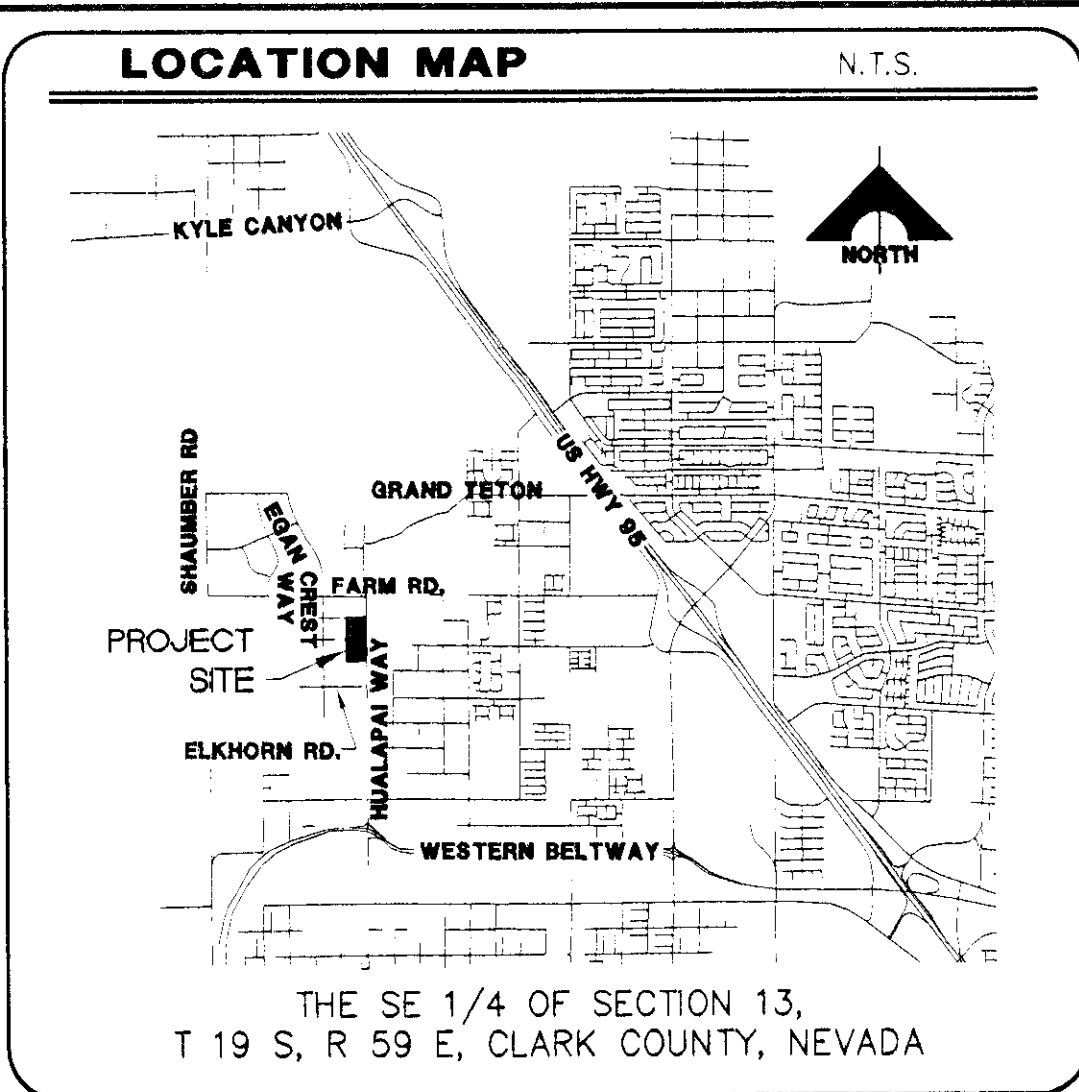




1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS FOR CLARK COUNTY AREA, UNLESS NOTED UNDER DEVIATIONS. SEE SHEET 3 FOR PRIMARY ROADWAY SECTIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY WAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. ALL UTILITIES SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
5. ALL BOR RADI ARE 20 FEET UNLESS OTHERWISE NOTED.
6. ALL PROPOSED WATER AND SEWER MAINS ARE TO BE 8" PIPE UNLESS OTHERWISE NOTED.
7. ALL INTERIOR RESIDENTIAL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY SUB-ASSOCIATION.
8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS (P.U.E.), DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS AND WATER EASEMENTS.
9. NO DRAINAGE CHANNEL OR IRRIGATION RIGHTS-OF-WAY EXIST.
10. GUEST PARKING IS ON-STREET IN AREAS WITHOUT DRIVEWAYS, SIDEWALK RAMPS, CURB RETURNS, OR FIRE HYDRANTS.
11. THE MINIMUM SETBACKS SHALL CONFORM TO THE LATEST REVISION OF CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES.

	PROPOSED DROP INLET
	EXISTING NPCO POLE
--- EX.8"W ---	EXISTING WATER LINE
--- 8"W ---	PROPOSED WATER LINE
--- EX.60"SD ---	EXISTING STORM DRAIN LINE W/MH
--- 42"SD ---	PROPOSED STORM DRAIN LINE W/MH
--- EX.8"S ---	EXISTING SEWER LINE W/MH
--- 8"SS ---	PROPOSED SEWER LINE W/MH
---	EXISTING BACK OF CURB
---	PROPOSED BACK OF CURB
	TENTATIVE MAP BOUNDARY/PHASE LINE
---	RESIDENTIAL LOT LINE
	5' INTERVAL CONTOURS
125	RESIDENTIAL LOT NUMBER
CL	COMMON LOT NUMBER
FLOW	DRAINAGE FLOW DESIGNATION
	FIRE HYDRANT

LOT 114 AND COMMON LOT "M" OF BLOCK 7 AS SHOWN BY MAP OF "CLIFFS EDGE PARENT" ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST. M.D.M., CLARK COUNTY, NEVADA.

	DESCRIPTION	NAVD 88 DATUM	NAVD 88 DATUM
3LV99 13E4	RIVET AND PLATE IN CONCRETE CYLINDER AT THE NORTHWEST CORNER OF HUALAPAI WAY AND FARM ROAD.	2860.79 (FEET)	871.971 (METERS)

SOUTH 00 19'04" EAST BEING THE BEARING OF THE EAST LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH,
RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN NUMBERS: 126-13-810-012

[illegible]

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. • LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM

F:\Projects\300\398-A407\DWG\TentMap\Plans\MG3cTM.dwg
Derick Yoro

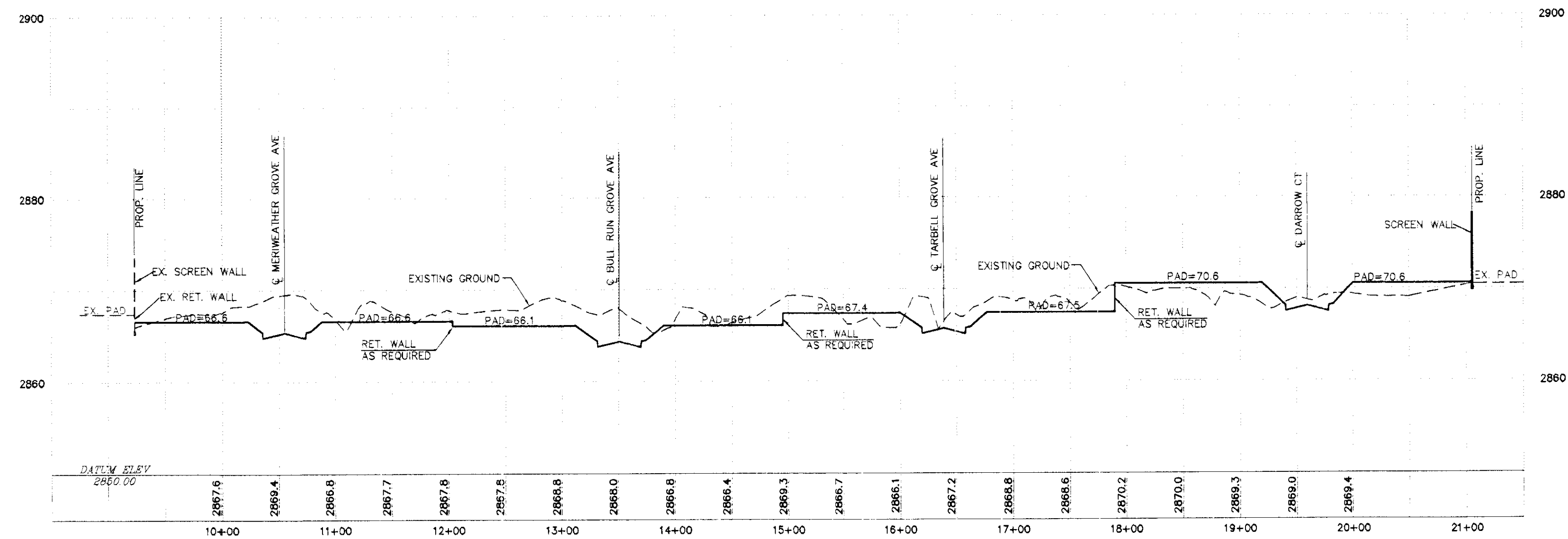
LAND BARON INVESTMENTS

**MADISON GROVE AT PROVIDENCE
PHASE 3**

DRAWING

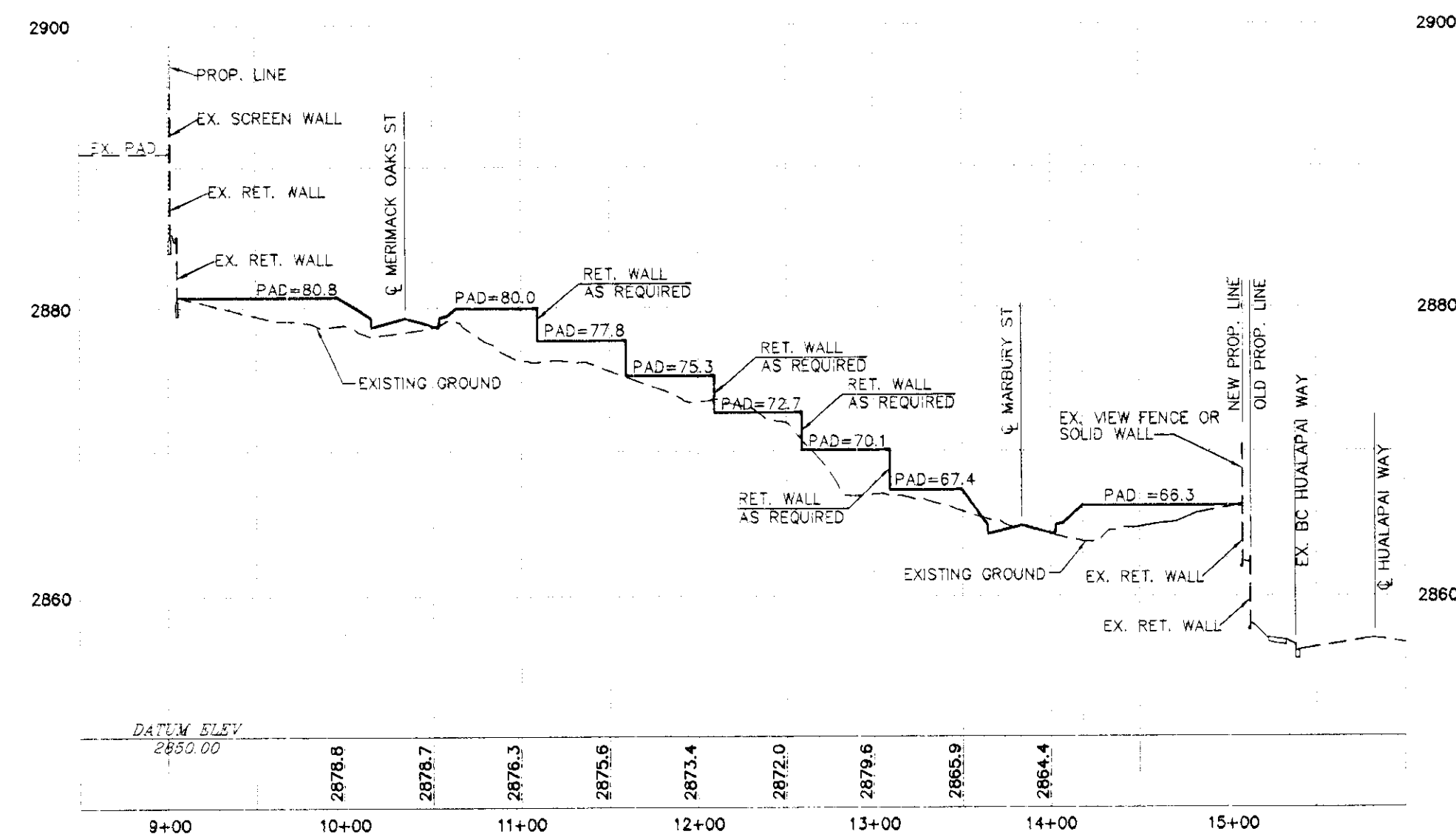
2

2 OF 4 SHTS



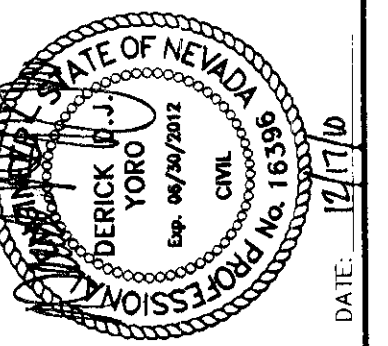
SECTION 1

-OR: 1"=80'
 -ER: 1"=10'



SECTION 2

CR: $1'' = 80'$
ER: $1'' = 10'$



PROJECT NO:		398-A407	
DESIGN:		DATE:	
DRAWN:		DATE:	
CHECK:		DATE:	
PLOT DATE: 12-17-19		DATE:	
PLOT TIME: 10:54:17		DATE:	

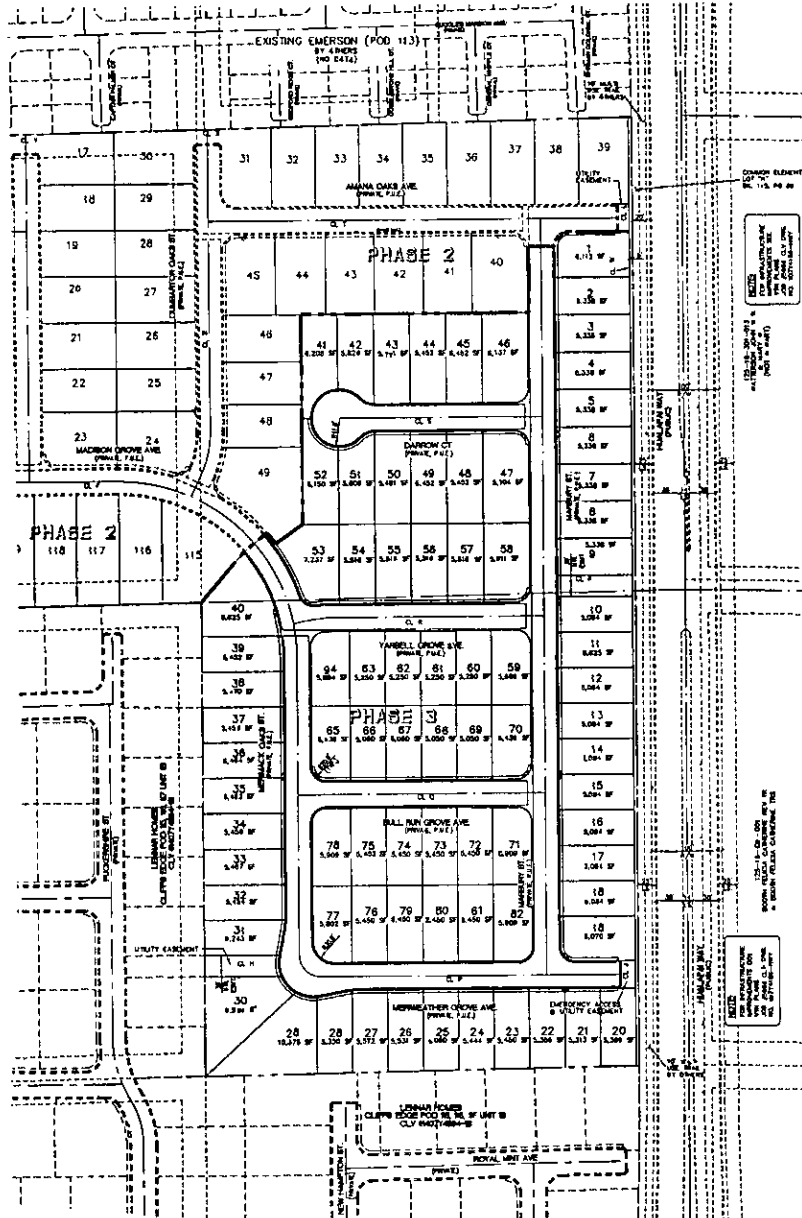
G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS NV 89146
T: 702.894.2000 F: 702.894.2299 GCWALLACE.COM

LAS VEGAS: MESQUITE

F: Projects 300\398-A-407\JWC\TextMap_Vlions\MC3.TM.dwg
Derrick_Toro

LAND BARON INVESTMENTS	DRAWING 4 4 OF 4 SHOTS
MADISON GROVE AT PROVIDENCE PHASE 3	
TENTATIVE MAP	

WVR-40427
TMP-40426
~~REVISED~~



LEGAL DESCRIPTION

LOT 114 AND COMMON LOT "M" OF BLOCK 2 AS SHOWN BY MAP OF "CLIFFS EDGE PARCEL" ON FILE IN BOOK 116, PAGE 88 OF PLATS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 50 EAST, N.E.M., CLARK COUNTY, NEVADA.

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE SPECIFICATIONS FOR CLARK COUNTY AREA, UNLESS NOTED OTHERWISE. SEE SHEET 2 FOR PRELIMINARY ROADWAY SECTIONS. LANDSCAPE NOTES TO BE DETERMINED BY FINAL ENGINEERING ANALYSES.
2. MAGNAN RECREATIONAL UNITS BASED ON BROOKS ACRES TRACT MAGNAN TRACT.
3. LOCATIONS SHOWN HEREON ARE SCHEDULED AND FINAL DESIGN LOCATIONS. SEE ROADWAY MAP SHEET, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. ALL UTILITIES SHOWN ARE SCHEDULED. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
5. ALL ARE SLOPE ARE 3% UNLESS OTHERWISE NOTED.
6. ALL PROPOSED WATER AND OTHER DRAINAGE ARE TO BE 1" PIPE UNLESS OTHERWISE NOTED.
7. ALL EXISTING ROADWAY STREETS ARE PRIVATE AND WILL BE MAINTAINED BY SUB-DEVELOPMENT.
8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS (P.U.E.), DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS AND WATER EASEMENTS.
9. NO CHANGING CHANNEL OR IRRIGATION RIGHTS-OF-WAY EXIST.
10. BEST PRACTICE ON-STREET IN AREAS WITHOUT DRIVEWAYS, SIDEWALKS, CURB RETURN, OR THE PROBLEMS.
11. THE OWNER REPRESENTS SHALL CONFORM TO THE LATEST VERSION OF CLIFFS EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES.

LEGEND

- PROPOSED DRAINAGE
- EXISTING WOOD POLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SLOPE LINE
- PROPOSED SLOPE LINE
- EXISTING BACK OF CURB
- PROPOSED BACK OF CURB
- EXISTING MAP BOUNDARY/PHASE LINE
- RECREATIONAL LOT LINE
- IF INTERVAL CONTAINS
- RECREATIONAL LOT NUMBER
- COMMON LOT NUMBER
- SEWAGE PLANT VESICULATION
- THE PROJECT

ENGINEER & SURVEYOR

L.S. WALLACE INC.
1400 S. RAINBOW BLVD.
LAS VEGAS, NEVADA 89104
PHONE (702) 854-3500

UTILITY SERVICE BY

LAS VEGAS VALLEY WATER DISTRICT
CLARK COUNTY WATER RECLAMATION DISTRICT
REPUBLIC SERVICES OF SOUTHERN NEVADA
N.E. ENERGY
SOUTHWEST GAS CORPORATION
SUNBELT GAS CORPORATION
SUNBELT GAS CORPORATION

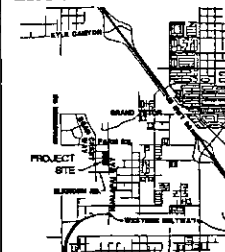
RECORD OWNER

MADISON GROVE DRIVE LLC
1400 S. RAINBOW BLVD.
LAS VEGAS, NV 89104



PROVIDENCE POD 114
MADISON GROVE PHASE 3
TENTATIVE MAP
OCTOBER 29, 2010

LOCATION MAP



THE SE 1/4 OF SECTION 13,
T. 19 S. R. 50 E. CLARK COUNTY, NEVADA

MINIMUM SETBACKS

- FRONT - LIVING AREA OR PORCH (SINGLE STORY) - 10'
- FRONT - LIVING AREA OR PORCH (TWO STORY) - 15'
- TURN IN GARAGE - 10'
- SIDE YARD (ENTIRE) - 5'
- SIDE YARD (PERMETER - SINGLE STORY) - 5'
- SIDE YARD (PERMETER - TWO STORY) - 10'
- CORNER SIDE YARD (SINGLE STORY) - 10'
- CORNER SIDE YARD (TWO STORY) - 15'
- REAR YARD - 10'
- REAR YARD FOR SIDE OF PRODUCT WITH - 12'
- REAR PATIO COVERS/2ND STORY DECKS - 10'

SITE SUMMARY

TOTAL ACRES (GROSS) 14.03
TOTAL ACRES (NET) 14.03
TOTAL LOTS 43
TOTAL DENSITY 4.6 DU/AC (GROSS)
STREET SECTION 38' ROLL CURB (PRIVATE)
4' WALK (ONE SIDE)

TYPICAL LOT (PHASE 3) 50' x 100'

PHASE 1 TOTAL LOTS 7

PHASE 2 TOTAL LOTS 12

PHASE 3 TOTAL LOTS 22

LAND USE:

APN NUMBERS: 126-13-610-012

EXISTING / PROPOSED ZONING = (PD) PLANNED DEVELOPMENT

PARKING:

REQUIRED 161

AVAILABLE 274

PREVAILING STREET 119

SEWAGE CONTRIBUTION:

AVERAGE: 141 TRU'S @ 250 GPD/TRU = 35,250 GPD

PEAK FLOW: 35,250 GPD x 3.4 (PS) = 118,850 GPD

BENCHMARK	DESCRIPTION	DATE	DATE
126-13-610-012	126-13-610-012	2010.10.29	2010.10.29

BASIS OF BEARINGS

SOUTH 80.189° EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 50 EAST, N.E.M., CLARK COUNTY, NEVADA.



PROJECT NO.	DATE	DATE	DATE
126-13-610-012	2010.10.29	2010.10.29	2010.10.29

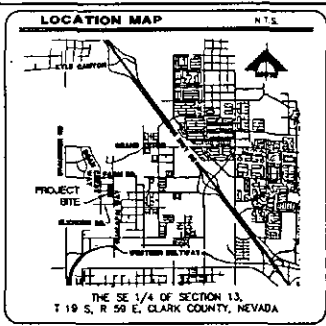
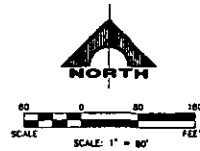
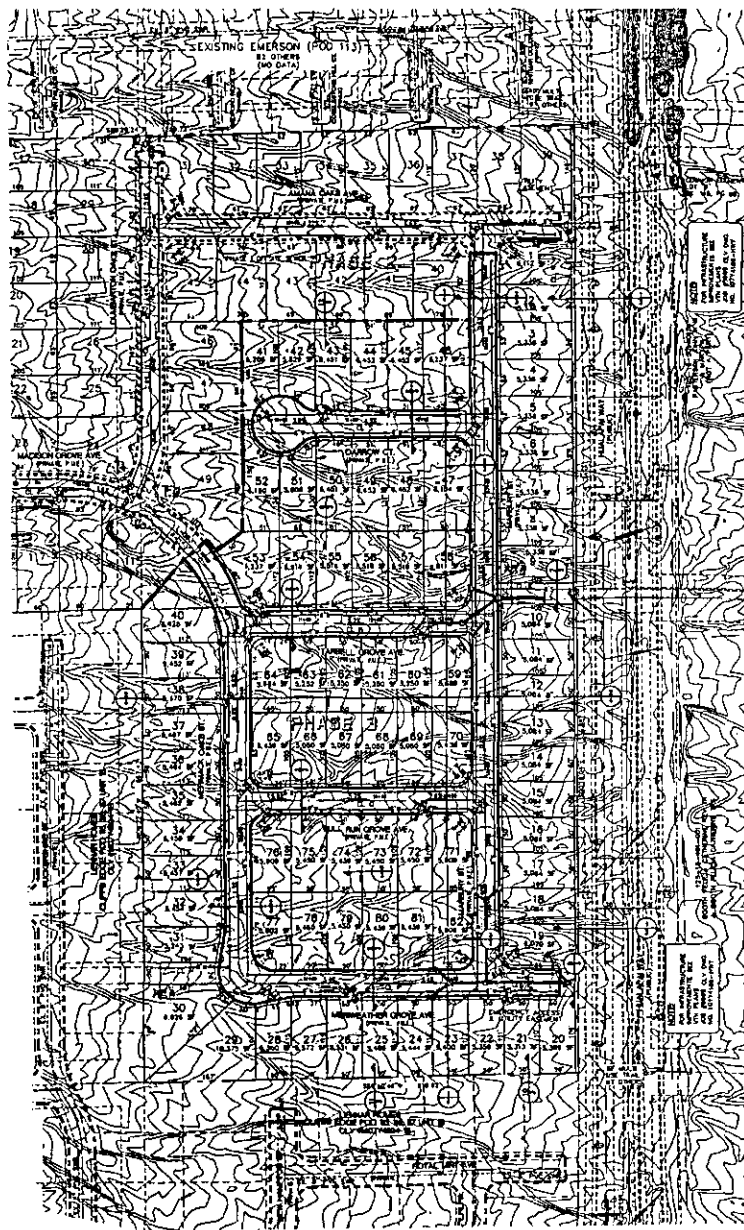
G.C. WALLACE COMPANY
ENGINEER & SURVEYOR
1400 S. RAINBOW BLVD.
LAS VEGAS, NV 89104
PHONE (702) 854-3500

LAND BARN INVESTMENTS
MADISON GROVE AT PROVIDENCE
PHASE 3
COVER SHEET

DRAWING

WVR-40427
TMP-40426
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DEC 20 2010



- NOTES**
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFICE APPROVED FOR CLARK COUNTY AREA, UNLESS NOTED UNDER REVISIONS. SEE INLET 2 FOR PRELIMINARY ROADWAY SECTION. LANDSCAPE NOTES TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
 2. MAINLINE RESIDENTIAL LOTS BASED ON GROSS ACRES TIMES MAINLINE DENSITY.
 3. LOCATIONS SHOWN HEREON ARE SOLEMATIC AND FINAL DESIGN LOCATIONS WITH REVISIONS MAY VARY. SETPOINT ON FINAL ENGINEERING STUDY.
 4. ALL UTILITIES SHOWN ARE SOLEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN.
 5. ALL BOX RAY LINES 20 FEET UNLESS OTHERWISE NOTED.
 6. ALL PROPOSED WATER AND SEWER LINES ARE TO BE 8" PIPE UNLESS OTHERWISE NOTED.
 7. ALL INTERIOR RESIDENTIAL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY SUB-ASSOCIATION.
 8. PRIVATE STREETS WILL ALSO BE PUBLIC UTILITY EASEMENTS. PAVEMENT, DRAINAGE, EASEMENTS, SANITARY SEWER EASEMENTS AND WATER EASEMENTS.
 9. NO DRAINAGE CHANNELS, OR IRRIGATION RIGHTS-OF-WAY EXIST.
 10. STREET PARKING IS ON-STREET IN AREAS WITHOUT DRIVEWAYS, SIDEWALK RAMP, CURB RETURN, OR FIRE HYDRANT.
 11. THE MINIMUM SETBACKS SHALL CONFORM TO THE LATEST REVISION OF CLARK COUNTY WATER DEVELOPMENT PLAN AND DESIGN GUIDELINES.

LEGEND

	PROPOSED DROP INLET
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN LINE 18\"/>
	PROPOSED STORM DRAIN LINE 18\"/>
	EXISTING SEWER LINE 18\"/>
	PROPOSED SEWER LINE 18\"/>
	EXISTING BACK OF CURB
	PROPOSED BACK OF CURB
	EXISTING MAP BOUNDARY/PHASE LINE
	RESIDENTIAL LOT LINE
	INTERVAL CONTOURS
	COMMON LOT NUMBER
	DRAINAGE FLOW DIRECTION
	FIRE HYDRANT

LEGAL DESCRIPTION:

LOT 11A AND COMMON LOT "A" OF BLOCK 7 AS SHOWN BY MAP OF "CLARK COUNTY PLANNING SERVICES" ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 58 EAST, W.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

REMARKS	DATE	BY
WELL AND PLAIN IN CORNER OF LOT 11A	2000.71	STC
WELL AND PLAIN IN CORNER OF LOT 11A	871.071	(NORTH)

BASIS OF BEARINGS

SOUTH 80°10'41" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 58 EAST, W.D.M., CLARK COUNTY, NEVADA.

APN NUMBERS: 126-13-810-012

**WVR-40427
TMP-40426
REVISED**

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DEC 20 2010

PROJECT NO.	200-4407
DATE	12-12-10
BY	STC
CHECKED BY	STC
DATE	12-12-10
G.C. WALLACE COMPANIES BUSINESS PLANNING SERVICES 11111 S. 11TH AVENUE, SUITE 100 LAS VEGAS, NEVADA 89135 (702) 735-1111 FAX (702) 735-1112 WWW.GCWALLACE.COM	
LAND BAPION INHERITMENTS	WALLACE OFFICE AT PROVIDENCE
PHASE 3	TENTATIVE MAP
DRAWING	2

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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1

Project Name: Providence Pod 114 - Madison Grove Phase 3

APN(s):	126-13-810-012	Pre-app Date:	12/03/10
Location:	W side of Hualapai Way, approx. 660' N of Elkhorn Rd	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	6 - Ross	Acres:	31.34
		Time:	1:00 p.m.

Applicant Info:	Land Baron Investments		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Derick DJ Yoro, PE, LEED AP G.C. Wallace Companies 1555 S. Rainbow Blvd. Las Vegas, NV 89146		
	Phone: (702)-804-2000	Fax: (702)-804-2299	Email: dyoro@gcwallace.com
Ownership Info:	BARON BUILDER MADISON GROVE LLC %LAND BARON INVEST 10777 W TWAIN AVE #225 LAS VEGAS NV 89135-3038		Last Change of Ownership Date: 10/30/08
	Phone: (702)-	Fax: (702)-	Email:

Existing Use:	Single Family Residential/Undeveloped	
Proposed Use:	82-lot single-family residential subdivision	
General Plan:	Existing:	PCD
	Proposed:	No change proposed
Zoning:	Existing:	PD
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Cliff's Edge (Providence)	
	Special Land Use Designation (per plan, if applicable): L (Low Density Residential)	

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

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Derick Yoro	VP, G.C. Wallace, Inc.	804-2143	804-2299	dyoro@gcwallace.com
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schrader	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	

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OR: ☐ see Meeting Attendance Sheet

Pre-Application
Conference

Item Required

YES NO

CITY OF LAS VEGAS

Planning & Development Department

SUBMITTAL CHECKLIST



APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)

				Appl. Type	Fees			
					Application	Notification	Recordation	Sub-Total
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	TMP	\$ 750.00	\$ 0.00	\$ 0.00	\$ 750.00
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		WVR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Detailed justification letter			\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA)			\$	\$	\$	\$
☐	☒	Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$
☒	☐	Copy of Business License(s)		Subtotal:				\$ 1580.00
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	---		\$
☐	☒	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements		Grand Total All Fees:				\$1580.00

REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

TENTATIVE MAP (TMP)

☒	☐	Tentative Map checklist signed by CLV Public Works	Folded Tentative Map:	21
☒	☐	Tentative Map	Rolled Tentative Map:	1
☒	☐	Perimeter Wall Details and Elevations for existing and proposed perimeter walls, including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls	Perimeter Wall Details and Elevations:	1
			Cross Section Drawings:	7
☒	☐	Cross Section Drawings	Reduced Copy (8-1/2"x11" B/W; all required plans):	1
			NOTES: Providence Review Letter shall be included with submittal (application cannot be processed w/o letter).	

SITE PLAN (TMP sheet)

☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	7
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:	0
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	1
☒	☐	All adjacent existing land uses and street names labeled	NOTES: RECEIVED DEC 09 2010	
☒	☐	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		

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

Owner / Applicant / Representative:	Baron Builder Madison Grove, LLC Land Baron Investments G.C. Wallace, Inc.	Application Type(s):	Tentative Map
APN(s):	126-13-810-012	Application Purpose:	82-lot single family residential subdivision
Location:	W side of Hualapai Way, approx. 660' N of Elkhorn Rd	Pre-App. Meeting Date:	12/03/10
Ward:	6 - Ross	Submittal Deadline:	12/09/10 - no later than 2:00 pm
Planner's Signature:	<i>Steve Swanton</i> 12/3/10	Earliest PC / CC Meeting Dates:	01/25/11 PC - 02/16/11 CC (Cycle 1)
Planner:	Steve Swanton, Senior Planner - 229-4714		

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.

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in your justification letter. Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. History: TMP-5552 approved 12/16/04 PC. Madison Grove at Providence Phase 1 and Phase 2 Final Maps were recorded 04/04/06 and 08/29/06. Per Title 18.08.160, TMP-5552 expired 08/29/07.
2. Original map was approved for a total of 124 units, and 59 units were ultimately recorded. Approval of this TMP would allow a total of 141 units on Pod 114.
3. *Waiver of Title 18.12.110 and 130 to allow stub streets and no cul-de-sac where stub street not allowed and cul-de-sac required.*
4. *Provide wall observation along Hualapai and rest of perimeter to Chpt 6.2 Stds (Cliff's Edge Design Guidelines). Show existing perimeter walls.*
5. *Provide water/sewer line.*
6. *New naming convention from previous TMP - must be same for anticipated Final Map.*

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-- 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, no exceptions**



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:

12/3/10

Revised 2/12/02

F:\depo\Application Packet\TMChecklist.doc

RECEIVED
DEC 09 2010

WVR for
Stub Streets



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

January 26, 2011

Mr. Charlie Potter
Baron Builder Madison Grove, LLC
718 South 120th Avenue
Avondale, Arizona 85323

**RE: TMP-40426 - TENTATIVE MAP RELATED TO WVR-40427 - MADISON GROVE AT PROVIDENCE PHASE 3
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Potter:

Your request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. 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.
2. Conformance to the Conditions of Approval for Waiver (WVR-40427) shall be required.
3. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. 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.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. 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.
9. 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.

10. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
11. Common Lot "K" shall be granted as a Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowner's Association on the Final Map. Common Lots "J" and "H" shall be granted as Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, grant by separate document, a Public Sewer Easement and Public Drainage Easement to be privately maintained over the adjacent common lot "N" of the Cliff's Edge Parent Map (118-88) connecting Common Lot "K" to Hualapai Way and a Public Drainage Easement to be privately maintained over common lot "N" of the Cliff's Edge Parent Map connecting Common Lot "J" to Hualapai Way.
12. The submitted Drainage Plan and Technical Drainage Study must be 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.
13. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
14. 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.

Mr. Charlie Potter
TMP-40426 - Page Four
January 26, 2011

This action by the Planning Commission on **January 25, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 7, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Derick Yoro
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Case Planning Division 333 North Rancho Drive, 3rd Floor Las Vegas, Nevada 89107 (702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: TMP-40426 - APPLICANT: LAND BARON INVESTMENTS - OWNER: BARON BUILDER MADISON GROVE, LLC

January 25, 2011

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ~~SEPTEMBER 22, 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~~ *January 24, 2011*

Denick Yoro
 Signature

1/24/11
 Date

Denick Yoro
 Please Print Name

GC Wallace
 Company Name

Sincerely,

Steve Gebeke, AICP
 Planning Supervisor
 Case Planning Division

RECEIVED

JAN 24 2011



January 13, 2011

Mr. Charlie Potter
Baron Builder Madison Grove, LLC
718 South 120th Avenue
Avondale, Arizona 85323

**RE: TMP-40426 - PROVIDENCE POD 114 MADISON GROVE PHASE 3 -
TENTATIVE MAP RELATED TO WVR-40427
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Potter:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Derick Yoro
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Development Notification

PC Meeting: January 25, 2011.

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-40426

Antelope HOA

Aventine-Tramonti HOA

Brighton at Providence HOA

Cascade HOA

Centennial Heights HOA

Centennial Point Community Association

Chestnut Hill at Providence HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Highgate at Providence HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Providence Master Association

Ridgegate LMA

Somerset at Providence HOA

Terra Bella HOA

Town Center Village Community Association

Turtle Rock HOA

Valley Crest HOA

Windimere at Providence HOA

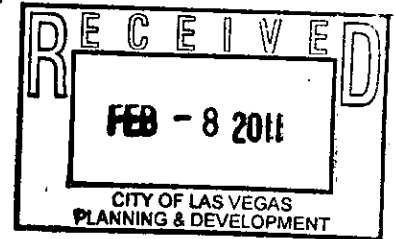


**LAS VEGAS VALLEY
WATER DISTRICT**

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

February 2, 2011

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



Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP –
TMP-40762 MADISON COLONY UNIT 3; A.P.N. 126-13-510-010**

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 will not 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 18.6 acre-feet/year.

The subject plan reflects the installation of water mains within easements that does not meet District standards. All District water mains must be installed in dedicated private drives or rights-of-way. If easements are pursued they must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.

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

Sincerely,

**Original Signed By:
GARY M. LANGE**

Gary M. Lange, Supervisor
Engineering Services Division

GML/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Triton Engineering



January 18, 2011

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

SUBJECT: TMP-40426-PROVIDENCE-POD 114 MADISON GROVE PHASE 3 (82 LOTS/UNITS)

Gentlemen:

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

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. 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.

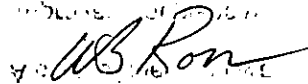
The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

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.

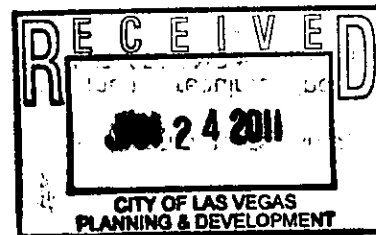
If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION


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

xc: Baron Builder Madison Grove LLC
G. C. Wallace, Inc.



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

WVR-40427 - WAIVER - PUBLIC HEARING - APPLICANT: LAND BARON INVESTMENTS - OWNER: BARON BUILDER MADISON GROVE, LLC - Request for a Waiver of Title 18.12 TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

13036 Ref
TMP-40426 - TENTATIVE MAP RELATED TO WVR-40427 - CLIFF'S EDGE POD 114 MADISON GROVE PHASE 3 - APPLICANT: LAND BARON INVESTMENTS - OWNER: BARON BUILDER MADISON GROVE, LLC - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: **DECEMBER 22, 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:

*all names are approved for madison Grove Phase 3
 TMP-40426. see attached list.*

No comment on WVR-40427.

5

Sharon Guna

RECEIVED
 DEC 15 2010



City of Las Vegas
COMBINED FIRE COMMUNICATIONS CENTER
SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS
FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

12/15/2010 2:49:24 PM

FIRM: G C Wallace

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Madison Grove Phase 3

PLANNING No.: TMP-40426

DESCRIPTION: @ Providence POD 114

REF NO: 13036

Street Name	Street Type	Disposition
Tarbell Grove		Approved
Bull Run Grove		Approved
Darrow		Approved

RECEIVED
DEC 15 2010



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 16, 2010

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

Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY – TMP-40426 PROVIDENCE POD
114 - MADISON GROVE PHASE 3; A.P.N. 126-13-810-012**

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 will not 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 45.2 acre-feet/year.

The subject plan reflects the installation of water mains within easements, which does not meet District standards. All District water mains must be installed in dedicated private drives or rights-of-way. If easements are pursued they must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.

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

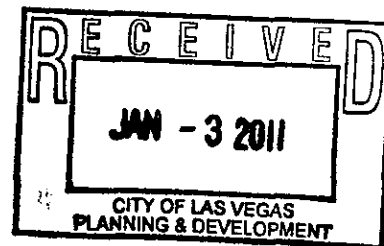
Sincerely,

**Original Signed By:
GARY M. LANGE**

Gary Lange, Supervisor
Engineering Services Division

GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning and Development ✓
G.C. Wallace Companies





**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 16, 2010

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

Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY – WVR-40427 PROVIDENCE POD
114 - MADISON GROVE PHASE 3; A.P.N. 126-13-810-012**

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and the request for approval to allow a private street to terminate in a dead-end stub where a cul-de-sac is required. The District has no objection to this request.

If you have any questions, please contact Gary Lange at 258-3164.

Sincerely,

**Original Signed By:
GARY M. LANGE**

Gary Lange, Supervisor
Engineering Services Division

GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning and Development ✓
G.C. Wallace Companies



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 *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 3, 2011
Re: **TMP-40426** Cliff's Edge Pod 114 Madison Grove Ph. 3 W. Side Hualapai Way, N. of Elkhorn Rd.
Request for a Tentative Map for an 82 lot residential subdivision on 14.03 acres, PD

COMMENTS:

We note that this map is accompanied by a waiver request (WVR-40427) to allow a private street to terminate with no turn around where cul-de-sacs are required. If the waiver requests are not approved, this Tentative Map will require a substantial revision to meet code requirements.

CONDITIONS OF APPROVAL:

1. 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.
2. 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.
3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Common Lot "K" shall be granted as a Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowner's Association on the Final Map. Common Lots "J" and "H" shall be granted as Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, grant by separate document, a Public Sewer Easement and Public Drainage Easement to be privately maintained over the adjacent common lot "N" of the Cliff's Edge Parent Map (118-88) connecting Common Lot "K" Hualapai Way as well as a Public Drainage Easement to be privately maintained over common lot "N" of the Cliff's Edge Parent Map.
5. The submitted Drainage Plan and Technical Drainage Study must be 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.
6. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
7. 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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-40426

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 RONEBUS
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

WVR-40427 - WAIVER - PUBLIC HEARING - APPLICANT: LAND BARON INVESTMENTS - OWNER: BARON BUILDER MADISON GROVE, LLC - Request for a Waiver of Title 18.12 TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

TMP-40426 - TENTATIVE MAP RELATED TO WVR-40427 - CLIFF'S EDGE POD 114 MADISON GROVE PHASE 3 - APPLICANT: LAND BARON INVESTMENTS - OWNER: BARON BUILDER MADISON GROVE, LLC - Request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 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:

Report Date 12/09/2010 03:42 PM

Submitted By

Page 1

A/P # 40426 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 10:32	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

TMP-40426 - TENTATIVE MAP - RELATED TO WAIVER (WVR-40427) CLIFF'S EDGE POD 114 MADISON GROVE PHASE 3 - APPLICANT: LAND BARON INVESTMENTS/OWNER: BARON BUILDER MADISON GROVE, LLC - Request for a Tentative Map FOR A 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.25 acres adjacent to the westside of Hualapai Way, 760 Feet south of Farm Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation), Ward 6 (Ross).

Parent A/P #

Project #	40426	Project/Phase Name	MADISON GROVE PHASE 3 TENTATIV	Phase #	
Size/Area	31.34 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12613810012

Location

Owner/Tenant

Contact ID	AC1770435	Name	BARON BUILDER MADISON GROVE LLC	Organization	% LAND BARON INVEST
Mailing Address	718 S. 120TH AVENUE			State/Province	AZ
City	AVONDALE			Country	☐ Foreign
ZIP/PC	85323			Evening Phone	
Day Phone	(623)882-3883 x			Mobile #	
Fax	(623)322-3823				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7407 N HUALAPAI WAY
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

12613810012

Report Date 12/09/2010 03:42 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1711730 ☐ Foreign
Effective
Name G.C. WALLACE INC
Day Phone (702)804-2143 x Eve Phone Organization
Pager PIN # Position
Fax (702)804-2299 Mobile Profession
E-Mail
Address 1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
Seasonal Addr
Valid From To
Comments Derick Yoro

Primary Y Capacity OWNER Contact ID AC1770435 ☐ Foreign
Effective
Name BARON BUILDER MADISON GROVE LLC
Day Phone (623)882-3883 x Eve Phone Organization % LAND BARON INVEST
Pager PIN # Position
Fax (623)322-3823 Mobile Profession
E-Mail
Address 718 S. 120TH AVENUE
AVONDALE, AZ 85323
Seasonal Addr
Valid From To
Comments Charlie Potter

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	12/09/2010 10:42	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
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP) Modified By JMARSHALL Modified Date/Time 12/09/2010 10:32
Comments
No Comments

Report Date 12/09/2010 03:42 PM

Submitted By

Page 3

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
Y Tentative Map (21 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	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

TENTATIVE MAP

N Project of Regional Significance?	Y Is this a Residential Subdivision?
N DINA Required?	141 Number of Lots/Units (excluding common areas)
N Parent Project link required?	Hearing Type
N Will this go to the City Council?	Public or Non-PublicNON-PUBLIC

Legal Subdivision Name
MADISON GROVE PHASE 3

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					

01/25/2011 PC SCHEDULED

0 0 0

JMARSHALL 12/09/2010

Report Date 12/09/2010 03:42 PM

Submitted By

Page 4

Meeting Information	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Meeting Date						
Comments	Add Date	Modified By	Modified Date			
Added By						

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee				
Employee ID	Last	First	MI	Comments

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/09/2010 10:44		0.00
	DERICK D J YORO, 702.801.2143; BARON BUILDER MADISON GROVE LLC CK 1112, 702.851.3999 (40426-40427)				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map for Providence Pod 114 Madison Grove Phase 3
 Project Address (Location) Pod 114 - Egan Crest Drive
 Project Name Madison Grove Phase 3 Tentative Map Proposed Use PD
 Assessor's Parcel #(s) 126-13-810-012 Ward # 6
 General Plan: existing PD proposed PD Zoning: existing L proposed L
 Commercial Square Footage 14,031 Floor Area Ratio 14.25
 Gross Acres 31.34 Lots/Units 14182 Density 4.5 (gross)
 Additional Information _____

PROPERTY OWNER Baron Builder Madison Grove LLC Contact Charlie Potter
 Address 718 South 120th Avenue Phone: (623) 882-3883 Fax: (623) 322-3823
 City Avondale State AZ Zip 85323
 E-mail Address cpotter@landbaroninv.com

APPLICANT Land Baron Investments Contact Charlie Potter
 Address 718 South 120th Avenue Phone: (623) 882-3883 Fax: (623) 322-3823
 City Avondale State AZ Zip 85323
 E-mail Address cpotter@landbaroninv.com

REPRESENTATIVE G.C. Wallace, Inc. Contact Derick Yoro
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2143 Fax: (702) 804-2299
 City Las Vegas State NV Zip 89146
 E-mail Address dyoro@gcwallace.com

Property Owner Signature* [Signature]

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

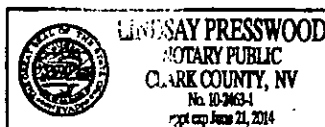
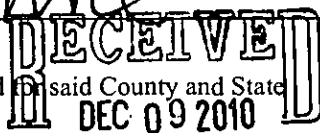
Print Name Mike Chanine

Subscribed and sworn before me

This 8th day of December, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>Tmp-40426</u>
Meeting Date:	<u>1/25/11</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>12-9-10</u>
Received By:	<u>[Signature]</u>

*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-40426** APN: 126-13-810-012

Name of Property Owner: Baron Builder Madison Grove, LLC

Name of Applicant: Land Baron Investments

Name of Representative: G.C. Wallace, Inc.

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): _____

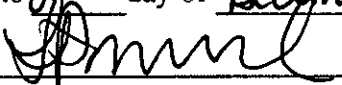
APN: _____

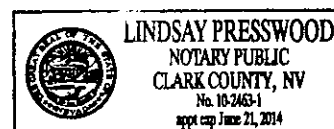
Signature of Property Owner: 

Print Name: Mike Chernine

Subscribed and sworn before me

This 9th day of December, 2010


Notary Public in and for said County and State



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398-A407

December 7, 2010

City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

**Re: Providence Pod 114 – Madison Grove Phase 3
Justification Letter – Tentative Map & Waiver**

To whom it may concern:

Land Baron Investments (LBI) requests the submittal of the Tentative Map for Madison Grove Phase 3. The original Tentative Map (TMP-5552) was approved by the City of Las Vegas on December 17, 2004 and has since expired. The subject project is the third unit of an existing subdivision and consists of eighty-two (82) single-family residential units.

In addition, LBI requests a waiver to Title 18 Sections 12.110 and 12.130 to allow the use of a stub street without a cul-de-sac. The proposed stub street is approximately 85-feet long and serves two (2) residential lots (lots 20 & 21). This stub street was previously approved on the original Tentative Map (TMP-5552) and is required to provide an emergency access and to make a utility connection with Hualapai Way.

The recent slow-down in the real estate market has removed the impetus for project completion on its original aggressive schedule. It is expected that this work will continue and will be complete within approximately two (2) years.

Please feel free to contact me if you have any questions or concerns.

Cordially,

G. C. WALLACE, INC.



Derick D.J. Yoro, PE, LEED AP
Vice President

ddy

cc: Charlie Potter, LBI

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TMP-40426

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

12/6/2010

Derek Yoro
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, NV 89146

Via: E-mail (dyoro@gcwallace.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Tentative Map Submittal
POD: 114 – Madison Grove Phase 3
Plan Date: Cover Sheet 11/9/10

Dear Derek:

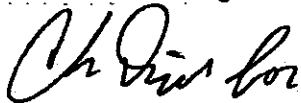
The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC approves your Tentative Map for POD 114 – Madison Grove Phase 3 including a waiver for stub streets.

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 (Landtek Memo date 12/1/10)

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TMP-40426

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 #: Q06-00232-3-010746

DATE ISSUED: 09/14/09

TYPE OF LICENSE: ENGINEERS SURVEYORS

41 PROS

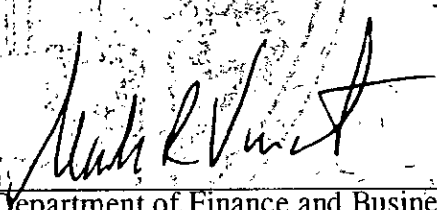
BUSINESS LOCATION: 1555 S RAINBOW BL

ISSUE TO: G C WALLACE INC

DBA:
G C WALLACE INC
1555 S RAINBOW BL
LAS VEGAS NV 89146

PRINCIPAL(S)

DUDDLESTEN, JAMES, CEO/PRES
VANWOERKOM, JAMES, CFO


Director, Department of Finance and Business Services

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Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



BARON BUILDER MADISON GROVE, LLC

Business Entity Information			
Status:	Active	File Date:	10/15/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0655542008-7
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081239715	Business License Exp:	10/31/2011

Registered Agent Information			
Name:	BLACK & LOBELLO	Address 1:	10777 WEST TWAIN AVE STE 300
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☐ Include Inactive Officers
Manager - LAND BARON PENSION INVESTMENTS, LLC				
Address 1:	10777 WEST TWAIN AVENUE, SUITE 225	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89135	Country:	USA	
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20080683451-97	# of Pages:	1
File Date:	10/15/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080730844-56	# of Pages:	1
File Date:	11/06/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090728181-08	# of Pages:	1
File Date:	9/30/2009	Effective Date:	
09-2010			
Action Type:	Annual List		
Document Number:	20100812000-44	# of Pages:	1
File Date:	10/28/2010	Effective Date:	
(No notes for this action)			

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LAND BARON PENSION INVESTMENTS, LLC

Business Entity Information

Status:	Active	File Date:	2/20/2007
Type:	Domestic Limited-Liability Company	Entity Number:	E0119392007-8
Qualifying State:	NV	List of Officers Due:	2/28/2011
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20071245450	Business License Exp:	5/31/2011

Registered Agent Information

Name:	BLACK & LOBELLO	Address 1:	10777 WEST TWAIN AVE STE 300
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers

☐ Include Inactive Officers

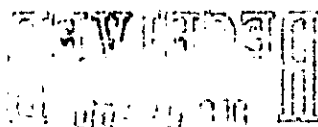
Manager - ROBERT BLACK, JR. PC			
Address 1:	5275 SOUTH DURANGO DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	USA
Status:	Active	Email:	
Manager - MICHAEL A CHERNINE, PC			
Address 1:	5275 SOUTH DURANGO DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20070117191-39	# of Pages:	1
File Date:	2/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070219544-64	# of Pages:	1
File Date:	3/29/2007	Effective Date:	
(No notes for this action)			

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Action Type:	Registered Agent Name Change		
Document Number:	20070446482-27	# of Pages:	2
File Date:	6/27/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080137079-07	# of Pages:	1
File Date:	2/28/2008	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20080387343-08	# of Pages:	1
File Date:	6/06/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090122840-48	# of Pages:	1
File Date:	2/06/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100313325-80	# of Pages:	1
File Date:	5/06/2010	Effective Date:	
(No notes for this action)			





20081030-0005818

Fee: \$16.00 RPTT: \$23,633.40

N/C Fee: \$0.00

10/30/2008 16:25:16

T20080265025

Requestor:

NEVADA TITLE LAS VEGAS

Debbie Conway SUO

Clark County Recorder Pgs: 5

APN: 126-13-712-001 through 126-13-712-006,
126-13-712-008, 126-13-712-010,
126-13-712-015 through 126-13-712-029,
126-13-712-031 through 126-13-712-033,
126-13-712-035 through 126-13-712-036,
126-13-712-038 through 126-13-712-039,
126-13-712-042 through 126-13-712-046,
126-13-712-048 through 126-13-712-049,
126-13-712-052 through 126-13-712-055,
126-13-711-004 through 126-13-711-013,
126-13-810-012, 126-13-712-012

WHEN RECORDED RETURN AND
MAIL TAX STATEMENTS TO:

BARON BUILDER MADISON GROVE, LLC
C/O Black & Lobello
Attn: Tisha Black-Chermine, Esq.
10777 West Twain Avenue, Suite 300
Las Vegas, Nevada 89135

(Space above line for Recorder's use only)

08-10-0270 KR

GRANT, BARGAIN AND SALE DEED

TOLL NORTH LV LLC, a Nevada limited liability company, as "Grantor," does hereby Grant, Bargain, Sell and Convey to BARON BUILDER MADISON GROVE, LLC, a Nevada limited liability company, as "Grantee", the real property located in the City of Las Vegas, County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by the reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, including, but not limited to, patent reservations, rights, rights-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all matters of record.

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of October 30, 2008.

"GRANTOR"

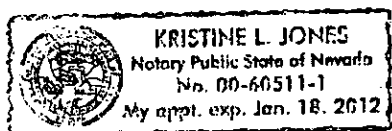
TOLL NORTH LV LLC,
a Nevada limited liability company

By: *Gary M. Mayo*

Gary M. Mayo
Manager

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

This instrument was acknowledged before me on October 30, 2008 by Gary M. Mayo, as Manager of Toll North LV LLC, a Nevada limited liability company.



Kristine L. Jones
NOTARY PUBLIC

My Appointment
Expires on: January 18, 2012

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EXHIBIT "A"
TO GRANT, BARGAIN AND SALE DEED

DESCRIPTION OF THE LAND

PARCEL I:

LOT 4 IN BLOCK A; LOTS 11 THROUGH 13 IN BLOCK B; COMMON ELEMENTS A THROUGH F AND COMMON ELEMENT M OF MADISON GROVE AT PROVIDENCE PHASE 1 (A COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 130, OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

LOTS 5 THROUGH 10, 18, 20, 22, 25 THROUGH 39, 116 THROUGH 118, 120, 121, 123 AND 124 IN BLOCK A; LOT 16 IN BLOCK B; LOTS 40 THROUGH 43, 45, 46, 49 IN BLOCK C AND COMMON ELEMENTS A, I, L, Q OF MADISON GROVE AT PROVIDENCE PHASE 2 (A COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133, OF PLATS, PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

PARCEL A:

LOT 114 IN BLOCK 7 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 B:

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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**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 126-13-712-001 through 126-13-712-006,
126-13-712-008, 126-13-712-010, 126-13-
712-015 through 126-13-712-029, 126-13-
712-031 through 126-13-712-033, 126-13-
712-035 through 126-13-712-036, 126-13-
712-038 through 126-13-712-039, 126-13-
712-042 through 126-13-712-046, 126-13-
712-048 through 126-13-712-049, 126-13-
712-052 through 126-13-712-055, 126-13-
711-004 through 126-13-711-013, 126-13-
810-012, 126-13-712-012

2. Type of Property:

- x a) Vacant Land ☒ (b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home

i) Other _____

3. Total Value/Sales Price of Property

\$4,634,000.00

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

Transfer Tax Value: _____

\$4,634,000.00

Real Property Transfer Tax Due _____

\$23,633.40

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 declare(s) 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, 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: [Signature]

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Toll North LV LLC, a Nevada
limited liability company

Print Name: Baron Builder Madison Grove
LLC, a Nevada limited liability
company

Address: 250 Gibraltar Rd
City/State/Zip: Horsham, Pa 19044

Address: 1291 Galleria Drive, Suite 220
City/State/Zip: Henderson, Nv 89014

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DEC 09 2010

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

Print Name: Nevada Title Company Esc. #: 08-10-0270-KR
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128
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