

Deed



Separator Sheet



20050930-0007212

A.P.N.: 125-26-704-001 and 125-26-704-002 and
125-26-704-003 and 125-26-707-002 and
125-26-707-005
File No: NCS-172837-HHLV (ak)
R.P.T.T.: \$35,700.00

Fee: \$20.00 RPTT: \$35,700.00

N/C Fee: \$0.00

09/30/2005

15:30:19

T20050180098

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane

RMS

Clark County Recorder

Pgs: 7

When Recorded Mail To: Mail Tax Statements To:
William Lyon Homes, Inc.
500 Pilot Rd, Suite G
Las Vegas, NV 89119

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leech West, LLC, a Nevada limited liability company

do(es) hereby **GRANT, BARGAIN and SELL** to

William Lyon Homes, Inc., a California corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

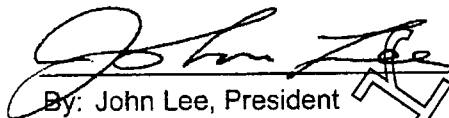
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/13/2005

Leech West, LLC, a Nevada limited liability company

By: DYMON II, LLC, a Nevada limited liability company, its MANAGER

BK LAND INVESTORS, INC, a Nevada corporation, it's co-MANAGER


By: John Lee, President

By: DOUBLE SAGE INVESTMENTS, INC.,
a Nevada Corporation, it's co-MANAGER


By: Chad Dymon, President

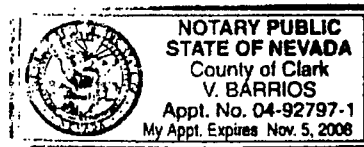
STATE OF NEVADA)
)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 09-30-2005 by
John Lee + Chad Dymon, Managers of Leech West, L.L.C., a
Nevada limited liability company.



Notary Public

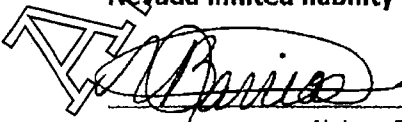
(My commission expires: 11-05-2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July
13, 2005 under Escrow No. **NCS-172837-HHLV**.

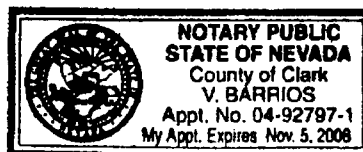
STATE OF NEVADA)
)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 09-30-2005 by
John Lee + Chad Dymon, Managers of Leech West, L.L.C., a
Nevada limited liability company.



Notary Public

(My commission expires: November 05, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July
13, 2005 under Escrow No. **NCS-172837-HHLV**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) A

- a) 125-26-704-001, 002
b) 125-26-704-003
c) 125-26-707-002
d) 125-26-707-003

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: _____

\$7,000,000.00

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

Transfer Tax Value: \$7,000,000.00

Real Property Transfer Tax Due \$35,700.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: n/a

b. Explain reason for exemption: n/a

5. Partial Interest Percentage being transferred: 100 %

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

Signature: [Signature]

Capacity: Buyer/Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Leech West, LLC, a Nevada Ltd.

Print Name: Lia, Co.

Address: 777 N. Rainbow Blvd #250

City: Las Vegas

State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William Lyon Homes, Inc.

Address: 500 Pilot Road #G

City: Las Vegas

State: NV Zip: 89119

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

First American Title Insurance

Company National Commercial

Print Name: Services File Number: NCS-172837-HHLV ak/jm

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas State: NV Zip: 89109

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 125-26-704-001, 002

b) 125-26-704-003

c) 125-26-707-002

d) 125-26-707-003

2. Type of Property

a) ☒ Vacant Land

b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg.

f) ☐ Comm/Indl

g) ☐ Agricultural

h) ☐ Mobile Home

i) ☐ Other

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$7,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$7,000,000.00

Real Property Transfer Tax Due

\$35,700.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: n/a

b. Explain reason for exemption: n/a

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: [Signature]

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Leech West, LLC, a Nevada Ltd.

Print Name: Lia. Co.

Address: 777 N. Rainbow Blvd #250

City: Las Vegas

State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William Lyon Homes, Inc.

Address: 500 Pilot Road #G

City: Las Vegas

State: NV Zip: 89119

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First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-172837-HHLV ak/jm

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV Zip: 89109

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

722

EXHIBIT "A"

Parcel I:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion conveyed to Clark County by deed recorded March 18, 1988 in Book 880318 as Instrument No. 00828 of Official Records.

Parcel II:

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom those portions conveyed to Clark County by deeds recorded January 15, 1991 in Book 910125 as Instrument No. 00924 and December 28, 2001 in Book 20011228 as Instrument No. 02228 of Official Records.

Parcel III:

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion conveyed to Clark County by deed recorded March 18, 1988 in Book 880318 as Instrument No. 00828 of Official Records.

Parcel IV:

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and a strip of land measuring 10.0 feet in width at all points off of the East side of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom those portions as conveyed to Clark County by deeds records July 25, 1973 in Book 349 as Instrument No. 308034 and April 27, 1979 in Book 1046 as Instrument No. 1005502 of Official Records.

Parcel V:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Four (4) as shown by map thereof on file in File 2 of Parcel Maps, Page 42, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion conveyed to Clark County by deed recorded
November 17, 1999 in Book 991117 as Instrument No. 00498 of Official Records.

ASSESSOR'S

COPY

WILLIAM LYON HOMES, INC.

Business Entity Information			
Status:	Active on 8/9/2005	File Date:	5/2/1995
Type:	Foreign Corporation	Corp Number:	C7189-1995
Qualifying State:	CA	List of Officers Due:	5/31/2007
Managed By:		Expiration Date:	

Resident Agent Information			
Name:	DAVID S. LEE	Address 1:	7575 VEGSA DR STE 150
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89128
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	1,000,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
President - WADE H CABLE			
Address 1:	7575 VEGAS DR STE 150	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Director - MARY CONNELLY			
Address 1:	7575 VEGAS DR STE 150	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Treasurer - MICHAEL D GRUBBS			
Address 1:	7575 VEGAS DR STE 150	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Secretary - W. DOUGLASS HARRIS			
Address 1:	7575 VEGAS DR STE 150	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Foreign Qualification		
Document Number:	C7189-1995-001	# of Pages:	2
File Date:	05/02/1995	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		
Document Number:	C7189-1995-003	# of Pages:	1

File Date:	02/07/1996	Effective Date:	
CERTIFIED COPY OF NAME CHANGE FILED. (3) PGS SDB			
PRESLEY COMPANIES, THE SDBB ? 001			
Action Type:	Resident Agent Address Change		
Document Number:	C7189-1995-004	# of Pages:	1
File Date:	10/02/1997	Effective Date:	
GOOLD, PATTERSON, DEVORE SUITE 905			
300 SOUTH FOURTH STREET LAS VEGAS NV 89101 EJF			
Action Type:	Resident Agent Change		
Document Number:	C7189-1995-005	# of Pages:	1
File Date:	11/09/1998	Effective Date:	
GOOLD, PATTERSON, DEVORE, ALES & ROADHOUSE MJM			
4496 SOUTH PECOS RD. LAS VEGAS NV 89121 MJM			
Action Type:	Merger		
Document Number:	C7189-1995-006	# of Pages:	2
File Date:	02/01/2000	Effective Date:	
CERTIFIED COPY OF CERTIFICATE OF MERGER FILED MERGING WILLIAM LYON HOMES, INC.,			
(CA), NOT QUALIFIED IN NEVADA INTO THIS CORPORATION, AMENDING THE NAME			
WITHIN THE MERGER. (4)PGS CHM			
Action Type:	Amendment		
Document Number:	C7189-1995-007	# of Pages:	3
File Date:	02/01/2000	Effective Date:	
PRESLEY HOMES CHMB ? u 00002			
Action Type:	Annual List		
Document Number:	C7189-1995-010	# of Pages:	1
File Date:	06/05/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	C7189-1995-008	# of Pages:	1
File Date:	05/03/2002	Effective Date:	
GOOLD PATTERSON DEVORE ALES & ROADHOUSE, CHARTERED			
4496 S. PECOS RD LAS VEGAS NV 89121 GXH			
Action Type:	Annual List		
Document Number:	C7189-1995-002	# of Pages:	1
File Date:	06/11/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Resident Agent Change		
Document Number:	C7189-1995-009	# of Pages:	1
File Date:	10/11/2004	Effective Date:	
GONZALEZ AND SALZANO, CHTD. SUITE 102			
1830 EAST SAHARA AVENUE LAS VEGAS NV 89104 SMM			
Action Type:	Annual List		
Document Number:	20050306282-08	# of Pages:	1
File Date:	07/08/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	20050627879-16	# of Pages:	1
File Date:	12/19/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	20060297098-73	# of Pages:	1
File Date:	05/08/2006	Effective Date:	
(No Notes for this action)			

Action Type:	Annual List		
Document Number:	20060348499-15	# of Pages:	1
File Date:	05/31/2006	Effective Date:	
(No Notes for this action)			

CERTIFICATE OF SECRETARY

I, W. Douglass Harris, do hereby certify that I am the duly elected, qualified and acting Vice President-Corporate Controller and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation (the "Company").

I further certify that the Board of Directors, by unanimous written consent on February 28, 2006, duly adopted the following resolutions which have not been amended or rescinded:

1. **ELECTION OF CORPORATE OFFICERS:**

WHEREAS, the Board of Directors wishes to elect the following officers of the Company;

NOW, THEREFORE, BE IT RESOLVED, that the following officers be and they hereby are elected to the offices set forth opposite their respective names for the ensuing year and until the election, qualification and acceptance of office by their successors:

Officers:

William Lyon
Wade H. Cable
Douglas F. Bauer
Michael D. Grubbs
Richard S. Robinson
W. Douglass Harris
Cynthia E. Hardgrave
C. Dean Stewart
William H. Lyon
Dorothy M. Albertson
Justine Black
Kathryn A. Sampson
Brenda G. Roberge
Brian J. Aitken
Colin T. Severn

Titles:

Chairman & Chief Executive Officer
President & Chief Operating Officer
Executive Vice President
Sr. Vice President, Chief Financial Officer, Treas. & Asst. Secy.
Sr. Vice President - Finance
Vice President - Corporate Controller & Corporate Secretary
Vice President - Tax & Internal Audit & Asst. Secretary
Vice President - Operations
Vice President & Chief Administrative Officer
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Treasurer, Director of Financial Operations
Asst. Treasurer, Financial Controller

"DBA: LYON SOUTHERN CALIFORNIA COASTAL REGION"

Officers:

Thomas J. Mitchell
Gregg Foster
Rene C. Millar

Titles:

Sr. Vice President
Asst. Secretary
Asst. Treasurer

Division Titles:

So. Calif. Coastal Region President
Director of Land Acquisition
Controller

"DBA: LYON SOUTHERN CALIFORNIA COASTAL REGION" (cont'd.)

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
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"DBA: LYON ORANGE COUNTY DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Coastal Region President
Thomas G. Grable	Vice President	Vice President-Division Manager
Dan C. George	Vice President	Vice President - Construction
Gregg Foster	Asst. Secretary	Director of Land Acquisition
Patrick D. McCabe	Asst. Secretary	Project Manager
Matthew R. Zaist	Asst. Secretary	Project Manager
Rene C. Millar	Asst. Treasurer	Controller
Christina E. Estrada	Designated Signer for Escrow Amendments	
Tara K. Morenc	Designated Signer for Contracts and Purchase Orders	
Lesley A. Pennington	Designated Signer for Purchase Agreements and Escrow Amendments	
Lynne A. Preheim	Designated Signer for Escrow Amendments	
Eugene J. Strojek	Designated Signer for Contracts and Purchase Orders	

"DBA: LYON LOS ANGELES/VENTURA DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Coastal Region President
J. Desmond Bunting	Vice President	Vice President - Division Manager
Gregg Foster	Asst. Secretary	Director of Land Acquisition
Mark Moore	Asst. Secretary	General Superintendent
Jim Worden	Asst. Secretary	Project Manager
Rene C. Millar	Asst. Treasurer	Controller

"DBA: LYON URBAN INFILL DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Coastal Region President
Carl S. Morabito	Vice President	Vice President - Division Manager
Gary S. Wangler	Vice President	Vice President - Construction
Gregg Foster	Asst. Secretary	Director of Land Acquisition
Mark A. Thomas	Asst. Secretary	Project Manager
Rene C. Millar	Asst. Treasurer	Controller
Christine E. Loomans	Designated Signer for Contracts and Purchase Orders	

"DBA: LYON SAN DIEGO DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Coastal Region President
Brian W. Doyle	Vice President	Vice President - Division Manager
Gary Haddy	Vice President	Vice President - Construction
Sean R. Dyer	Vice President	Vice President - Land Acquisition
Kathleen R. Courtney	Asst. Secretary	Director of Sales and Marketing
Erick W. VanWechel	Asst. Secretary	Sr. Project Manager
William J. Massery	Asst. Secretary	Purchasing Manager
Tye Moody	Asst. Secretary	Purchasing Manager
John B. Vance	Asst. Secretary	Sr. Project Manager
Rene C. Millar	Asst. Treasurer	Controller
Pam King	Designated Signer for Checks not to exceed \$10,000.00	

"DBA: LYON NORTHERN CALIFORNIA REGION"

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
Douglas F. Bauer	Executive Vice President	No. Calif. Region President

"DBA: LYON BAY AREA/CENTRAL VALLEY DIVISION"

Douglas F. Bauer	Executive Vice President	No. Calif. Region President
Gregory N. Mix	Vice President	Vice President - Division Manager
Mark T. Sherman	Vice President	Vice President - Division Operations
Douglas L. Eikenbary	Asst. Secretary	Project Manager
Jeffrey D. Frankel	Asst. Secretary	Project Manager
Michael A. McMillen	Asst. Secretary	Project Manager
Carrie L. Newbery	Vice President	Vice President - Sales and Marketing
Michael L. Squier	Asst. Secretary	Director of Operations
Kevin Ebrahimi	Asst. Secretary	Project Manager
Stephen M. Le Vine	Asst. Secretary	Director of Land Acquisition
Brian R. Evans	Asst. Treasurer	Division Controller
Mark J. Berch	Designated Signer for Subcontractor Agreements	
Maxine T. Hensel	Designated Signer for Escrow Amendments	
Kurt R. Nunnenkamp	Designated Signer for Subcontractor Agreements	
Nancy King	Designated Signer for Subcontract Agreements	

"DBA: LYON SACRAMENTO DIVISION"

Douglas F. Bauer	Executive Vice President	No. Calif. Region President
Gary L. Galindo	Vice President	Vice President - Division Manager
Robert F. Knobel	Vice President	Vice President - Division Operations
Timothy M. Cotton	Asst. Secretary	Project Manager
James R. Immer	Asst. Secretary	Project Manager
Paul C. Randi	Asst. Treasurer	Division Controller
Ronald E. Foust	Designated Signer for Subcontractor Agreements	
Matthew G. Silva	Designated Signer for Subcontractor Agreements, Purchase Orders and Title 24 Docs	

"DBA: LYON INLAND EMPIRE REGION"

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
Larry I. Smith	Sr. Vice President	Inland Empire Region President
Robert D. Montgomery	Vice President	Vice President - Construction
Alan D. Uman	Vice President	Vice President - Project Manager
Karick Brown	Vice President	Vice President - Project Manager
Erik G. Frechette	Asst. Secretary	Project Manager
Michael R. Woodhart	Asst. Secretary	Project Manager
Kelly Rae	Asst. Secretary	Director of Sales & Marketing
Frederick J. Lutka	Asst. Secretary	Purchasing Manager
Rick Rush	Asst. Secretary	Assistant Project Manager
Daniel J. Long	Asst. Secretary	Assistant Project Manager
Eric R. Beck	Asst. Treasurer	Controller
Jenni Garceau	Designated Signer for documents related to DRE Filings and DRE Bonds	

"DBA: LYON ARIZONA REGION"

W. Thomas Hickcox	Sr. Vice President	Arizona Region President
Bryan J. Cazier	Vice President	Vice President - Purchasing
Julie E. Collins	Vice President	Sr. Vice President - Operations
Robert K. Lee	Vice President	Vice President - Construction
Robert B. Ryan	Vice President	Vice President - Land Acquisition
Eileen V. Andrews	Asst. Secretary & Designated Broker	Assistant Secretary
Charles Caldwell	Asst. Secretary	Director of Land Development
Fil Z. Luna	Asst. Secretary	Sr. Project Manager
Maureen W. Maxwell	Asst. Secretary	Assistant Secretary
Vicki Vander Veen	Asst. Treasurer	Controller
Jane E. Cochrane	Asst. Treasurer	Assistant Controller
Matt Arneson	Designated Signer for Offsite Contracts	
Linda Victor	Designated Signer for Construction Contracts	
Karen B. Beacom	) Designated Signers for Addendums to: Homebuyer's Purchase	
Jeanette Lakavage	) Contracts, Warranty Deeds, Affidavits of Property Value; and	
Kelly Allen	) Miscellaneous Mortgage Documents	
Christina Chavira	)	

"DBA: LYON NEVADA REGION"

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
Mary J. Connelly	Sr. Vice President	Nevada Region President
Terry A. Connelly	Vice President	Sr. Vice President - Operations
Linda Kemper-Eknayan	Vice President	Vice President - Sales & Marketing
Byron Nezat	Asst. Secretary	Director of Construction
Michael T. Cosgrove	Asst. Secretary	Project Manager
Dareen Greer	Asst. Secretary	Project Manager
Scott D. Prokopchuk	Asst. Secretary	Manager - Land Development
Gregory A. Huff	Asst. Secretary	Project Manager
Gregory B. Moynahan	Asst. Secretary	Project Manager
Kim Chitwood	Asst. Secretary	Assistant Secretary
Kathleen Martin-Jensen	Asst. Treasurer	Director of Financial Operations
Edee Gremore	Designated Signer for Contracts and Purchase Orders	

WHEREAS, it is deemed to be in the best interests of the Company to revise/restate the approval of authority for certain business transactions:

NOW, THEREFORE, BE IT RESOLVED that the Officers of the Company be and they hereby are authorized to negotiate and execute any and all contractual agreements on behalf of the Company, according to the following stipulations.

RESOLVED FURTHER, with two signatures being required, that the Chief Executive Officer and/or President and/or Executive Vice President and/or Senior Vice President-Chief Financial Officer and/or Senior Vice President-Finance and/or Vice President-Corporate Controller and/or Vice President-Chief Administrative Officer acting together, be and they hereby are authorized from time to time, in the name of the Company:

A. To obtain credit with/without security, from any state or national bank or trust company, any mortgage banking firm, any state or national savings and loan association, any real estate investment trust, any other state or national lending institution, or any investor with which the Company is doing business or will do business in the future, as needed for the development of the current and proposed projects of the Company, provided that proposed credit in excess of \$15 million must be approved in advance by the Board of Directors of William Lyon Homes, a Delaware corporation.

B. To execute loan documents, partnership agreements, operating agreements, documents for formation of limited liability companies, and any other documents necessary for the formation or consummation of financing, as required pursuant to the preceding paragraph "A."

C. To establish such bank accounts or brokerage accounts as are needed by the Company, upon such terms as may be agreed with the banks.

RESOLVED FURTHER, that the following Officers and/or "designated employee(s)" authorized to withdraw funds from any of the Company's bank accounts, except payroll accounts, by checks, drafts or other items for and on behalf of the Company:

A. Amounts less than Fifty Thousand Dollars (\$50,000.00) require one signature of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

B. Amounts of Fifty Thousand Dollars (\$50,000.00) or greater up to Fifteen Million (\$15,000,000.00) require two signatures of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

C. Amounts of \$15,000,000.01 or more require prior approval by the Board of Directors of William Lyon Homes, a Delaware corporation and two signatures of any Officer(s) and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President;

RESOLVED FURTHER, with two signatures being required, that any two of the following Officers: the Chief Executive Officer and/or President and/or Executive Vice President and/or Senior Vice President-Chief Financial Officer and/or Senior Vice President-Finance and/or Vice President-Corporate Controller and/or Vice President-Chief Administrative Officer, OR any one of them acting together with any one other Officer of the Company, be and they hereby are authorized to execute Requests for Loan Advances;

RESOLVED FURTHER, with two signatures always being required, that any two Officers and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized to withdraw funds from any of the Company's payroll accounts by checks, drafts or other items for and on behalf of the Company;

RESOLVED FURTHER, that for bank accounts for partnerships and limited liability companies, signatures shall be required as set forth in the operating documents; provided, however, with at least one signature being required for amounts less than Fifty Thousand Dollars (\$50,000.00) and with two signatures being required for amounts of Fifty Thousand Dollars (\$50,000.00) or greater, being either: a) any two Officers and/or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, or b) any one Officer and/or "designated employee(s)" of the Company as designated from time to time by the Chief Executive Officer or President, and one signature from the partner(s) of partnerships or the other member(s) of the limited liability company, be and they hereby are authorized to withdraw funds from the Company's accounts by checks, drafts or other items for and on behalf of the Company;

RESOLVED FURTHER, that the following Officers may authorize and approve bank wire transfers as follows:

A. Amounts less than Fifty Thousand Dollars (\$50,000.00) to be transferred outside the Company require authorization/approval by any one of the following Officers: the Chief Executive Officer, President, Executive Vice President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance, Vice President-Corporate Controller or Vice President-Chief Administrative Officer.

B. Amounts of Fifty Thousand Dollars (\$50,000.00) or greater up to \$15,000,000.00 to be transferred outside the Company require authorization/approval by any two of the following Officers: the Chief Executive Officer, President, Executive Vice President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance; Vice President-Corporate Controller or Vice President-Chief Administrative Officer.

C. Amounts of \$15,000,000.01 or more to be transferred outside the Company require prior Board approval and authorization/approval by the following Officers: (1) any one of the Chief Executive Officer and/or President and/or Senior Vice President-Chief Financial Officer together with (2) any one of the officers named in (1) above OR any one of the Executive Vice President, Senior Vice President-Finance, Vice President-Corporate Controller or Vice President-Chief Administrative Officer.

D. Amounts to be transferred to intercompany accounts require the authorization/approval of any one of the following officers: the Chief Executive Officer, President, Executive Vice President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance, Vice President-Corporate Controller or Vice President-Chief Administrative Officer.

RESOLVED FURTHER, subject to prior review and approval by the Chief Executive Officer, President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance and/or appropriate law firm and with two signatures being required, that the Chief Executive Officer and/or President and/or any Senior Vice President and/or Senior Vice President-Division President acting together; OR any one of them acting together with any one other Officer of the Company, be and they hereby are authorized:

A. To execute contracts, escrow instructions, grant deeds and other pertinent documents relative to the bulk sale of real property for the Company.

B. Pursuant to approval from the Board of Directors of William Lyon Homes, a Delaware corporation:

To consummate purchases of raw land and/or projects for the Company, with the understanding that prior Board approval is not required in order to execute offers to purchase raw land and/or projects for the Company, or to spend in pre-purchase negotiations an amount not to exceed \$3,000,000.

C. To execute agreements for Mello Roos financing, as needed for projects of the Company.

RESOLVED FURTHER, that any one of the following Officers: the Chief Executive Officer, President, Executive Vice President, Senior Vice President-Chief Financial Officer, Senior Vice President-Finance, Vice President-Corporate Controller or Vice President-Chief Administrative Officer, be and he hereby is authorized to execute U.C.C. Financing Statements on behalf of the Company;

RESOLVED FURTHER, with one signature being required, that any Officer of the Company or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized to execute such documents necessary and incidental to the sale of residential units manufactured by the Company, which documents shall include but shall not be limited to: security agreements, trust deeds, grant deeds and escrow instructions;

RESOLVED FURTHER, with one signature being required, that any Officer of the Company or "designated employee(s)" as designated from time to time by the Chief Executive Officer or President, be and they hereby are authorized:

A. To execute and file any and all tentative and final tract maps, and any applications and Subdivision Questionnaires for the State Division of Real Estate, as needed for projects of the Company.

B. To execute contracts with consultants for professional services and reimbursement agreements pertinent to the development of projects of the Company.

C. To negotiate and execute labor and/or material contracts with subcontractors pertinent to construction of projects of the Company.

D. To execute any and all subdivision improvement and tax bonds as may be required by various governmental agencies pertinent to the projects of the Company.

E. To execute any and all documents pertinent to the construction projects of the Company, including notices of completion, all house warranty forms required by government regulatory agencies, and other miscellaneous required certification.

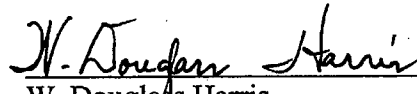
F. To execute contractual agreements on behalf of the Company for subdivision improvement and development, including but not limited to Road Improvement Agreements, Water Main Extension Agreements, Underline Extension Agreements, and Utility Easements.

G. To enter into agreements with agencies for gas, power, telephone, water or any other required utility.

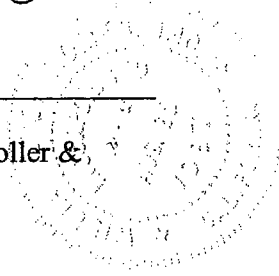
H. To negotiate and execute on behalf of the Company contractual agreements not specifically designated in these paragraphs, provided they have the prior approval of the Chief Executive Officer or the President of the Company.

RESOLVED FURTHER, that all actions heretofore taken by each of the above-named officers with respect to the foregoing matters be, and they hereby are, affirmed and approved.

WITNESS my hand and the seal of the Corporation this the 20th day of July, 2006.



W. Douglass Harris
Vice President-Corporate Controller &
Corporate Secretary



SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-26-704-001,002,003
125-26-707-002 & 005
Name of Property Owner: William Lyon Homes, INC.
Name of Applicant: Taney Engineering

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): _____

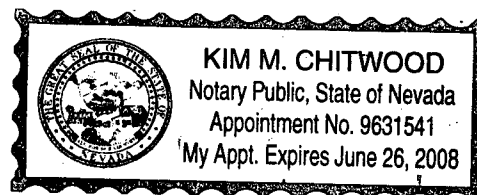
APN 125-26-704-001,002,003
125-26-707-002 & 005

Signature of Property Owner: Mary Connelly

Print Name: Mary Connelly

Subscribed and sworn before me

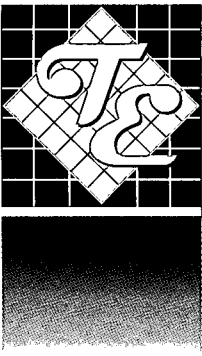
This 6th day of September, 2008
Kim M. Chitwood
Notary Public in and for said County and State



Justification Letter



Separator Sheet



TANEY ENGINEERING

4445 S. Jones Boulevard
Las Vegas, Nevada 89103
Telephone: (702) 362-8844
Fax: (702) 362-5233

September 5, 2006

City of Las Vegas
Planning And Development
400 Stewart Ave
Las Vegas, NV 89101

RE: Variance 6930

On behalf of our client, William Lyon Homes we are requesting an Extension of Time for the Variance 6930 to allow zero open space where 32,369 square feet is required. An approval was granted by City Council on September 7, 2005. Please allow the extension of time on our variance.

Sincerely,

Shaelyn Sandoval
Taney Engineering

EOT-16574
10/18/06 CC

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance (Extension of Time) (VAR-1930)
Project Address (Location) Tropical & Corbett
Project Name Tropical & Jones Proposed Use _____
Assessor's Parcel #(s) 125-26-704-001, 002, 003 Ward # _____
General Plan: existing 125-26-707-002 & 005 proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 14.29 Lots/Units 49 Density 3.34/Acre
Additional Information _____

PROPERTY OWNER William Lyon Homes Contact Scott Swapp
Address 500 Pilot Road Phone: 263-8200 Fax: 263-8220
City Las Vegas State NV Zip 89119

APPLICANT Taney Engineering Contact Renaye Mendoza
Address 4445 S. Jones Phone: 362-8844 Fax: 362-5233
City Las Vegas State NV Zip 89103

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval
Address 4445 S. Jones Phone: 362-8844 Fax: 362-5233
City Las Vegas State NV Zip 89103

Property Owner Signature* Mary Connelly

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

Print Name Mary Connelly

Subscribed and sworn before me

This 6th day of September, 2006.

Kim M. Chitwood

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-16574</u>
Meeting Date:	<u>10/18/06</u>
Total Fee:	<u>\$300.00</u>
Date Received:	<u>9/6/06</u>
Received By:	<u>O. J. R.</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.

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: September 14, 2006
Re: **EOT-16574** Taney Engineering, Inc. SWC of Jones Boulevard and Tropical Parkway
Request for an Extension of Time of an approved open space Variance

COMMENTS:

We have no objection to the Request for an Extension of Time of an approved Variance (VAR-6930) for property located on the southwest corner of Jones Boulevard and Tropical Parkway that allowed zero feet of open space where 32,369 square feet is required for a proposed single family development.

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

EOT-16574 - EXTENSION OF TIME - VARIANCE - APPLICANT: TANEY ENGINEERING, INC. - OWNER: WILLIAM LYON HOMES, INC. - Request for an Extension of Time of an approved Variance (VAR-6930) THAT ALLOWED ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: OCTOBER 18, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 29, 2006*

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 CAROLE COMBS (ccombs@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:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Hansen Sheet



Separator Sheet

Report Date 09/06/2006 03:27 PM

Submitted By

Page 1

A/P # 16574 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/06/2006 14:02	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-16574 - EXTENSION OF TIME - VARIANCE - APPLICANT: TANEY ENGINEERING INC. - OWNER: WILLIAM LYON HOMES INC. - Request for an Extension of Time of an approved Variance (VAR-6930) THAT ALLOWED ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

Parent A/P #	6930	Project/Phase Name	TROPICAL AND JONES	Phase #	
Project #	16574	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 12526704001

Location

Owner/Tenant

Contact ID	AC1023268	Name	WILLIAM LYON HOMES INC	Organization	
Mailing Address	500 PILOT RD STE G	State/Province	NV	Country	☐ Foreign
City	LAS VEGAS	Evening Phone		Mobile #	
ZIP/PC	89119				
Day Phone	(702)263-8200 x				
Fax	(702)263-8220				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12526704001
12526704002
12526704003
12526707002
12526707005

Report Date 09/06/2006 03:27 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC430753 ☐ Foreign
Effective Expire
Name TANEY ENGINEERING
Day Phone (702)362-8844 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-5233 Mobile Profession
E-Mail
Address 4445 S JONES BLVD STE 1
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments
Renaye Mendoza (702) 362-8844

Primary N Capacity OTHER Contact ID AC430753 ☐ Foreign
Effective Expire
Name TANEY ENGINEERING
Day Phone (702)362-8844 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-5233 Mobile Profession
E-Mail
Address 4445 S JONES BLVD STE 1
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments
Shaelyn Sandoval (702) 362-8844

Primary Y Capacity OWNER Contact ID AC1023268 ☐ Foreign
Effective Expire
Name WILLIAM LYON HOMES INC
Day Phone (702)263-8200 x Eve Phone Organization
Pager PIN # Position
Fax (702)263-8220 Mobile Profession
E-Mail
Address 500 PILOT RD STE G
LAS VEGAS, NV 89119
Seasonal Addr

Valid From To
Comments
Scott Swapp (702) 263-8200

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By DSULLIVAN Modified Date/Time 09/06/2006 14:00
Comments
No Comments

Report Date 09/06/2006 03:27 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type VAR

Parent Project # 6930 Hearing Type Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/18/2006	CC	SCHEDULED			
DSULLIVAN	09/06/2006		0	0	0

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

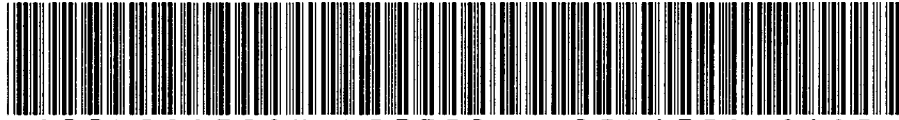
No children exist for this project

Employee Employee ID Last First MI Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT Shae Sandoval, Taney Engineering ck #4272, 362-8844	984018	09/06/2006 14:04		0.00

Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet



055898



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSSDOUGLAS A. SELBY
CITY MANAGER

October 3, 2005

Mr. Chad Dymon
Leech West, LLC
777 North Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89107RE: VAR-6930 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO ZON-6928, WVR-6931 AND SDR-6929

Dear Mr. Dymon:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

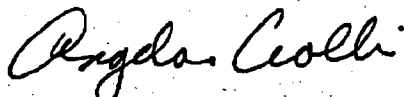
1. Conformance to the Conditions of Approval Waiver WVR-6931, Rezoning ZON-6928, and Site Development Plan Review SDR-6929.
2. This variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution To Whom It May Concern: the City of Las Vegas CIP Fund in the amount of Square Feet of Open Space waived x \$4.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
CLV 7009EOT-16574
10/18/06 CC

Mr. Chad Dymon
VAR-6930 - Page Two
October 3, 2005

made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Laura Howard
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

Mr. Bob Gronauer
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

EOT-16574
10/18/06 CC

Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

July 15, 2005

Mr. Chad Dymon
Leech West, LLC
777 North Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89107

RE: VAR-6930 - VARIANCE

Dear Mr. Dymon:

Your request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 14, 2005.

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

Planning and Development

1. Conformance to the Conditions of Approval Waiver WVR-6931, Rezoning ZON-6928, and Site Development Plan Review SDR-6929.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

This item will be considered by the City Council on **August 17, 2005**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

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

VOICE 702.229.8011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

cc: Ms. Laura Howard
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

Mr. Bob Gronauer
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

EOT-16574
10/18/06 CC

Final DRT



Separator Sheet

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

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: OCTOBER 18, 2006
PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 29, 2006*

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 CAROLE COMBS (ccombs@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:

EOT-16574 - EXTENSION OF TIME - VARIANCE - APPLICANT: TANEY ENGINEERING, INC. - OWNER: WILLIAM LYON HOMES, INC. - Request for an Extension of Time of an approved Variance (VAR-6930) THAT ALLOWED ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

City Council Action Letter



Separator Sheet



October 19, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Scott Swap
William Lyon Homes
500 Pilot Road
Las Vegas, Nevada 89119

RE: EOT-16574 – EXTENSION OF TIME – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Applicant:

The City Council at a regular meeting held October 18, 2006 APPROVED the request for an Extension of Time of an approved Variance (VAR-6930) THAT ALLOWED ZERO OPEN SPACE WHERE 32,369 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.29 acres adjacent to the southwest corner of Jones Boulevard and Tropical Parkway (APNs 125-26-704-001, 002, 003, 125-26-707-002, and 125-26-707-005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on September 7, 2007 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Variance (VAR-6930) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. Scott Swap
EOT-16574 – Page Two
October 19, 2006

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Renaye Mendoza
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Ms. Shaelyn Sandoval
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Scott Swapp
William Lyon Homes
500 Pilot Road
Las Vegas, Nevada 89119

RE: EOT-16574 - EXTENSION OF TIME - VARIANCE

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **October 18, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Ms. Renaye Mendoza
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Ms. Shaelyn Sandoval
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

EOT-16574

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

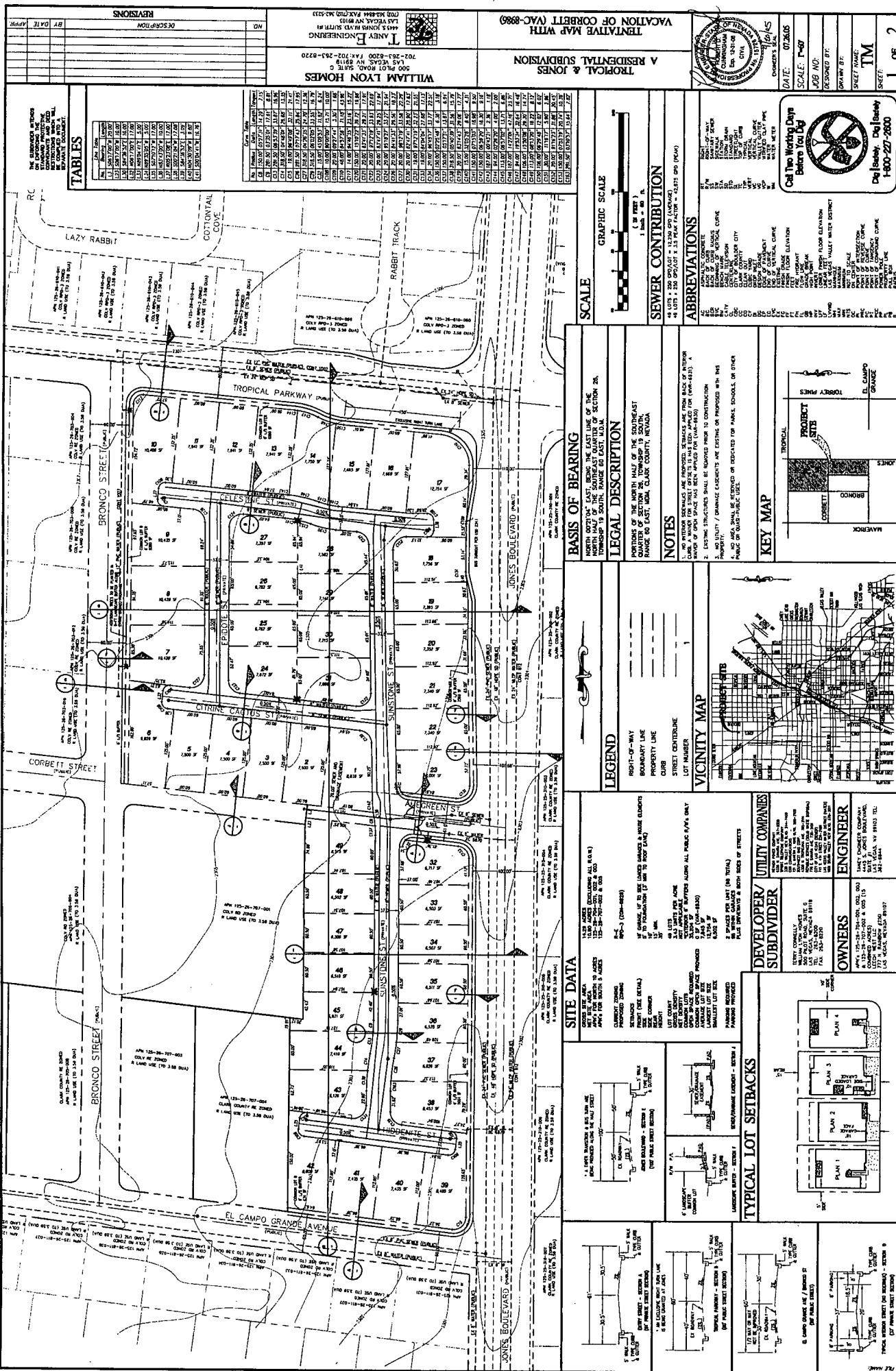
Plans (PMT)



Separator Sheet

EOT-16574
10/18/06 CC

RECEIVED
SEP 06 2006



TROPICAL PARKWAY
A RESIDENTIAL SUBDIVISION
TROPICAL & JONES
VACATION MAP WITH
TENTATIVE MAP WITH
VACATION MAP WITH
TENTATIVE MAP WITH
VACATION MAP WITH

WILLIAM LYON HOMES
300 S. 10TH AVE. SUITE C
LAS VEGAS, NV 89103
702-783-8200 FAX: 702-783-8220
702-783-8200 FAX: 702-783-8220

REVISIONS
NO. DATE BY
1 10/18/06 JLM

DATE: 10/18/06
SCALE: 1"=40'
LAW NO.:
DESIGNED BY:
DRAWN BY:
SHEET NAME:
TM
1 OF 2

Call The Working Days
Before You Dig
Dig Safely, Dig Smart
1-800-227-2800

SEWER CONTRIBUTION
48 LOTS x 200 GPD/LOT = 9,600 GPD (ANNUAL)
48 LOTS x 200 GPD/LOT x 1.5 PEAK FACTOR = 14,400 GPD (PEAK)

ABBREVIATIONS
1. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.
2. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.
3. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.

NOTES
1. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.
2. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.
3. ALL LOTTERY AREAS ARE SHOWN WITH A LOT NUMBER IN THE CORNER OF THE LOT.

KEY MAP
TROPICAL PARKWAY
JONES BOULEVARD
CORRETT STREET
BRONCO STREET
EL CAMPO GRANDE AVENUE

LEGEND
RIGHT-OF-WAY
PROPERTY LINE
CURB
STREET CENTERLINE
LOT NUMBER

LEGAL DESCRIPTION
PORTIONS OF THE NORTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 26,
TOWNSHIP 19 SOUTH, RANGE 40 EAST, N.D.A.

TABLES
TABLE 1
TABLE 2
TABLE 3
TABLE 4
TABLE 5
TABLE 6
TABLE 7
TABLE 8
TABLE 9
TABLE 10
TABLE 11
TABLE 12
TABLE 13
TABLE 14
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