126-13-101-001/002/003/004/009/010/011
APN: 126-13-201-001 (New Parcel No. 126-13-201-019)

Escrow No. 03206210-112-LMH

R.P.T.T. \$ 66,045.00
MAIL TAX STATEMENTS TO:

WHEN RECORDED, RETURN TO:

Chicago Title Agency of Nevada
3455 Cliff Shadows Parkway
Suite 110
Las Vegas, Nevada 89129
Attention: Lorraine Hill

7

7

20050114-0000702

Fee: \$20.00 RPTT: \$66,045.00
NIC Fee: \$0.00

01/14/2005 09:22:01
T20050009534

Requestor:
CHICAGO TITLE

Frances Deane BGN
Clark County Recorder Pgs: 7

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to KB HOME NEVADA INC., a Nevada corporation, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

RESERVING UNTO Grantor an exclusive easement in, to, upon, over, under, across and through the Community Common Areas described in Attachments B-1 and B-2 hereto, to be used by Grantor, its agents and contractors, for the construction and installation of common area improvements and landscaping, which easement may be assigned by Grantor to the Providence Master Association;

//// Grantee
KB Home NV Inc.
//// 750 Pilot Rd. # F
LV, NV 89119

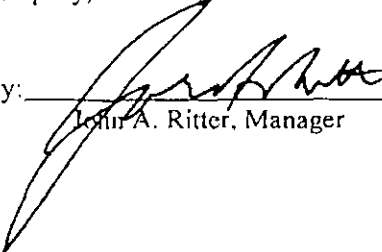
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SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

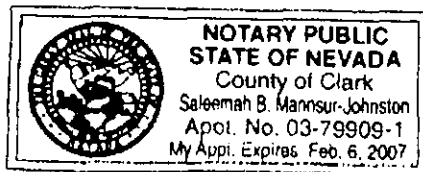
Dated as of the 5th day of January, 2005.

CLIFFS EDGE, LLC,
a Nevada limited liability company
By: Holdings Manager, LLC, a Nevada limited liability
company, its Manager

By:  John A. Ritter, Manager

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on January 5, 2005, by John A. Ritter as
Manager of Holdings Manager, LLC, Manager of Cliffs Edge, LLC, a Nevada limited liability company.




(Signature of notarial officer)

Attachment "A"

To GBS Deed

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL A:

PARCELS 1, 2 and 4:

Lots 201A and 201B in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 3:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 19 South, Range 59 East, M.D.M.

PARCEL B:

PARCELS 5, 6, 7 and 8:

Lot 203 in Block One (1) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL C:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

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ATTACHMENT "B-1"
TO GBS DEED
COMMUNITY COMMON AREA EASEMENT

LS POD 201

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 11, 12, 13, AND SECTION 14, SAID TOWNSHIP AND RANGE, ALSO BEING THE CENTERLINE INTERSECTION OF GRAND TETON DRIVE AND PULI ROAD; THENCE SOUTH 00°54'05" EAST, ALONG THE WEST LINE OF SAID SECTION 13, AND ALONG THE CENTERLINE OF PULI ROAD, 107.17 FEET; THENCE NORTH 89°05'55" EAST, DEPARTING SAID WEST LINE AND SAID CENTERLINE, 55.00 FEET, RADially, TO THE EASTERLY RIGHT-OF-WAY OF SAID PULI ROAD, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.00 FEET, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTHEASTERLY, 92.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'04" TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY THROUGH THE FOLLOWING VARIOUS CURVES AND COURSES: THENCE SOUTH 82°42'01" EAST, 50.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, 4.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 87°50'15" EAST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET;

THENCE EASTERLY, 7.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 73°48'04" EAST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY, 4.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE NORTH 87°50'15" EAST, 86.98 FEET; THENCE NORTH 86°33'52" EAST, 225.11 FEET; THENCE NORTH 87°50'15" EAST, 642.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHEASTERLY, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, 86.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'50" TO THE WESTERLY RIGHT-OF-WAY OF SHAUMBER ROAD; THENCE NORTH 89°14'05" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 5.00 FEET; THENCE SOUTH 00°45'55" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, 555.14 FEET; THENCE SOUTH 87°56'49" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE NORTH 00°45'55" WEST, 542.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 10°46'18" WEST; THENCE NORTHWESTERLY, 80.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE

OF 61°35'59"; THENCE SOUTH 87°50'15" WEST, 631.05 FEET; THENCE SOUTH 86°33'52" WEST, 225.06 FEET; THENCE SOUTH 87°50'15" WEST, 87.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY, 1.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 73°48'04" WEST, 35.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 11.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'11"; THENCE SOUTH 87°50'15" WEST, 74.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY, 7.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'44"; THENCE NORTH 82°42'01" WEST, 43.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 74°51'01" EAST; THENCE SOUTHWESTERLY, 86.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°17'12"; THENCE SOUTH 00°54'05" EAST, 105.02 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHERLY, 34.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 72°42'23" WEST; THENCE SOUTHERLY, 28.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE SOUTH 00°54'05" EAST, 87.66 FEET; THENCE SOUTH 00°22'18" WEST, 225.06 FEET; THENCE SOUTH 00°54'05" EAST, 53.80 FEET;

THENCE SOUTH 87°56'49" WEST, 5.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PULI ROAD; THENCE NORTH 00°54'05" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 53.96 FEET; THENCE NORTH 00°22'18" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 225.06 FEET; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 87.61 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 95.00 FEET; THENCE NORTHERLY, 30.17 FEET ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 18°11'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 72°42'23" EAST; THENCE NORTHERLY, 33.34 FEET ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'42"; THENCE NORTH 00°54'05" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 121.09 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B-2"
TO GBS DEED
COMMUNITY COMMON AREA EASEMENT

LS POD 203

BEING THE EAST 5.00 FEET OF THE WEST 45.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING THE WEST 15.00 FEET OF THE EAST 81.88 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

- a) 126-13-101-001/002/003/004
- b) 126-13-101-009/010/011
- c) 126-13-101-019
- d)



2. Type of Property:

- a) ☒ Vacant Land
- b) ☐ Single Fam. Resi
- c) ☐ Condo/Twnhse
- d) ☐ 2-4 Plex
- e) ☐ Apt. Bldg.
- f) ☐ Comm'l/Ind'l
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$12,949,550.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value: \$12,949,550.00

Real Property Transfer Tax Due: \$66,045.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: ____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Seller

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Cliffs Edge, LLC
Address: 3455 Cliff Shadows Pkwy #220
City: Las Vegas
State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: KB HOME Nevada, Inc.
Address: 750 Pilot Road, #F
City: Las Vegas
State: NV Zip: 89119

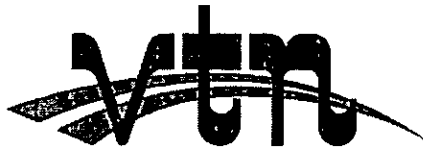
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 03206210-112

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

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AUG 04 2010



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 6335-5
OCTOBER 14, 2009
BY: VCL
P.R. BY: TZ
PAGE 1 OF 3



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND PULI ROAD, FOR ZONING PURPOSES.

**LEGAL DESCRIPTION
ZONING**

BEING A PORTION OF LOT 201A, A PORTION OF LOT 203, AND A PORTION OF COMMON ELEMENT LOT "A", AS SHOWN ON THAT CERTAIN PLAT KNOWN AS "CLIFFS EDGE PARENT", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 118 OF PLATS, AT PAGE 88, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, SAID TOWNSHIP AND RANGE, SAME BEING THE CENTERLINE INTERSECTION OF GRAND TETON DRIVE AND PULI ROAD; THENCE NORTH $87^{\circ}50'15''$ EAST ALONG THE NORTH LINE OF SAID SECTION 13 COINCIDENT WITH THE CENTERLINE OF SAID GRAND TETON DRIVE, 459.37 FEET; THENCE SOUTH $02^{\circ}09'45''$ EAST DEPARTING SAID NORTH LINE AND SAID CENTERLINE, 53.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3275.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH $80^{\circ}08'31''$ EAST; THENCE SOUTHERLY, 706.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}21'51''$; THENCE SOUTH $21^{\circ}04'03''$ WEST, 574.40 FEET TO THE EASTERLY RIGHT-OF-WAY OF PULI ROAD;

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LEGAL DESCRIPTION CONTINUED
W.O. 6335-5
OCTOBER 14, 2009
PAGE 2 OF 3

THENCE SOUTH 89°05'55" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 40.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13, SAME BEING THE CENTERLINE OF SAID PULI ROAD; THENCE NORTH 00°54'05" WEST, ALONG SAID WEST LINE AND ALONG SAID CENTERLINE, 1250.52 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION," ATTACHED HERETO AND MADE A PART THEREOF.

CONTAINING: 8.06 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 87°50'15" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN FINAL MAP KNOWN AS "CLIFFS EDGE PARENT", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 118 OF PLATS, AT PAGE 88.

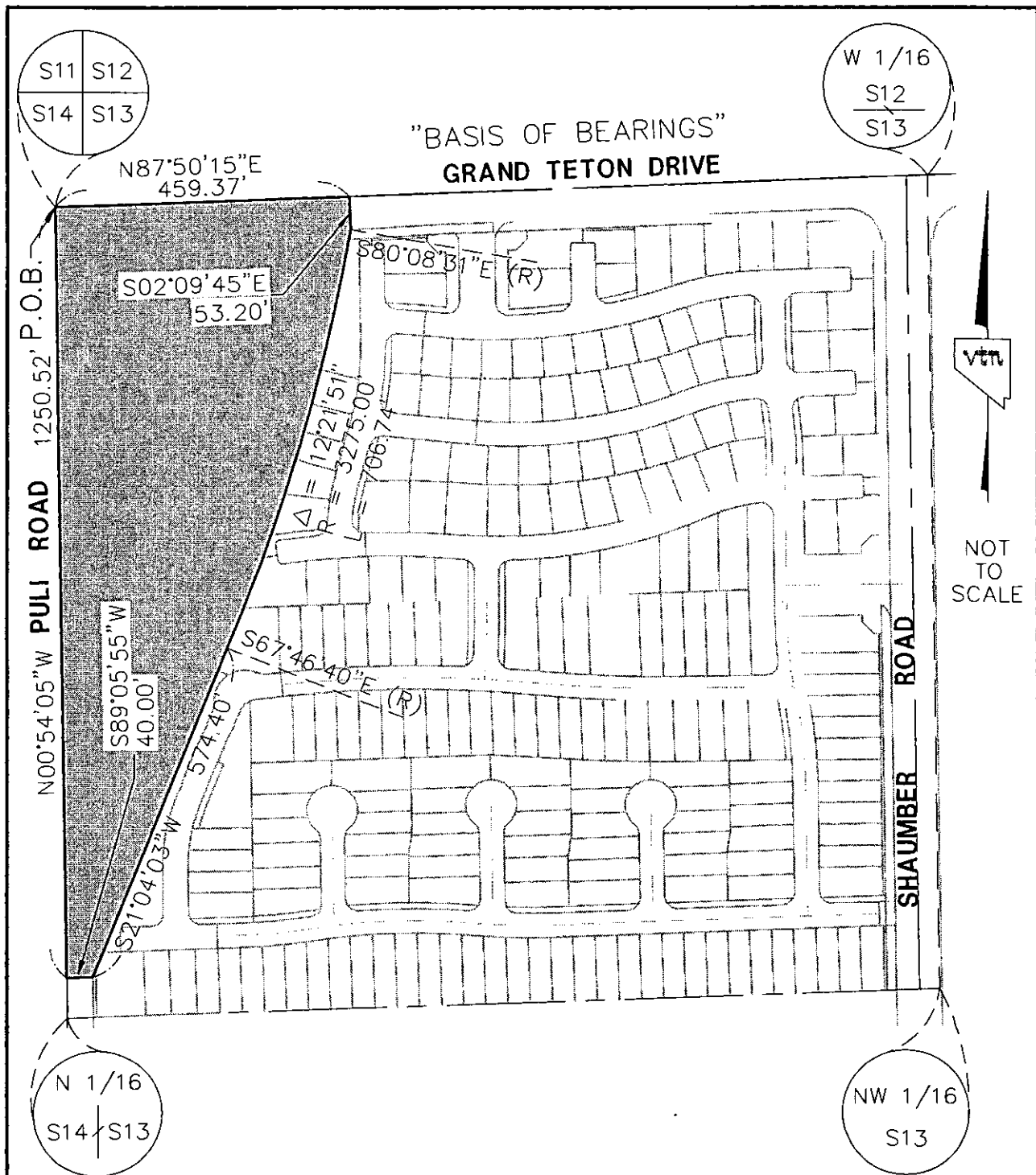
END OF DESCRIPTION.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA STATUTES.

REF.:G:\6335\LEGALS\ZONE-03.doc
G:\6335\ESMTS\6335SRVY-ESMTS.dwg (ZONE-03)

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VTL nevada

2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

ZONING

SCALE	HORZ. NONE VERT. NA
W.O. NO.	6335-5
DRAWN BY:	VCL
DATE:	10/14/09
SHEET	3 OF 3

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Project: 6335
Parcel Map Check

wed October 14 09:20:05 2009

Parcel name: LGL-ZONE-03

North: 26819026.7970 East : 729909.1800
Line Course: N 87-50-15 E Length: 459.37
North: 26819044.1308 East : 730368.2228
Line Course: S 02-09-45 E Length: 53.20
North: 26818990.9687 East : 730370.2303
Curve Length: 706.73 Radius: 3275.00
Delta: 12-21-51 Tangent: 354.75
Chord: 705.36 Course: S 16-02-24 W
Course In: N 80-08-31 W Course Out: S 67-46-40 E
RP North: 26819551.6745 East : 727143.5859
End North: 26818313.0699 East : 730175.3319
Line Course: S 21-04-03 W Length: 574.40
North: 26817777.0642 East : 729968.8537
Line Course: S 89-05-55 W Length: 40.00
North: 26817776.4350 East : 729928.8587
Line Course: N 00-54-05 W Length: 1250.52
North: 26819026.8002 East : 729909.1861

Perimeter: 3084.22 Area: 350,968 sq.ft. 8.06 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0069 Course: N 62-03-09 E
Error North: 0.00322 East : 0.00607
Precision 1: 446,988.41

0