



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0173
03/21/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Iron Mountain Road / Sheep Mountain Pkwy

Project Name Skye Canyon Parcel 5.02 **Proposed Use** _____

Assessor's Parcel #(s) 126-12-110-001 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Vacate a portion of the roadway slope easement.

Property Owner Century Communities Nevada LLC **Contact** Joe Genovese

Address 6345 S. Jones Blvd., Ste 400 **City** Las Vegas **State** NV **Zip** 89118

E-mail NV-LandFP@centurycommunities.com **Phone** 702.873.5338

Applicant Century Communities Nevada LLC **Contact** Joe Genovese

Address 6345 S. Jones Blvd., Ste 400 **City** Las Vegas **State** NV **Zip** 89118

E-mail NV-LandFP@centurycommunities.com **Phone** 702.873.5338

Representative Westwood Professional Services **Contact** Mariah Prunchak

Address 5725 W. Badura Ave., Ste 100 **City** Las Vegas **State** NV **Zip** 89118

E-mail lvproc@westwoodps.com **Phone** 702.284.5300

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name JOE GENOVESE

Subscribed and sworn before me

This 23rd day of February, 20 24

Lucia Gonzalez

Notary Public in and for said County and State

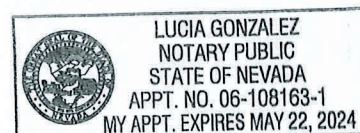


EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A ROADWAY SLOPE EASEMENT BEING VACATED IN SUPPORT OF "SKYE CANYON PARCEL 5.02".

DESCRIPTION

THAT PORTION OF THE "ROADWAY SLOPE EASEMENT" RECORDED APRIL 12, 2018, IN BOOK 20180412 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01041 IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 5.02, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°27'19" WEST, 659.63 FEET;
- 2) THENCE NORTH 45°00'00" EAST, 45.12 FEET;
- 3) THENCE NORTH 85°40'10" EAST, 203.30 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 5.02, SOUTH 00°27'19" EAST, 184.70 FEET;

THENCE SOUTH 89°51'44" WEST, 140.00 FEET;

THENCE SOUTH 00°27'19" EAST, 169.40 FEET;

THENCE SOUTH 89°51'44" WEST, 55.00 FEET;

THENCE SOUTH 00°27'19" EAST, 352.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5.02;

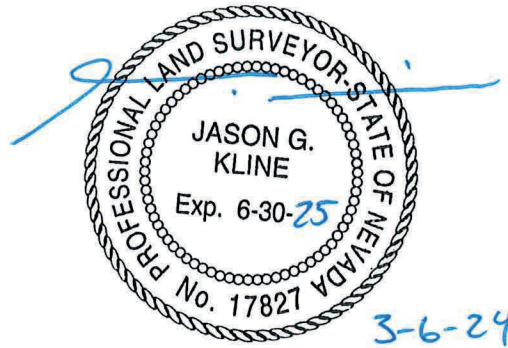
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5.02, SOUTH 89°32'41" WEST
40.00 FEET TO THE POINT OF **BEGINNING**.

CONTAINING 71,081 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

NORTH 88°23'36" EAST, BEING THE BEARING OF THE NORTH LINE OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP
THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S
OFFICE, NEVADA.

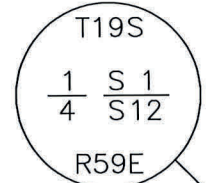
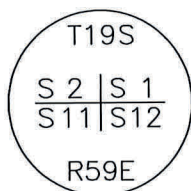
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



24-0173
03/21/2024

APN: 126-12-110-001
 VACATION OF A PORTION OF A ROADWAY SLOPE EASEMENT

24-0173
 03/21/2024



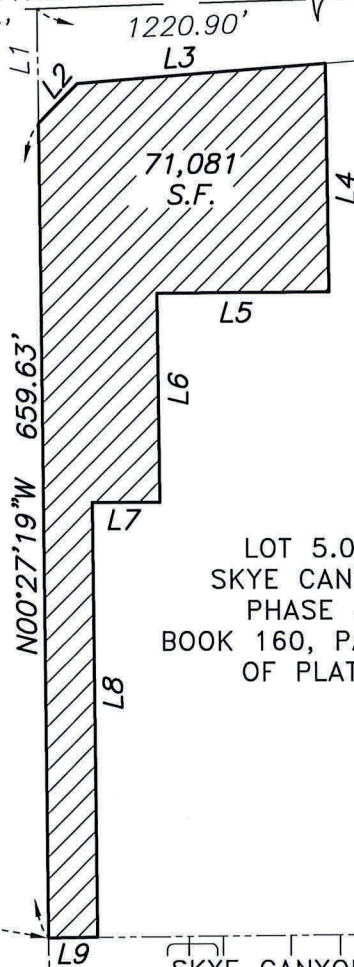
BASIS OF BEARINGS
 PER BOOK 160, PAGE 72 OF PLATS
 IRON MOUNTAIN ROAD
 N88°23'36"E 2691.86'

NOTE: SEE PAGE 2
 FOR LINE TABLE.

GOVERNMENT LOT 4
 APN 126-12-101-006
 OR:20200114:02550

SHEEP MOUNTAIN PARKWAY

POINT OF
 BEGINNING



LOT 5.02
 SKYE CANYON
 PHASE 4
 BOOK 160, PAGE 72
 OF PLATS

SKYE CANYON -
 PARCELS 5.09 &
 5.10 - UNIT 2
 BOOK 167, PAGE 47
 OF PLATS



1" = 150'

P:\WWD\22201\DWG\EXHIBITS\22201-VAC01.DWG

WALLACE MORRIS KLINE
 SURVEYING, LLC.
 LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
 #100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHWEST QUARTER (NW1/4)
 OF SECTION 12, T. 19 S., R. 59 E., M.D.M.,
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 2

APN: 126-12-110-001

VACATION OF A PORTION OF A ROADWAY SLOPE EASEMENT

24-0173
03/21/2024

LINE	BEARING	DISTANCE
L1	S00°27'19"E	92.98'
L2	N45°00'00"E	45.12'
L3	N85°40'10"E	203.30'
L4	S00°27'19"E	184.70'
L5	S89°51'44"W	140.00'
L6	S00°27'19"E	169.40'
L7	S89°51'44"W	55.00'
L8	S00°27'19"E	352.00'
L9	S89°32'41"W	40.00'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHWEST QUARTER (NW1/4)
OF SECTION 12, T. 19 S., R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

TITLE REPORT DATA AND EXCEPTIONS

- E12

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1139235-HLV
EFFECTIVE AS OF: JUNE 30, 2022

A RIGHT-OF-WAY GRANTED BY DECISION, DATED JUNE 21, 1996, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-57071 TO NEVADA POWER COMPANY FOR ELECTRIC TRANSMISSION LINE UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON SEPTEMBER 10, 1996 IN BOOK 960910, AS INSTRUMENT NO. 00706 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 14, 2004 IN BOOK 20040714, AS INSTRUMENT NO. 02121 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 28, 2004 IN BOOK 20041028, AS INSTRUMENT NO. 04758 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "RELINQUISHMENT OF EASEMENT RIGHTS" RECORDED JANUARY 5, 2015 IN BOOK 20150105, AS INSTRUMENT NO. 01243 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E13

A RIGHT-OF-WAY GRANTED BY DECISION, DATED SEPTEMBER 6, 2002, BY THE BUREAU OF LAND MANAGEMENT UNDER SERIAL NUMBER N-75584 TO NEVADA POWER COMPANY FOR UNDERGROUND ELECTRICAL LINE WITH SWITCH CABINETS AND ELECTRIC FACILITIES UNDER RIGHT-OF-WAY GRANT FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT OVER A PORTION OF SAID LAND, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON OCTOBER 31, 2018, IN BOOK 20181031, AS INSTRUMENT NO. 00011 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E14

RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 3, 2003, IN BOOK 20050803, AS INSTRUMENT NO. 01359 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E15

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 3, 2015 IN BOOK 20150603, AS INSTRUMENT NO. 01818 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E16

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 8, 2015 IN BOOK 20150608, AS INSTRUMENT NO. 00943 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E17

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 12, 2018 IN BOOK 20180412, AS INSTRUMENT NO. 01038 OF OFFICIAL RECORDS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E18

COVENANTS, CONDITIONS AND RESTRICTIONS IN A RESTRICTIVE COVENANT RUNNING WITH THE LAND AGREEMENT FOR OFF-SITE IMPROVEMENTS TO INCLUDE: CURB, GUTTER, SIDEWALKS, STREET LIGHTS, ASPHALT PAVING, FIRE HYDRANTS, AND DRAINAGE FACILITIES, RECORDED OCTOBER 31, 2018, IN BOOK 20181031, AS INSTRUMENT NO. 03929 OF OFFICIAL RECORDS.

UNABLE TO MAKE A DETERMINATION AS DOCUMENT DOES NOT CONTAIN SUFFICIENT LEGAL DESCRIPTION, MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
- E19

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATED TO CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 610 (SKYE CANYON) BETWEEN CITY OF LAS VEGAS, NEVADA AND SECTION 12 LLC" RECORDED DECEMBER 10, 2018 IN BOOK 20181210, AS INSTRUMENT NO. 02470 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E20

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 4, 2019 IN BOOK 20190204, AS INSTRUMENT NO. 02521 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E21

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 7, 2019, IN BOOK 20190207, AS INSTRUMENT NO. 01867 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E22

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 7, 2019, IN BOOK 20190207, AS INSTRUMENT NO. 01868 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E23

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 7, 2019, IN BOOK 20190207, AS INSTRUMENT NO. 01872 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E24

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 7, 2019, IN BOOK 20190207, AS INSTRUMENT NO. 01873 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E25

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 7, 2019, IN BOOK 20190207, AS INSTRUMENT NO. 01877 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E26

A DOCUMENT ENTITLED "CITY OF LAS VEGAS NOTICE OF ZONING ACTION" RECORDED APRIL 18, 2019 IN BOOK 20190418, AS INSTRUMENT NO. 00262 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E27

A DOCUMENT ENTITLED "CITY OF LAS VEGAS NOTICE OF ZONING ACTION" RECORDED APRIL 18, 2019 IN BOOK 20190418, AS INSTRUMENT NO. 00515 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.

- E28

A DOCUMENT ENTITLED "ORDINANCE NO. 6697" RECORDED AUGUST 29, 2019 IN BOOK 20190829, AS INSTRUMENT NO. 04542 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E29

A DOCUMENT ENTITLED "ORDINANCE NO. 6697" RECORDED AUGUST 29, 2019 IN BOOK 20190829, AS INSTRUMENT NO. 04557 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E30

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED SEPTEMBER 5, 2019, IN BOOK 20190905, AS INSTRUMENT NO. 01800 OF OFFICIAL RECORDS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E31

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED SEPTEMBER 5, 2019, IN BOOK 20190905, AS INSTRUMENT NO. 01801 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E32

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED SEPTEMBER 5, 2019, IN BOOK 20190905, AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E33

EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE FINAL MAP OF SKYE CANYON PHASE 4, ON FILE IN BOOK 160, PAGE 72 OF PLATS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E34

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED FEBRUARY 6, 2020, IN BOOK 20200206, AS INSTRUMENT NO. 00944 OF OFFICIAL RECORDS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E35

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED AUGUST 25, 2020, IN BOOK 20200825, AS INSTRUMENT NO. 03525 OF OFFICIAL RECORDS.

AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
- E36

COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED AUGUST 10, 2021, IN BOOK 20210810, AS INSTRUMENT NO. 01891 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E37

COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED AUGUST 10, 2021, IN BOOK 20210810, AS INSTRUMENT NO. 01893 OF OFFICIAL RECORDS.

AFFECTS THE ENTIRE SUBJECT PROPERTY.
- E38

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED MARCH 17, 2022, IN BOOK 20220317, AS INSTRUMENT NO. 02582 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.
- E39

AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED MARCH 17, 2022, IN BOOK 20220317, AS INSTRUMENT NO. 02583 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

TITLE REPORT LEGAL DESCRIPTION AND COVERAGE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

LOTS 5.02 OF THE FINAL MAP OF SKYE CANYON PHASE 4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 160 OF PLATS, PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SURVEYOR'S NOTES

- THIS SURVEY IS PROVIDED FOR LAND TITLE INSURANCE PURPOSES ONLY. WALLACE MORRIS KLINE SURVEYING, LLC AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITY LOCATIONS. ALL ENGINEERING BASED ON THIS SURVEY SHALL BE VERIFIED BY THE ENGINEER.
- THE WORDS "CERTIFY" AND "CERTIFICATION" ARE USED HEREIN ONLY WITHIN THE CONTEXT AS DEFINED IN CHAPTER 625.403 OF THE NEVADA REVISED STATUTES.

SITE DATA SUMMARY

TOTAL AREA:	20.00 ACRES
OWNER(S):	CENTURY COMMUNITIES OF NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DEED DOCUMENT(S):	OR-20200114-02550
JURISDICTION:	CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN's:	126--12--110--001

SURVEYOR'S CERTIFICATE

TO: CENTURY COMMUNITIES OF NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF NOTE TO FIELD WORK WAS COMPLETED ON JULY 25, 2022.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827
JKLINE@WMSURVEYING.COM

24-0173

03/21/2024

8-10-22

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS ROAD, #100
LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 702.212.3963

WMS

DESCRIPTION:	
REV:	
DATE:	

REV:	
DATE:	

CENTURY COMMUNITIES OF NEVADA, LLC

SKYE CANYON PARCEL 5.02

SITE AND TITLE DATA

ALTA/NSPS LAND TITLE SURVEY

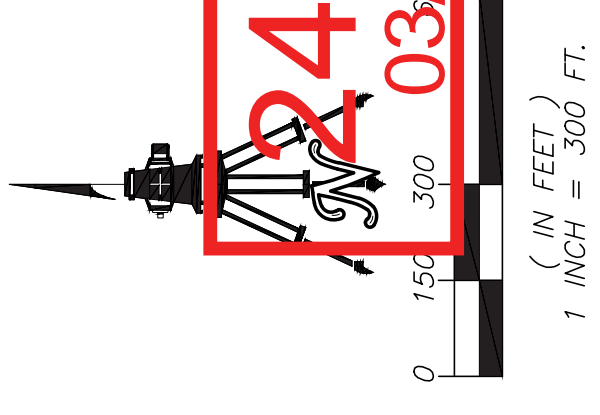
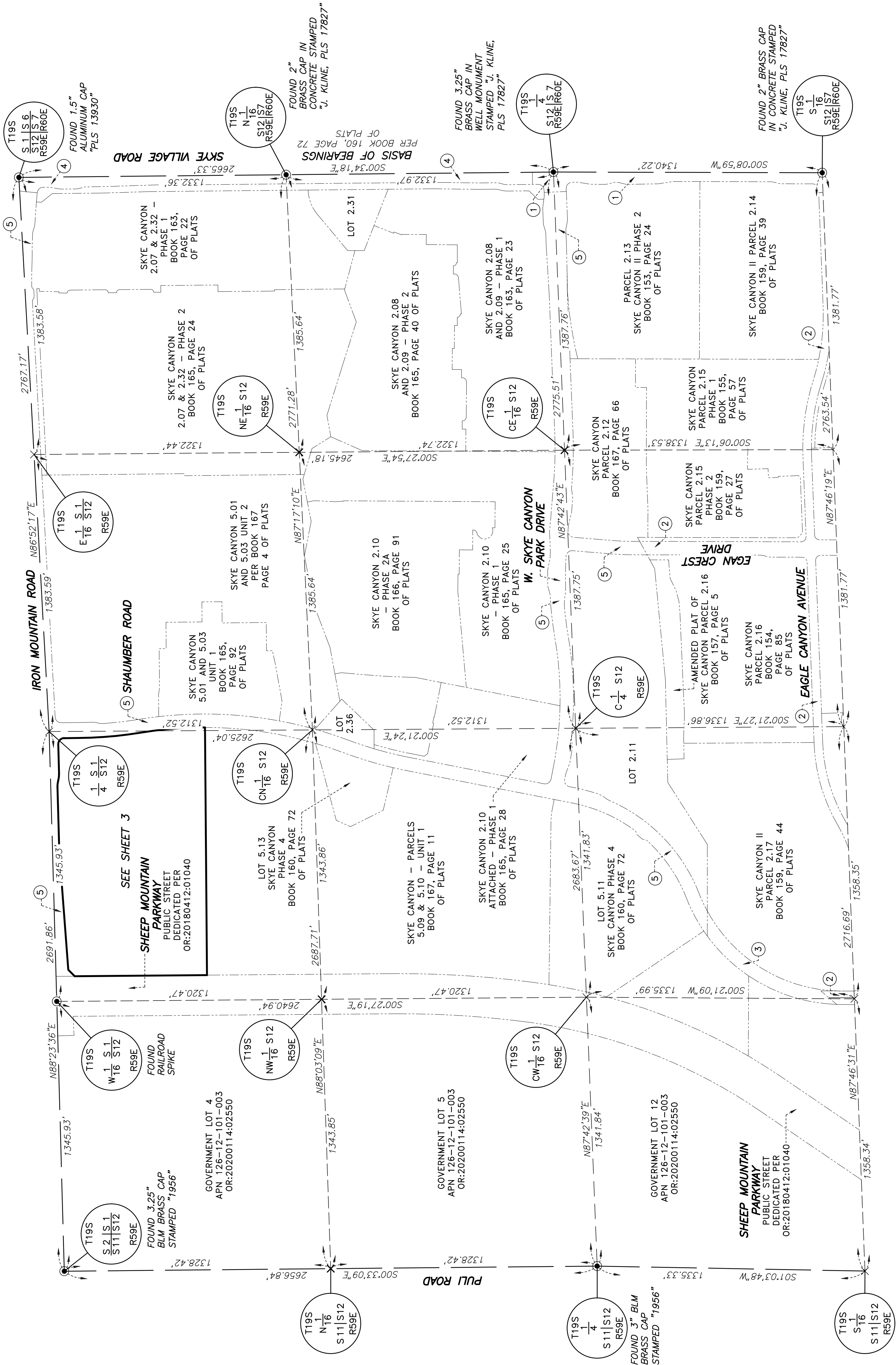
DATE:	08/10/2022
DRAFTER:	KAC
FIELD:	BB
CHECKED:	JCK
JOB NO.	WWD-22201
SHEET	
OF 5 SHEETS	1

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND	
=====	SUBJECT PROPERTY LIMITS
-----	STREET CENTERLINE
-----	SECTION LINE
-----	QUARTER SECTION LINE
-----	SIXTEENTH SECTION LINE
-----	ADJOINING LOT LINE
OR:	
APN	ASSESSOR'S PARCEL NUMBER
×	CALCULATED POINT PER BOOK 160, PAGE 72 OF PLATS
●	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
①	PUBLIC STREET DEDICATED PER OR:20141124-03399
②	PUBLIC STREET DEDICATED PER BOOK 153, PAGE 24 OF PLATS
③	PUBLIC STREET DEDICATED PER BOOK 156, PAGE 29 OF PLATS
④	PUBLIC STREET DEDICATED PER BOOK 157, PAGE 41 OF PLATS
⑤	PUBLIC STREET DEDICATED PER BOOK 160, PAGE 72 OF PLATS

MAP REFERENCES	
BOOK 147, PAGE 71 OF PLATS	
BOOK 153, PAGE 24 OF PLATS	
BOOK 154, PAGE 4 OF PLATS	
BOOK 154, PAGE 85 OF PLATS	
BOOK 154, PAGE 88 OF PLATS	
BOOK 155, PAGE 16 OF PLATS	
BOOK 155, PAGE 33 OF PLATS	
BOOK 155, PAGE 46 OF PLATS	
BOOK 155, PAGE 57 OF PLATS	
BOOK 156, PAGE 29 OF PLATS	
BOOK 156, PAGE 55 OF PLATS	
BOOK 157, PAGE 41 OF PLATS	
BOOK 160, PAGE 22 OF PLATS	
BOOK 163, PAGE 23 OF PLATS	
BOOK 165, PAGE 25 OF PLATS	
BOOK 165, PAGE 28 OF PLATS	
BOOK 165, PAGE 40 OF PLATS	
BOOK 166, PAGE 91 OF PLATS	
BOOK 167, PAGE 41 OF PLATS	
BOOK 167, PAGE 47 OF PLATS	
BOOK 167, PAGE 66 OF PLATS	
FILE 151, PAGE 14 OF SURVEYS	
FILE 210, PAGE 3 OF SURVEYS	



24-0173

03/21/2024

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SUBJECT PROPERTY LIMITS		LOT NUMBER		FOUND MONUMENTATION AS SHOWN AND DESCRIBED	
STREET CENTERLINE	---	1	C.E.	COMMON ELEMENT	○
EASEMENT LINE	---		OR:	OFFICIAL RECORDS	○
MATCH LINE	---	APN	APN	ASSESSOR'S PARCEL NUMBER	
SECTION LINE	---	R1	R1	RADIAL LINE SEGMENT	
QUARTER SECTION LINE	---	L1	L1	LINE SEGMENT LABEL	
ADJOINING LOT LINE	---	C1	C1	CURVE SEGMENT LABEL	
		5	5	PUBLIC STREET DEDICATED PER BOOK 160, PAGE 72 OF PLATS	
		X	X	CALCULATED POINT PER BOOK 160, PAGE 72 OF PLATS	

LEGEND

FOUND MONUMENTATION AS SHOWN AND DESCRIBED

LOCATION OF MONUMENTATION TO BE SET PER BOOK 160, PAGE 72 OF PLATS

TITLE REPORT EXCEPTION

ROADWAY SLOPE EASEMENT GRANTED PER OR:20180412:01041

PUBLIC ROADWAY, SEWER, AND DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 160, PAGE 72 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION

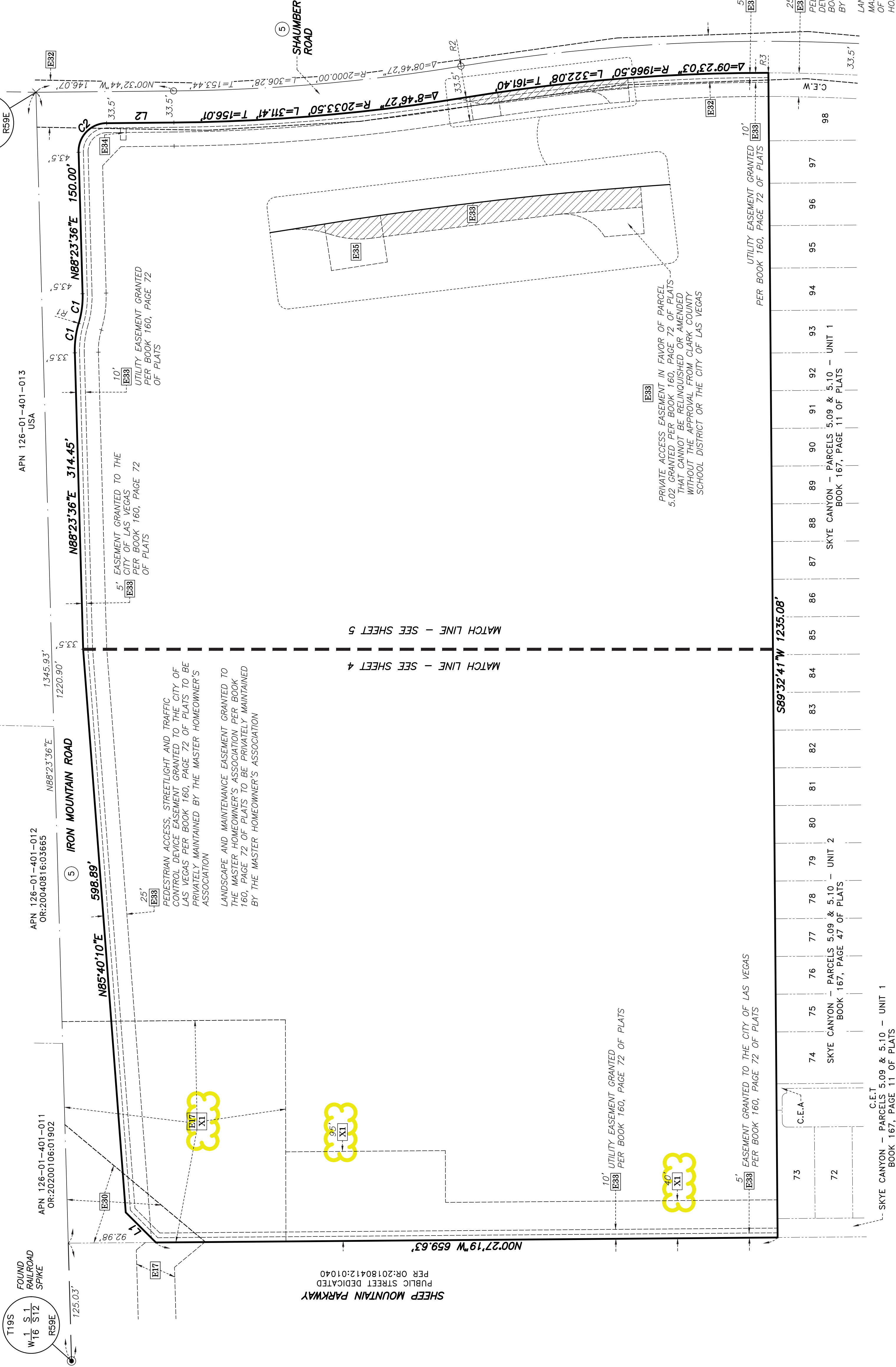
FOUND MONUMENTATION AS SHOWN AND DESCRIBED

LOCATION OF MONUMENTATION TO BE SET PER BOOK 160, PAGE 72 OF PLATS

TITLE REPORT EXCEPTION

ROADWAY SLOPE EASEMENT GRANTED PER OR:20180412:01041

PUBLIC ROADWAY, SEWER, AND DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 160, PAGE 72 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION



RADIAL	BEARING
R1	N16°35'18"E
R2	N80°40'49"E
R3	S89°56'09"E

LINE	BEARING	DISTANCE
L1	S45°00'00"W	45.12'
L2	N00°32'44"W	71.38'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°11'42"	100.00'	31.76'	16.01'
C2	91°03'59"	30.00'	47.68'	30.56'

24-0173

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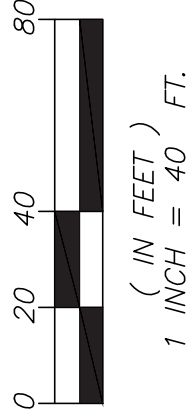
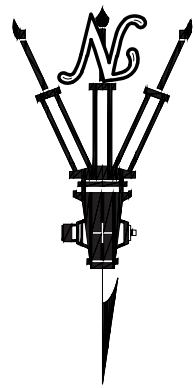
EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 160, PAGE 72 OF PLATS

PEDESTRIAN ACCESS, STREET LIGHT, AND TRAFFIC CONTROL DEVICE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER BOOK 160, PAGE 72 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION

LANDSCAPE AND MAINTENANCE EASEMENT GRANTED TO THE MASTER HOMEOWNER'S ASSOCIATION PER BOOK 160, PAGE 72 OF PLATS TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION

ALTA/NSPS LAND TITLE SURVEY

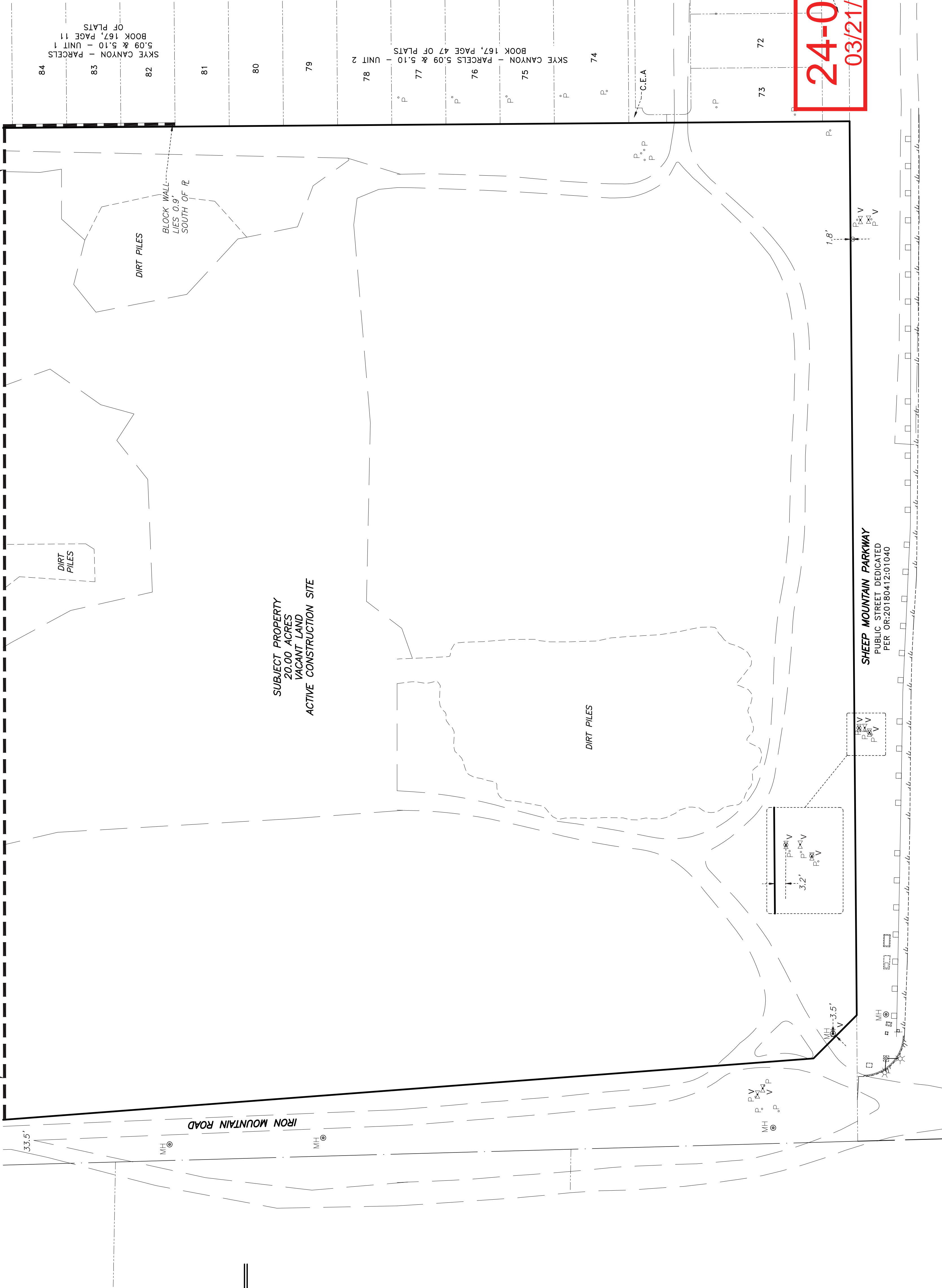
ALL OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

SUBJECT PROPERTY LIMITS	
	STREET CENTERLINE
	MATCH LINE
	SECTION LINE
	ADJOINING LOT LINE
	LOT NUMBER
	COMMON ELEMENT
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	CURB
	GUARD RAIL
	DIRT ROAD
	DIRT PILES
	BLOCK WALL
	VALVE
	SIGN
	POLE OR POST
	WATER MARKER
	MANHOLE
	STREETLIGHT

MATCH LINE - SEE SHEET 5



SHEEP MOUNTAIN PARKWAY
PUBLIC STREET DEDICATED
PER OR:20180412:01040

24-0173
03/21/2024

CENTURY COMMUNITIES OF NEVADA, LLC
SKYE CANYON PARCEL 5.02
AS-BUILTS
ALTA/NSPS LAND TITLE SURVEY

WALLACE MORRIS KLINE
SURVEYING, LLC.
6525 W. WARM SPRINGS ROAD,
SUITE 100, LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 702.212.3963




DATE: 08/10/2022
DRAFTER: KAC
FIELD: BB
CHECKED: JCK
JOB NO. WND-22201
SHEET 4
OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 5.02 OF "SKYE CANYON PHASE 4" AS SHOWN BY MAP THEREOF IN BOOK 160, PAGE 72 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA,
LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6523 W. WARM SPRINGS ROAD,
SUITE 100, LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 702.212.3963



REV.	DATE:	DESCRIPTION:

CENTURY COMMUNITIES OF NEVADA, LLC

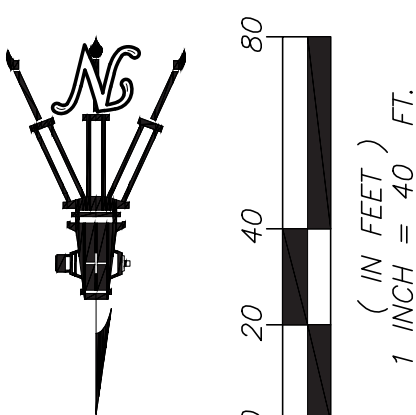
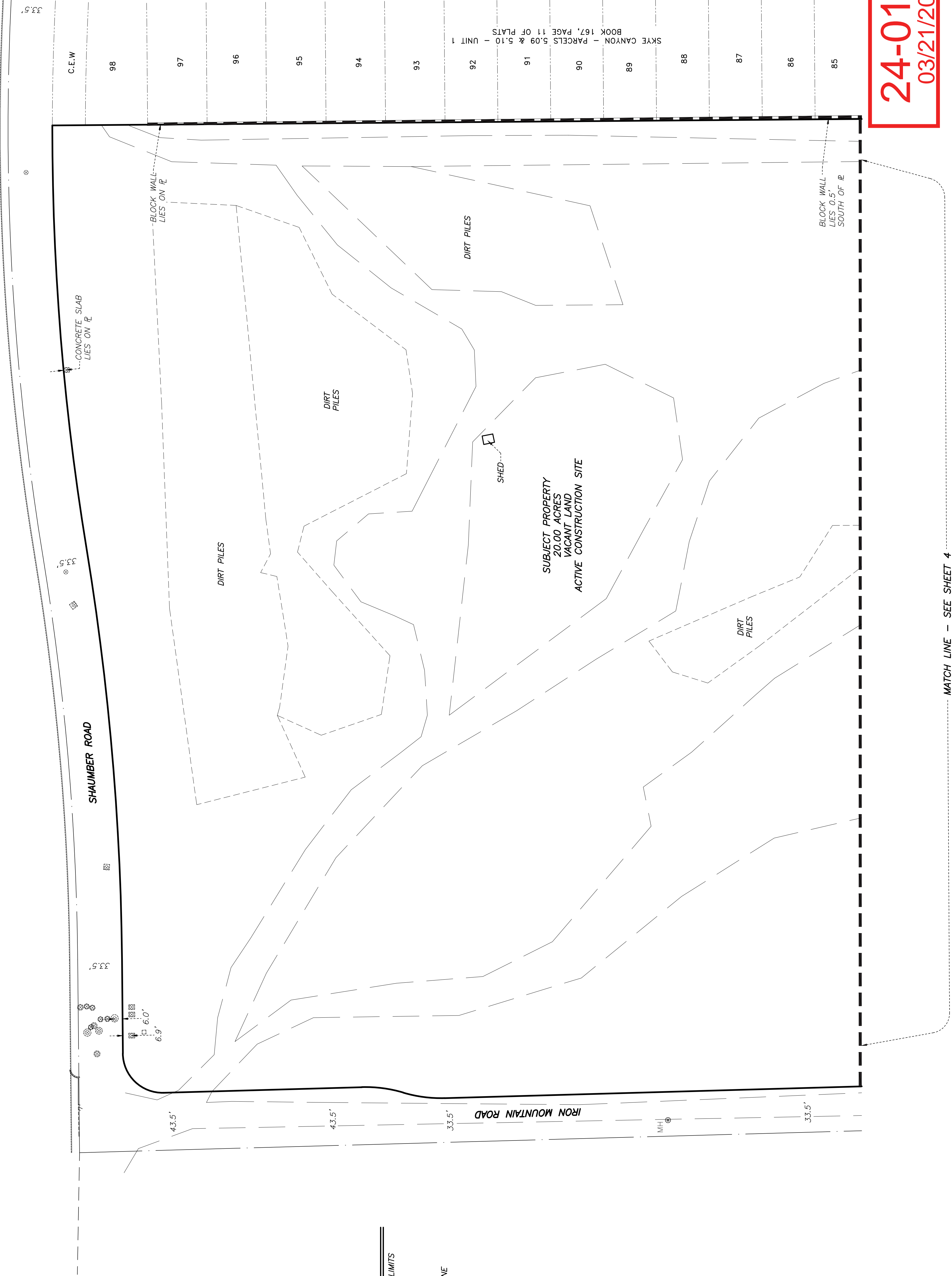
SKYE CANYON PARCEL 5.02



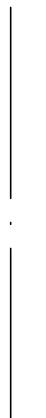




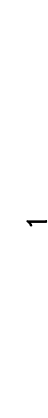


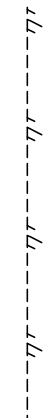
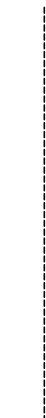





AS-BUILTS

ALTA/NSPS LAND TITLE SURVEY

DATE:	08/10/2022
DRAFTER:	KAC
FIELD:	BB
CHECKED:	JCK
JOB NO.	WWD-22201
SHEET	5
OF 5 SHEETS	

24-0173
03/21/2024



LEGEND	
	SUBJECT PROPERTY LIMITS
	STREET CENTERLINE
	MATCH LINE
	QUARTER SECTION LINE
	ADJOINING LOT LINE
	LOT NUMBER
	COMMON ELEMENT
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	CURB
	DIRT ROAD
	DIRT PILES
	BLOCK WALL
	VALVE
	POLE OR POST
	WATER MARKER
	STREETLIGHT