



Guide to the MacDonald Ranch Development Records

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Summary Information

Repository:	University of Nevada, Las Vegas. University Libraries. Special Collections and Archives.
Creator:	MacDonald, Richard C., 1945-
Title:	MacDonald Ranch Development Records
ID:	MS-00892
Date [inclusive]:	1972 to 2010
Physical Description:	49.67 Cubic Feet (45 rolls, 58 boxes, 1 oversized box)
Physical Description:	45.17 Linear Feet
Language of the Material:	English
Abstract:	The MacDonald Ranch Development Records (1972-2010) contain correspondence, maps, land assessments and investigations, master plans, and architectural, civil engineering, and landscape drawings primarily detailing the community development process of MacDonald Ranch, a master-planned community in southwest Henderson, Nevada.

Preferred Citation

MacDonald Ranch Development Records, 1972-2010. MS-00892. Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada. <http://n2t.net/ark:/62930/f13d2x>

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Historical Background

MacDonald Ranch is a master-planned community in southwest Henderson, Nevada, located in the foothills of the McCullough Mountains. The community is bordered by Eastern Avenue to the west, Horizon Ridge Parkway to the north, the Black Mountains to the east, and the McCullough Mountains and Sloan Canyon National Conservation Area to the south. It consists of multiple developments, including The Foothills, Sunridge at MacDonald Ranch, MacDonald Highlands, and Sun City MacDonald Ranch by Del Webb.

MacDonald Ranch was planned and developed by Richard C. "Rich" MacDonald, Jr. and his wife, Claire MacDonald. Rich and Claire formed MacDonald Properties in 1983 and spent the rest of the

decade working with the City of Henderson, the utility companies, and various land planners and engineers to secure the rights and approvals to begin construction. Construction on the various parts of MacDonald Ranch began in the 1990s and continues as of 2025. Separate companies were formed to manage the development of each community within MacDonald Ranch, including the Foothills Partners and the Sunridge Development Company.

The Foothills and Sunridge at MacDonald Ranch were the two earliest developments. Building on the success of these, MacDonald built the luxury community of MacDonald Highlands, including the DragonRidge Country Club. In the 1990s, MacDonald Properties sold a parcel of its original land to Del Webb, which built the retirement community Sun City at MacDonald Ranch. Signature features of MacDonald Ranch include the incorporation of natural elements of the desert hillside in the development's landscaping, and its elevation, providing views of the surrounding mountains and Las Vegas Valley.

Sources:

Baumer, Jennifer Rachel. "Neighborhood Watch: MacDonald Ranch Country Club." *Nevada Business Magazine*, September 1999. <https://nevadabusiness.com/issues/NBMSeptember1999ViewIssue.pdf>

Caruso, Monica. "New Sun City planned for Henderson." *Las Vegas Review-Journal*, July 13, 1995, NewsBank.

Evans, Charlotte. "Las Vegas Icons." *Vegas Legal Magazine*. Accessed December 30, 2024. <https://www.vegaslegalmagazine.com/las-vegas-icons/>.

Henle, Mike. "Henderson development outlined." *Las Vegas Review-Journal*, March 15, 1987, NewsBank.

Local improvement district T-6 bond issue. MacDonald Ranch Development Records, 1972-2010. MS-00892. Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada. <http://n2t.net/ark:/62930/f13d2x>

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Biographical Note

Richard C. "Rich" MacDonald, Jr. is a real estate developer who has been active in the industry since the late 1960s. He was born in 1945 to Richard "Mac" MacDonald, Sr. and Frances R. MacDonald. The family moved from Philadelphia, Pennsylvania to Las Vegas, Nevada in 1959, where Richard Sr. entered the real estate business.

The MacDonald family moved to Hawaii in 1964, where Rich would begin his real estate career in 1968. He later formed a real estate company there with his parents in 1971. While working and living in Hawaii, the MacDonald family began acquiring land in Las Vegas and Henderson, Nevada throughout the 1970s. In 1983, the family returned to Las Vegas, where Rich and his wife, Claire,

established MacDonald Properties. As of 2025, Rich MacDonald has continued to develop property in the Las Vegas Valley.

Sources:

Local improvement district T-6 bond issue. MacDonald Ranch Development Records, 1972-2010. MS-00892. Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada. <http://n2t.net/ark:/62930/f13d2x>

"MacDonald discovered LV was the most ideal stop of all." *Las Vegas Review-Journal*, March 15, 1987, NewsBank.

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Scope and Contents Note

The MacDonald Ranch Development Records (1972-2010) contain documents, maps, master plans, and architectural, civil engineering, and landscape drawings primarily detailing the community development process of MacDonald Ranch, a master-planned community in southwest Henderson, Nevada. Master plan drawings include phasing diagrams, land use allocation studies, land surveys, parcel maps, and topographic maps. Architectural drawings include overall site plans, commercial building plans, and conceptual sketches. Civil drawings include plans detailing street proposals and modifications, water and sewer work, power and electrical work, and slope and drainage analyses. Landscape drawings include landscape development plans for community entryways, golf courses, and country clubs. Included in the drawings is an early plan of the Green Valley master-planned community.

In addition to the architectural, civil engineering, and landscape drawings, the collection includes records documenting the planning and development process for the communities Sunridge at MacDonald Ranch and Foothills at MacDonald Ranch. These materials consist of land use and planning documents; engineering studies and plans; construction and landscaping plans; environmental, geotechnical, and hydrology studies and reports; project management documents; property sale documents including covenants and restrictions; and legal correspondence relating to various disputes with the City of Henderson, Nevada Power, and construction contractors. Additional materials include site maps, plat maps, and parcel maps.

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Arrangement

The collection is organized into three series:

Series I. Sunridge development records, 1986-2010;

Series II. Foothills development records, 1985-1998;

Series III. MacDonald Properties records, 1972-1996.

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Administrative Information

Access Note

Collection is open for research, with the exception of materials that are restricted to protect personally identifiable information. Restrictions are noted at the file level of this inventory and will be open for research use on September 30, 2069.

Publication Rights

This material is made available to facilitate private study, scholarship, or research. The donor, Rich MacDonald, transferred all right, title and interest they had in the MacDonald Ranch Development Records (MS-00892) to UNLV. However, some material may be protected by copyright, trademark, privacy, publicity rights, or other interests not owned by UNLV. Users are responsible for determining whether permissions are necessary from rights owners for any intended use and for obtaining all required permissions. Acknowledgement of the UNLV University Libraries is requested. For more information, please see the UNLV Special Collections policies on [reproductions and use](#) or contact us at special.collections@unlv.edu.

Acquisition Note

Materials were donated in 2018 and 2024 by Rich MacDonald; accession numbers 2018-039 and 2024-046.

Additions

Further additions to these records are anticipated.

Processing Note

In 2018, as part of an archival backlog elimination project, Jimmy Chang reboxed and arranged the materials, wrote the finding aid, and entered the data into ArchivesSpace. In 2024, Landon Paljusaj processed accession 2024-046. This work consisted of rehousing materials into new boxes and/or folders, updating the collection's arrangement and description, and integrating the existing materials into the newly-created series. Many folders were in good condition and were reboxed as-is. Folder titles in quotes indicate that the title was copied from an original folder that was discarded. Some of the materials were categorized by the creator with a label and number corresponding to an internal filing system. These labels were transcribed into the

general note field. Approximately 2.71 linear feet of materials were discarded, consisting of duplicate material and blank and canceled checks.

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Related Materials

Related Collections

The following resource(s) may provide additional information related to the materials in this collection:

Richard C. MacDonald oral history interview, 2016 September 20. OH-02836. Oral History Research Center, Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada. <http://n2t.net/ark:/62930/f1pb0r>

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Names and Subjects

- Architectural drawings (visual works)
- Architecture
- Henderson (Nev.)
- Country clubs
- Real estate development
- Construction projects
- Built environment
- Planned communities

Collection Inventory

Sunridge development records, 1986 to 2010

Creator: Sunridge Development Company (Henderson, Nev.)

Physical Description: 37.31 Cubic Feet (58 boxes, 1 oversized box)

Physical Description: 32.12 Linear Feet

Scope and Contents Note: The Sunridge development records (1986-2010) series consists of documents created by the Sunridge Development Company during the multi-decade process of building Sunridge at MacDonald Ranch. These materials detail the local improvement district (LID) acquisition and subsequent municipal infrastructure and public utility construction; park, fire station, and post office

construction; correspondence and agreements with the City of Henderson; agreements and disputes with the Nevada Power Company; water allocation and use, including the design and construction of drainage channels, pump stations, sewers, and reservoirs; and public roadway extension projects. The series includes documents relating to project management; marketing, advertising, and signage design; various engineering, environmental, geotechnical, and landscaping reports; property title and purchase documents; and contractor bids and correspondence.

Arrangement: Materials remain in original order.

Access Note: Collection is open for research, with the exception of materials that are restricted to protect personally identifiable information. Restrictions are noted at the file level of this inventory and will be open for research use on September 30, 2069.

Names and Subjects:

- Water resources development -- Nevada
- Public utilities
- Landscape architecture
- City of Henderson. Planning Commission (Nev.)
- Nevada Power Company

Title/Description	Containers
Sunridge Park project manual, 1997 May 15	box 046
Sunridge Park landscaping contract, Western Landscape Construction, 1998	box 046
Sunridge Park plans and contractor correspondence, 1996 to 1998 Physical Description: 2 Files	box 046
"Sunridge Park design and construction" contract, site maps, parks agreement, 1994 to 1999	box 046
Sunridge Park landscaping proposal, 1996	box 046
Sunridge Park preliminary notices, 1998 to 1999	box 046
"Sunridge Canyon park site", 1994 to 1997	box 046
"Lot 25 - Sunridge Park" various documents, 1998 to 1999	box 046
Sunridge Park parks agreement drafts and revisions, 1995 to 1997	box 047
Sunridge Park site plans, engineering survey, renaming application, 1994 to 1996	box 047
Sunridge Park landscape architecture proposals and correspondence, 1996	box 047
Sunridge Park parks agreement, correspondence, and proposals, 1997	box 047
Sunridge Park development plans and correspondence, 1997 to 1998 Physical Description: 4 Files	box 047
"Lot 25 (park site)" various documents, 1997	box 047
"Sunridge 20 acre park" various documents, 1997	box 047
"Sunridge Park turnover" message, 1999	box 047
"Sports Park Road" various documents, 1997 to 1998	box 048

Sunridge Sports Park Phase 1 construction, turnover, and sale documents, 1997 to 2001	box 048
Hyatt & Rhoads correspondence, 1991 to 1992	box 048
General: Legal 300.410	
Bylaws and articles of incorporation, 1991 to 1995	box 048
General: Legal 300.420	
Preliminary reports, 1995	box 048
General: Legal 300.550	
John Marchiano correspondence, 1992 to 1993	box 048
General: Legal 300.501	
Title report, 1989 to 1991	box 048
General: Legal 300.600	
Sunridge Development Company insurance policies and correspondence, 1998 to 2001	box 048
United Title of Nevada preliminary report, 1994 August 02	box 049
P-19 title report, 1994 November	box 049
Various property taxes, 1990 to 1993	box 049
General: Legal 300.700	
General legal correspondence, 1994	box 049
General: Legal 300.800	
Bulk sale contracts, 1995 to 1996	box 049
General: Legal 300.900	
Sunridge property taxes, 1994 to 2001	box 049
Various legal correspondence, 1994	box 049
"Lionel Sawyer briefs", 1990	box 049
General: Legal 425.000	
"NPC Suit" Nevada Power Company lawsuit documents, 1990	box 049
General: Legal 425.000	
"NPC easement/author letter, Henderson trust meeting, S 31 & 32", 1991	box 049
Nevada Power Company correspondence, agreements, and invoices, 1994 to 2001	box 050
Physical Description: 3 Files	
Sunridge appraisal report and feasibility analysis, 1994 July 06	box 050
Sunridge appraisal report and feasibility analysis, 1995 August 31	box 050
Sunridge appraisal report and feasibility analysis, 1996 October 17	box 050
"Consultants" proposals and correspondence, 1996	box 051

"Jerry Helton contract", 1994 General: 130.000	box 051
"Roland Sturm" agreements and correspondence, 1992 to 1997 General: 130.000	box 051
"SR/Devco Contracts, ESI Lot 23", 1992 to 1994	box 051
Sunridge Joint Venture "Lot contract", 1991	box 051
LID T-3 correspondence, memorandums, and contracts, 1990 to 1994 Physical Description: 2 Files	box 051
Public improvements lien agreements, declaration of covenants, bylaws, and annexation documents, 1993 to 1998	box 051
Lot 4 final map and correspondence, 2000	box 051
City of Henderson meeting agendas, 1999	box 051
Construction agreement draft and sample, approximately 1990 to 1999	box 051
"Sunridge/MMC development contract, general contractor", 1994 April 29	box 051
Sunridge and MMC construction agreement, 1994 October 25	box 051
MMC change orders, progress estimates, and invoices, 1994 to 1997	box 051
LID assessments and payments, 1993 to 1998 Physical Description: 3 Files	box 052
Willdan Associates LID assessments, 1993 to 1998 Physical Description: 3 Files	box 052
"LID T-6 ADP-3" through "LID T-6 ADP-16" acquisition request documents, 1995 to 1998 Physical Description: 12 Files	box 052
"LID T-6 R-1" acquisition request documents, 1995 to 1996	box 052
"Construction documents for LID work", 1998	box 052
MMC request for payment from Sunridge Development Company, 1995 to 1996	box 052
LID T-6 acquisition requests, 1998 August	box 053
LID T-6 surveying cut sheets, 1995 to 1996	box 053
"Sunridge 2630 waterline" correspondence, plans, and notes, 1995	box 053
LID T-6 cost estimates, 1998	box 053
Block wall construction correspondence, proposals, and plans, 1995 to 1998	box 053
"Bond status/releases", 1999 to 2001	box 053
Green Valley Parkway channel bonds, 1997 November	box 053

Green Valley Parkway improvements bonds, 1997 to 2002	box 053
Channel C bonds, 1997	box 053
Lot 15-1 sewer bonds, 1998	box 053
Lot 4 public improvements bonds, 1998	box 053
Rocky Ridge and Sunridge Park bonds, 1998 to 2001	box 053
Security activity logs and correspondence, 1996 to 1997 Physical Description: 2 Files	box 053
Lot 16 traffic signal participation, Warren-Walker Academy, 2000	box 053
Appraisal correspondence, 1992	box 053
"Builders - closed escrow as of 2/96", 1996	box 053
"City problems, P18, P19, P20" correspondence and reports, 1994 General: 110.000	box 053
"City problems - Sunridge" correspondence, 1996	box 053
Local improvement district T-6 bond issue, 1993 October	box 054
Willdan Associates engineering reports and correspondence, 1993 to 1995 Physical Description: 2 Files	box 054
LID T-6 contract change orders, 1994 to 1995	box 054
"Miscellaneous costs, bids", 1993 to 1994	box 054
Assessment engineers contract, 1993 General: LID T-6 375.100	box 054
Assessment engineers correspondence, 1993 to 1995 General: LID T-6 375.110	box 054
Engineers reports, revisions and amendments, 1993 to 1995 General: LID T-6 375.120	box 054
City of Henderson debt affordability analysis and correspondence, 1994 to 1995	box 054
Assessment engineers reports, 1992 to 1995 Physical Description: 2 Files General: LID T-6 375.120	box 055
Affordable soft costs, 1992 General: LID T-6 375.130	box 055
City of Henderson LID T-6 correspondence, 1993 to 1995 General: LID T-6 375.200	box 055
City of Henderson reimbursement agreement, 1993 to 1995 General: LID T-6 375.230	box 055

City of Henderson special refunding ordinance, 1993 to 1996 General: LID T-6 375.240	box 055
City of Henderson LID disbursements, 1993 to 1994 General: LID T-6 375.245	box 055
City of Henderson offsite bond, 1994 General: LID T-6 375.246	box 055
Developers project estimates and scoping documents, 1994 General: LID T-6 375.330	box 055
Developers correspondence, 1992 to 1993 General: LID T-6 375.340	box 055
Fiscal impact report, 1990 General: LID T-6 375.400	box 055
Legal acquisition agreement, 1993 General: LID T-6 375.500	box 055
Legal administration agreement, 1992 to 1993 General: LID T-6 375.505	box 055
Bond counsel correspondence, 1992 to 1993 General: LID T-6 375.511	box 055
Disclosure counsel correspondence, 1992 to 1993 General: LID T-6 375.520	box 055
Public improvements lien agreement, 1993 General: LID T-6 375.530	box 056
Local improvement district petition, 1992 General: LID T-6 375.545	box 056
Local improvement district resolution, 1992 to 1993 General: LID T-6 375.560	box 056
Local improvement district T-6 application, 1992 General: LID T-6 375.570	box 056
Trust indenture documents, 1993 General: LID T-6 375.580	box 056
Bond purchase agreement, 1993 General: LID T-6 375.590	box 056
Offsite bond correspondence, 1993 General: LID T-6 375.591	box 056
Market absorption analysis correspondence, 1992 to 1993 General: LID T-6 375.620	box 056
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General: LID T-6 375.700	box 056
Underwriters preliminary official statement, 1993	box 056
General: LID T-6 375.830	
Underwriters correspondence, 1992 to 1994	box 056
General: LID T-6 375.840	
Underwriters timetable, 1993	box 056
General: LID T-6 375.850	
LID T-6 acquisition request packages, 1994 to 1998	box 057
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LID T-6 delinquency notice, 1999 September	box 058
LID T-6 engineering report, 1995 to 1998	box 058
"T-6 final engineer's report", 1993 to 1995	box 058
Henderson public improvement trust, various documents, 1986 to 1990	box 058
"Southwest Henderson refunding" various documents, 1996 to 1997	box 059
Physical Description: 2 Files	
General: LID T-6	
Southwest Henderson refunding agreements, 1996 to 1997	box 059
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General: LID T-6	
Planning contract and correspondence, 1990 to 1992	box 060
General: Planning 450.100	
Planning proposals, 1990	box 060
General: Planning 450.101	
"Original work done by RANPAC" comprehensive plan amendment, 1990	box 060
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Physical Description: 4 Files	
General: Planning 450.110, 450.111, 450.113, 450.114	
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General: Power 500.250	
"Nevada Power litigation, application for 230 KV line", 1991 April	box 062
General: Power 500.300	
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General: Power 500.301	
"Nevada Power litigation, 1990 correspondence", 1990	box 063
General: Power 500.302	
"Nevada Power litigation, 1991 correspondence", 1991	box 063
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"Nevada Power litigation, electromagnetic radiation", 1989	box 063
General: Power 500.304	
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General: Power 500.305	
"Nevada Power litigation, Stubbs agreement", 1990	box 063
General: Power 500.306	
"Nevada Power litigation, wilderness study area", 1990	box 063
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Eastern Avenue correspondence and plans, 1990 to 1991 General: Roadways 600.200	box 065
Eastern Avenue temporary drainage easement, 1990 General: Roadways 600.210	box 065
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Sewer design report, 1991 May General: Sewer 700.301	box 065
Green Valley Parkway sewer design report, 1990 December 04 General: Sewer 700.300	box 065
Offsite sewer report, 1992 July 20 General: Sewer 700.310	box 065
Sewer easement plans and correspondence, 1990 to 1994 General: Sewer 700.400	box 066
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General: Sewer 700.600	
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Sewer interceptor agreement, 1990 to 1994	box 066
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Nevada Department of Transportation (NDOT) permit, 1993 to 1994	box 066
General: Sewer 700.700	
Gibson sewer correspondence, 1991 to 1992	box 066
General: Sewer 700.700	
Geologic constraints report, 1989 September 29	box 066
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General: Soil 750.200	
Detention basin geotechnical contract, 1991 to 1994	box 066
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General: Soil 750.203	
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General: Soil 750.204	
Sections 28 and 29 preliminary geotechnical report, 1986 October 27	box 066
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General: Soil 750.300	
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"Lot 12, B. R. Homes, Incorporated" purchase documents, 1995 to 1998 Physical Description: 3 Files	box 068
"Lot 15A Riley/Hillcrest Academy" purchase documents, plans, and correspondence, 1995 to 1998 Physical Description: 3 Files	box 068
"Lot 16, Warren-Walker Academy/Richmond American" purchase documents, plans, and correspondence, 1995 to 1999 Physical Description: 4 Files	box 069
"Lot 17, Longford/Richmond American purchase documents", 1995 to 1998 Physical Description: 3 Files	box 069
Lot 19, D. R. Horton purchase documents, plat maps, and correspondence, 1996 to 1999 Physical Description: 4 Files General: Sunridge Development 8310-002.024	box 070
"Lot 20, school site (Clark County School District)" purchase documents, reports, plat maps, and correspondence, 1995 to 1998 Physical Description: 4 Files General: Sunridge Development 8310-002.027	box 070
Lots 21 and 22, D. R. Horton, purchase agreement drafts, and correspondence, 1996 to 1998 Physical Description: 2 Files General: Sunridge Development 8310-002.029	box 071
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Lot 4 site plans, 1997	box 072
Lot 4 plans, surveys, contracts, and correspondence, 1995 to 1999 Physical Description: 4 Files	box 072
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American Nevada Corporation contract to reimburse Cosmo World, 1993 General: Surrounding Properties 800.160	box 073
American Nevada Corporation master plan amendment, 1993 September General: Surrounding Properties 800.164	box 073
Green Valley Ranch, American Nevada Corporation development standards, 1993 General: Surrounding Properties 800.170	box 073
"ANC appraisal", 1992 September General: Surrounding Properties 800.170	box 073
MacDonald Properties, Foothills hillside design guidelines, 1991 General: Surrounding Properties 800.200	box 073
MacDonald Properties, Foothills master plan overlay district report, 1990 August 28 General: Surrounding Properties 800.210	box 073
MacDonald Properties, Village III management proposal, 1990 General: Surrounding Properties 800.220	box 073
MacDonald Properties correspondence, 1990 to 1991 General: Surrounding Properties 800.230	box 073
Silver Canyon construction schedule, 1992 to 1993 General: Surrounding Properties 800.300	box 073
Silver Canyon fiscal impact analysis, 1992 October General: Surrounding Properties 800.302	box 073
Silver Canyon land use plan, 1990 General: Surrounding Properties 800.305	box 073
Silver Canyon power, water, sewer willserve letters, 1990 to 1991 General: Surrounding Properties 800.310	box 073
Silver Canyon sewer interceptor correspondence and agreement, 1993	box 073

General: Surrounding Properties 800.311	
Silver Canyon reuse water study, 1989 to 1993	box 073
General: Surrounding Properties 800.320	
Silver Canyon water service documents, 1992 to 1994	box 073
General: Surrounding Properties 800.330	
Silver Canyon traffic study, 1990 April	box 073
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General: Surrounding Properties 800.340	
Silver Canyon correspondence, 1990 to 1995	box 073
General: Surrounding Properties 800.350	
"Sky Harbor Airport general matters" reports and correspondence, 1991 to 1994	box 073
General: Surrounding Properties 800.360	
Silver Canyon license agreement, 1993	box 073
General: Surrounding Properties 800.370	
Section 29, Henderson Trust parcel ownership map, 1990 April	box 073
General: Surrounding Properties 800.450	
"General correspondence", 1995	box 073
General: Surrounding Properties 800.500	
P-18 pump station correspondence, plans, and reports, 1994 to 1995	box 074
Physical Description: 4 Files	
P-19 pump station correspondence, reports, and plans, 1994 to 1996	box 074
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"Parks trail" maps, approximately 1990 to 1999	box 074
Landscaping proposals and plans, 1994 to 1995	box 074
Landscaping correspondence, plans, and agreements, 1994 to 1995	box 074
Landscaping proposals, 1994	box 075
Dunham Associates correspondence and proposals, 1996	box 075
"Western Landscape Construction cost-plus/guaranteed maximum contract", 1995	box 075
Western Landscape Construction estimates and payments, 1995 to 1997	box 075
Landscaping correspondence, plans, and photographic prints, 1995 to 1996	box 075
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Lake Mead and Eastern Avenue landscaping correspondence and plans, 1995 to 1998	box 075

Physical Description: 3 Files

"Sunridge common area landscaping" correspondence, plans, and invoices, 1999 to 2000	box 075
"Eastern Avenue landscaping, Del Webb construction" various documents, 1999	box 075
Western Landscape Construction correspondence, work estimates, and contracts, 1995 to 1998	box 076
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Property covenants, conditions, and restrictions, 1991 to 1995	box 076
Sunridge Community Association and The Ridge Homeowners Association bylaws, 1995 to 2000	box 076
"The WLB Group, various properties" correspondence, agreements, and proposals, 1996 to 1997	box 076
"Lot 13 sale, K & B miscellaneous documents and correspondence", 2000	box 076
"Sunridge Village Plaza, Lots 7 and 8" easement documents and correspondence, 1998 to 1999	box 076
"Sunridge at MacDonald Ranch miscellaneous site map", 1996 April	box 076
"Roma Hills Pre-Grand Opening pricing" sheet, 1998 October	box 076
Lot 15 preliminary site plan, 1995 November	box 076
Lots 4 and 14 realty contracts, 1999 to 2000	box 076
Master traffic plan updates and addendums, 1995 to 1998	box 076
"Lots 3 and 15-2, D. R. Horton" correspondence, reports, maps, and contracts, 1996 to 1999	box 077
Physical Description: 5 Files	
Lots 3 and 15-2 parcel maps, floor plans, and grading plans, 1995 to 1997	box 077
Physical Description: 2 Files	
"Downsize reports", 1991 to 1992	box 078
Various construction documents, 1992 to 1995	box 078
General: Construction 050.000	
Engineering correspondence and maps, 1992 to 1995	box 078
General: Engineering 175.000	
Various environmental documents, 1991 to 1995	box 078
General: Environmental 225.000	
Sunridge maps, correspondence, and invoices, 1996 to 2001	box 078
MacDonald Ranch Village II amended master development plan overlay district, 1994 September 06	box 078
"Sunridge final and tentative maps", 1994 to 1996	box 078

Physical Description: 2 Files

Fire station agreement and correspondence, 1994 to 1995	box 078
Amended comprehensive plan amendments, 1996	box 078
Southern Nevada Water Authority correspondence, agreements, and other documents, 1996 to 1999	box 079
Physical Description: 4 Files	
Sunridge Development Company lawsuit correspondence, 1994 to 2010	box 079
Sunridge Development Company lawsuit expert report, maps, and correspondence, 2009	box 079
Physical Description: 2 Files	
MacDonald Properties management and VPoint meeting notes, 2006 to 2007	box 080
Physical Description: 3 Files	
Lot 4, Sprint government-approved design, 1999 June	box 080
"Par 3 entry" proposal, 2001 May	box 080
Lot 4 drainage redesign hydrology study, 2000	box 080
Lot 4 correspondence, proposals, and reports, 1998 to 2002	box 080
Physical Description: 2 Files	
"Lots 1, 2, and 3 of Lot 4" purchase offers, 2001	box 080
"Lot 2 of Lot 4, Unger purchase documents", 2002	box 080
"Lot 5 of Lot 4, McNenamy purchase" documents, 2002	box 080
Lot 4 drainage improvements permits and proposals, 2001	box 080
Green Valley Parkway extension correspondence, agreements, studies, and proposals, 1997 to 2001	box 081
Green Valley Parkway culvert correspondence and proposals, 1996 to 1999	box 081
Green Valley Parkway channel correspondence, analysis, and maps, 1997 to 2000	box 081
Green Valley Parkway extension schedule and hydraulic analysis, 1996 to 1998	box 081
Green Valley Parkway extension correspondence, permits, proposals, and invoices, 2000 to 2002	box 081
Various maps and other documents, 1996 to 2001	box 081
"Maps/zoning" various maps, 1996 to 2002	box 081
Lots 5 and 6, Parcel 4 purchase offers and agreements, 2001	box 081
"Lots 5 and 6 of Sunridge Parcel 4, A and R Family Trust" sale closing and title documents, 2001	box 081

Stantec Consulting dispute, legal document index, approximately 2000 to 2009	box 081
Sunridge Phase 1 hydrology study, 1993 January 13	box 082
Power line survey and correspondence, 1991	box 082
Project feasibility study, 1990 May 04	box 082
General: Marketing 400.201	
Marketing correspondence, meeting minutes, and reports, 1992 to 1997	box 091
General: Marketing 450.000	
Southwest Gas Corporation maps and correspondence, 1993 to 1994	box 082
Cash flow summaries and correspondence, 1992 to 1998	box 082
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Cedco Landscape proposals and contract, 1998	box 082
Project pro forma, 1991 to 1997	box 083
"Pro forma - Sunridge" profit analysis, 1996	box 083
Rock retaining walls plans and correspondence, 1996	box 083
MMC invoices and various documents, 1995 to 1996	box 083
MMC correspondence, billing, and notes, 1995 to 2002	box 083
MMC complaint documents, 1997	box 083
MMC schedule of payments and construction water usage documents, 1994 to 1996	box 083
MMC change orders, 1997 to 1998	box 083
"CO 57 and SS-13" correspondence and change orders, 1996 to 1998	box 083
Payments to MMC, invoices and correspondence, 1995 to 1998	box 083
"April/May 1995 resolution" Sunridge Partners and MMC agreement, 1995	box 083
Haney, Woloson, and Mullins, and MMC legal correspondence, 2001 to 2003	box 083
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Sunridge Lot 4 and MMC correspondence, 1995 to 2002	box 084
Various correspondence, invoices, and property taxes, 2000 to 2002	box 084
Green Valley Parkway, Sunridge Homeowners Association, and other correspondence, 1998 to 2001	box 084
MMC dispute correspondence, 2002	box 084
"Lot 14-1-2, Don Laliberte" architectural review correspondence, 2000 to 2001	box 084
Lot 14 correspondence, price list, and maps, 2000 to 2002	box 084

"Lot 14 closings" closing documents, 2000 to 2002	box 084
"Lot 13 K & B purchase, final contract exhibits", 2000	box 084
Lot 13 survey and maps, 1998 to 1999	box 084
Lot 13, Signature Homes sale documents, 2001	box 084
Lot 13 correspondence, reports, and maps, 1998 to 2001	box 084
Lots 13 and 23 correspondence, 1999	box 085
Lot 13, improvement bids, 1999	box 085
Lot 13, custom lots correspondence, 2001	box 085
Lot 13 sale agreement draft, 2001	box 085
Lot 4 correspondence, 2000	box 085
"Lot 4 Homeowners Association documents for custom lot closings", 1999	box 085
Lot 4 maps and price list, 1997 to 2001	box 085
Haney, Woloson, and Mullins legal correspondence, 2000 to 2002 Physical Description: 4 Files	box 085
Sunridge project manuals, 1995 to 1998	box 085
MacDonald Ranch Sections 28, 29, and 32 investor records, correspondence, and ballots, 2002 Physical Description: 3 Files	box 085
MacDonald Ranch marketing meeting transcripts, 1999 August 08 to 1999 August 25 Physical Description: 2 Files	box 086
Sunridge partners payments, 1995 to 1997	box 086
Sunridge partners meeting notes, minutes, agendas, and correspondence, 1992 to 1994 Physical Description: 3 Files General: 475.000	box 086
"Meeting notes" Sunridge partners meeting notes and agendas, 1994 to 1995	box 086
Engineers and Surveyors Incorporated (ESI) project updates and weekly meeting minutes, 1996 to 1998	box 087
Sunridge partners meeting agendas, minutes, and budgets, 1991 to 1998 Physical Description: 5 Files	box 087
"Power easement issue" correspondence, maps, and reports, 1990 to 1996 Physical Description: 3 Files	box 088
Clark County correspondence, 1990 to 1995	box 088
City of Henderson correspondence, 1994 to 1998	box 088

Physical Description: 2 Files

Del Webb Corporation correspondence, 1998	box 088
Sunridge construction schedule, 1995	box 088
Willdan Associates water allocation revision, 1996 to 1998	box 088
Unlabeled hand-drawn diagram, approximately 1990 to 1999	box 088
Sun State Bank loan documents, 1994 to 1997	box 088
ESI channel designs and addendums, 1994 to 1995	box 089

Physical Description: 3 Files

"Sunridge v. United Title (D. R. Horton 22)" Lot 22 legal correspondence, 1998 to 2000	box 089
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Physical Description: 3 Files

Various reports and documents, approximately 1990 to 1999	box 089
"Sunridge - The Geary Company" advertising and marketing documents, 1995 to 1998	box 090

Physical Description: 4 Files

The Geary Company payments and invoices, 1995 to 1999	box 090
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Physical Description: 3 Files

Marketing proposals and budgets, 1994	box 090
Sunridge cooperative marketing account register, 1995 to 1996	box 090
Signage designs and photographic prints, approximately 1990 to 1999	box 091
Signage correspondence and plans, 1995 to 1999	box 091

Physical Description: 5 Files

Media marketing plans, 1996 to 1997	box 091
Zoning, hydrology, environmental, and desert tortoise habitat reports, 1990 to 1993	box 091
Vacant land appraisal report, 1998 June	box 092
Lot 15 parcel map, 1997	box 092
Sunridge partners meeting agendas, 1999	box 092
City of Henderson rezoning resolutions, 1994 to 1999	box 092
"Sunridge cash flow working file", 1995 to 1998	box 092

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"Sunridge miscellaneous maps", 1994 to 1996	box 092
Cooperative marketing agreement and perimeter wall specifications, 1996	box 092
RANPAC conceptual drainage study, 1991 June	box 092

ESI conceptual hydrology study, 1995 August 21	box 092
Channel A cross-section maps, 1994	box 092
Lot 4 drainage, park turnover, and Green Valley Parkway extension photographic prints, 1999	box 092
"Sunridge Lot 13, copy of PH-16, 7/23/02 CC meeting" audio cassette recording, 2002 July 23	box 092
Various construction schedules, 1994 to 1996	box 093
Western Landscaping proposal and correspondence, 1995 to 1997	box 093
MacDonald Ranch MR11 Village JV 240 correspondence and agreements, 1990	box 093
Sunridge Park correspondence, 2005	box 093
Sunridge Park site plans, 1991	box 093
The Ridge Homeowners Association memorandums, 2004	box 093
Lots 14, 4, and 13 correspondence and site maps, 1997 to 2003	box 093
MacDonald Properties land purchase final closing documents, 1990 Physical Description: 2 Files	box 093
Sunridge legal correspondence, 2009 to 2010	box 094
"Horton easement/Sunridge wall matter" legal correspondence and case documents, 2007 to 2009 Physical Description: 2 Files	box 094
Various correspondence, deeds, and easement documents, 2006 to 2008 Physical Description: 2 Files	box 094
MacDonald Properties, various agreements, 1990 to 1993	box 094
Various correspondence, memorandums, and plans, 1997 to 2003 Physical Description: 8 Files	box 095 box 096
Sunridge Summit Ranch tentative maps, 2002 to 2003	box 096
RANPAC preliminary geotechnical investigation, 1991 May 24	box 096
Environmental site investigation and Sunridge Park structural calculations, 1993 to 1996	box 096
Sunridge master file list, 1995 May 03	box 096
Tejas Underground correspondence, proposals, and invoices, 1994 to 1997	box 097
Terra West Management Company correspondence and community management contracts, 1995 to 1997	box 097
Terra West Management Company various Las Vegas Valley sample community association guidelines, 1989 to 1994	box 097
Sunridge desert tortoise records, 1995	box 097

Traffic studies and plans, 1998 to 1999	box 097
Turf Master landscape maintenance correspondence, contract, and invoices, 1997 to 1998	box 097
Sunridge Development Company unemployment records, 1994 to 1995 Restricted: Materials are restricted to protect personally identifiable information and will be open for research use on September 30, 2069.	box SH-044
United Title of Nevada correspondence and various documents, 1995 to 1997	box 097
"Vacation/Barnum VAC-12-95" land vacation documents, 1995	box 097
Unlabeled VHS tape, approximately 1990 to 1999	box 097
Jaynes Corporation correspondence, agreements, and plans, 1996	box 098
Green Valley Parkway construction proposals and correspondence, 2002	box 098
Sunridge Park Phase 2 construction plans, proposals, and correspondence, 1997 to 2001 Physical Description: 2 Files	box 098
Sunridge fire station documents, 1991 to 2001 Physical Description: 4 Files	box 098
Appraisal report of proposed school site, 1996 August 06	box 098
Accounts payable files, 1994 to 2002 Physical Description: 34 Files	box 098 box 099 box 100 box 101
LID T-6 bank statements, 1999 to 2001 Physical Description: 6 Files	box 101 box 102
Landscaping correspondence and photographic prints, 1996 to 1997	box 103
Sunridge and Sunridge Park vicinity maps, perspective views, plain views, and other renderings, approximately 1990 to 1999	oversized box 104
MacDonald Ranch sign design banner, approximately 1990 to 1999	oversized box 104

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Foothills development records, 1985 to 1998

Creator: Foothills Partners (Henderson, Nev.)

Physical Description: 7.87 Cubic Feet (30 rolls, 1 box)

Physical Description: 8.29 Linear Feet

Scope and Contents Note: The Foothills development records (1985-1998) series consists of materials created by the Foothills Partners that document the process of building the Foothills section of MacDonald Ranch. The materials include master plans; topographic maps; various development plans; engineering proposals, correspondence, and contracts; and environmental and geotechnical studies.

Names and Subjects:

- Topographical surveying
- Built environment
- Real estate development

Title/Description	Containers
The Foothills at MacDonald Ranch land use planning sheets and rendered master plan, 1985 September Physical Description: 19 Sheets	roll 36
The Foothills at MacDonald Ranch topographic map, rendered master development plan, and phasing plans, 1986 April to 1986 December Physical Description: 9 Sheets	roll 04
The Foothills at MacDonald Ranch master development plan, 1990 August Physical Description: 4 Sheets	roll 37
The Foothills at MacDonald Ranch subdivision lot study, topographic maps, water system master plans, preliminary master plans, and composite site suitability study, 1990 November to 1991 June Physical Description: 22 Sheets	roll 09
The Foothills at MacDonald Ranch master development plans, survey, and topographic maps, 1991 April Physical Description: 24 Sheets	roll 10
The Foothills at MacDonald Ranch recommended master plan and large lot parcel map, approximately 1990 to 2000 Physical Description: 3 Sheets	roll 38
The Foothills at MacDonald Ranch subdivision lot study, master plan, and topographic map, 1991 May Physical Description: 6 Sheets	roll 11
The Foothills at MacDonald Ranch area 4 and area 5 master plan, 1991 June Physical Description: 2 Sheets	roll 39
The Foothills at MacDonald Ranch on-site drainage master plan, 1991 June Physical Description: 2 Sheets	roll 40
The Foothills at MacDonald Ranch on-site sanitary sewer master plan, 1991 June Physical Description: 1 Sheets	roll 41
The Foothills at MacDonald Ranch subdivision lot study, 1991 September to 1992 October	roll 42

Physical Description: 14 Sheets

The Foothills at MacDonald Ranch drawings for underground electrical work by the Nevada Power Company, 1993 October	roll 14
Physical Description: 3 Sheets	
The Foothills at MacDonald Ranch development plans, sewer plan, potable water plan, and street and drainage plan. Includes site map for Sunridge at MacDonald Ranch, 1996 March to 1996 April	roll 16
Physical Description: 14 Sheets	
The Foothills at MacDonald Ranch preliminary landscape development plan, 1996 May to 1998 May	roll 17
Physical Description: 24 Sheets	
The Foothills at MacDonald Ranch preliminary landscape development plan elevation sketches, Palisades Unit 2 subdivision lot study, and Dragon Ridge grill patio canopy, 1996 May to 2007 April	roll 18
Physical Description: 29 Sheets	
The Foothills at MacDonald Ranch preliminary landscape development plan, 1996 June	roll 19
Physical Description: 4 Sheets	
The Foothills at MacDonald Ranch concept for a temporary marketing entrance. Includes rendered elevations and site plans, 1996 September	roll 20
Physical Description: 2 Sheets	
The Foothills at MacDonald Ranch future park development maps, parcel maps, and improvement drawings for Stephanie Street and sewers, 1996 September to 2002 November	roll 21
Physical Description: 30 Sheets	
The Foothills at MacDonald Ranch amended map depicting divisions of land, 1997 October	roll 22
Physical Description: 14 Sheets	
The Foothills at MacDonald Ranch gatehouse architectural bid set, 1998 February	roll 43
Physical Description: 26 Sheets	
The Foothills at MacDonald Ranch colored development plan for areas 7 and 8b. Includes colored slope analysis map, 1998 March	roll 23
Physical Description: 2 Sheets	
The Foothills at MacDonald Ranch Stephanie Street entrance and park site "B" conceptual landscape plan, 1998 April	roll 24
Physical Description: 3 Sheets	
The Foothills at MacDonald Ranch civil, landscape, and electrical plans for improvements. Includes black and white rendered site plan reproduction, 1998 April to 2000 May	roll 25

Physical Description: 67 Sheets

The Foothills at MacDonald Ranch land survey drawings for proposed golf courses, 1998 June to 1999 February Physical Description: 36 Sheets	roll 26
The Foothills at MacDonald Ranch comprehensive plan review drawings. Includes black and white rendered elevation reproductions, 2006 February Physical Description: 17 Sheets	roll 31
The Foothills at MacDonald Ranch eighth amended parent tentative map, 2006 February Physical Description: 29 Sheets	roll 32
The Foothills at MacDonald Ranch piping plan and profile, 2007 February Physical Description: 1 Sheets	roll 44
The Foothills at MacDonald Ranch: infrastructure necessary to complete 2500 zone, approximately 1990 to 2000 Physical Description: 1 Sheets	roll 045
The Foothills at MacDonald Ranch master plan for future development, 1990 to 2000 Physical Description: 2 Sheets	roll 34
The Foothills at MacDonald Ranch subdivision lot study, master plan drawing, and golf course and planning area maps, approximately 1990 to 2000 Physical Description: 26 Sheets	roll 35
Foothills Partners preliminary geotechnical investigation, 1990 June 19	box 103
Foothills Partners Phase 1 environmental site assessment, 1997 October 10	box 103
Cash flow documents, 1996 to 1997	box 103
SEA Incorporated/Engineering and Surveying Incorporated (ESI) contract, 1996 General: Engineering 100.201	box 103
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Engineering contracts, 1996 to 1998 General: Engineering 100.200	box 103
SEA contract and correspondence, 1996 to 1998 General: Engineering 100.202	box 103
The WLB Group contracts and correspondence, 1993 to 1996	box 103
SEA correspondence, estimates, and invoices, 1996 to 1998	box 103

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MacDonald Properties records, 1972 to 1996

Physical Description: 4.49 Cubic Feet (15 rolls, 1 box)

Physical Description: 4.27 Linear Feet

Scope and Contents Note: The MacDonald Properties (1972-1996) series consists of materials that document the planning and development of MacDonald Ranch, but are not specifically related to the communities of Sunridge or the Foothills. These materials include architectural drawings, master plans, land use studies, water supply plans, topographic maps, tentative maps, and preliminary reports.

Names and Subjects:

- Land use
- Real estate development

Title/Description	Containers
Green Valley master plan, conceptual land use plan, and parcel maps, 1972 September to 1988 September Physical Description: 8 Sheets	roll 01
MacDonald Ranch phasing plan, site plans, water supply master plan, topographic maps, and survey maps, 1975 October to 1988 November Physical Description: 31 Sheets	roll 02
Topographic maps and Horizon Drive conceptual alignment study, 1985 December Physical Description: 6 Sheets	roll 03
Palisades at MacDonald Ranch tentative maps, 1986 April to 1989 April Physical Description: 14 Sheets	roll 05
MacDonald Ranch phase 1 and 2 drawings, conceptual rendered entry site plan, and preliminary sketches, 1986 November to 1992 December Physical Description: 48 Sheets	roll 06
MacDonald Ranch land use allocation study, colored preliminary planning maps, and rendered master plans, 1988 June to 1989 November Physical Description: 27 Sheets	roll 07
MacDonald Ranch topographic maps and proposed location of Horizon Drive, 1990 November Physical Description: 64 Sheets	roll 08
Stargate Restaurant Casino architectural drawings by Carpenter Sellers Associates. Includes rendered exterior elevations and site plan, 1992 June Physical Description: 3 Sheets	roll 12
MacDonald Ranch land surveys and road maps, 1992 August Physical Description: 37 Sheets	roll 13
MacDonald Highlands topographic maps and colored slope analysis maps for drainage channel, 1995 October to 2000 July	roll 15

Physical Description: 35 Sheets

MacDonald Ranch Country Club landscape construction drawings, 1999 June to 1999 December Physical Description: 15 Sheets	roll 27
MacDonald Ranch Country Club Grand Estate lot 1 phasing area 11, The Foothills at MacDonald Ranch accessor's parcel map, and Horizon Ridge Parkway entry schematic lighting plans reproductions, 1999 September to 2005 May Physical Description: 8 Sheets	roll 28
MacDonald Highlands amended tentative map, 2005 May Physical Description: 10 Sheets	roll 29
MacDonald Highlands third amended tentative maps, 2005 November Physical Description: 8 Sheets	roll 30
MacDonald Highlands phasing and developer maps, 2006 April to 2007 May Physical Description: 3 Sheets	roll 33
MacDonald Properties "WLB proposals and invoices", 1995 to 1996 Physical Description: 2 Files	box 103
Various United Title preliminary reports, 1996	box 103

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