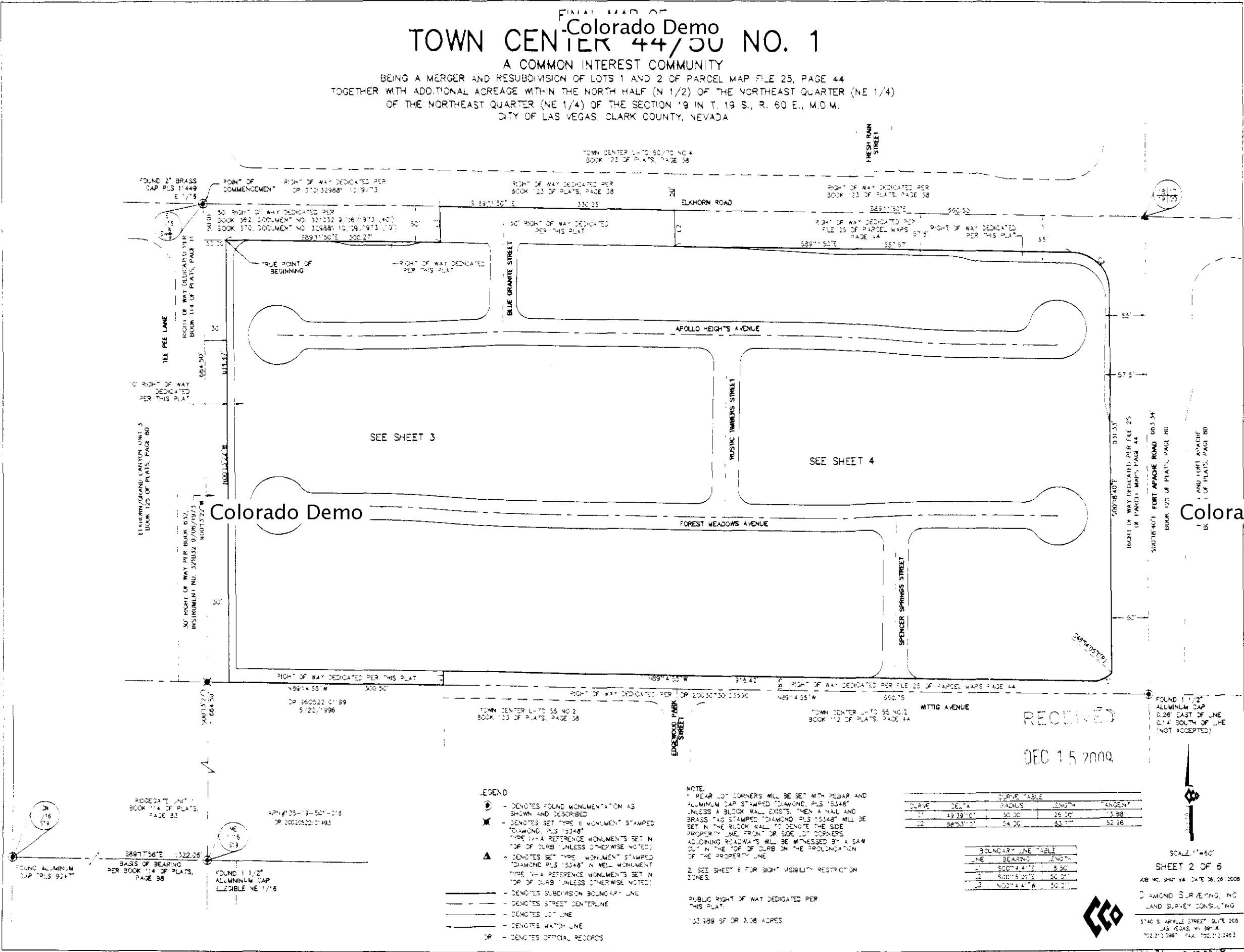




Colorado Demo

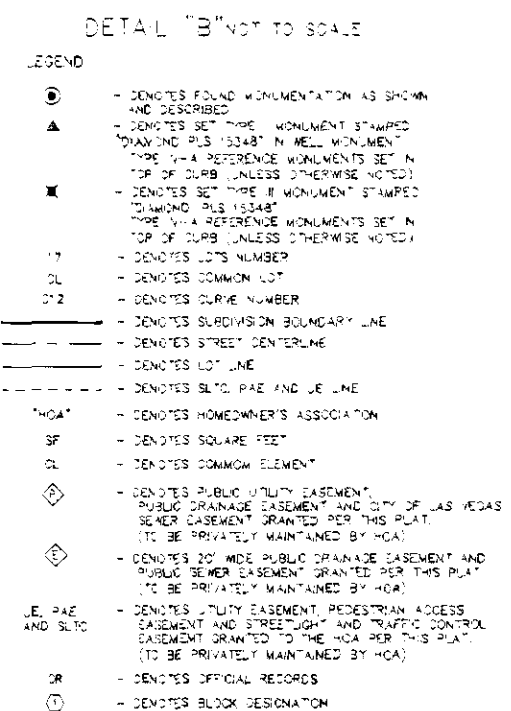
Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SECTION 19 N T. 19 S., R. 60 E., W.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

[illegible]

RESTRICTIONS:

UNION LOT 1, HAS A PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT IS "ENTIRETY" (TO BE MAINTAINED BY THE HOA)

UNION LOTS C, E, F, G, H, K AND L, SHALL HAVE EASEMENT ACROSS EASEMENT "STREET" AND TRAFFIC CONTROL EASEMENTS ACROSS THEIR "ENTIRETY" (TO BE MAINTAINED BY THE HOA)

UNION EASEMENTS "A" THROUGH "H" SHALL HAVE A "UTILITY EASEMENT" ACROSS THEIR "ENTIRETY" MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO VEHICULAR ACCESS TO ECKHORN ROAD, FORT APACHE ROAD AND/OR TREE LANE FROM COMMON LOTS FROM ABUTTING LOTS IS PROHIBITED

UNION LOT 10, FRONTING FORT APACHE ROAD SHALL HAVE A "MULTI-USE TRANSPORTATION EASEMENT"; SAID EASEMENT BEING A PORTION OF THE OVERALL 20 FOOT MULTI-USE TRANSPORTATION "TRAIL" ALONG FORT APACHE ROAD OF WHICH THE ENTIRE WIDTH IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DEC 15 2000

UNION LOT CORNERS WILL BE SET WITH REBAR AND CONCRETE CAP STAMPED "EASEMENT PLUS 5348"

A BLOCK WALL EXISTS "BETWEEN A WALL AND A BLOCK WALL" "EASEMENT PLUS 5348" WILL BE THE BLOCK WALL TO DENOTE THE SIDE OF THE LOT, FRONT OR SIDE LOT CORNERS AND PLACING WILL BE INTERFERED BY A SAW THE TOP OF CURB OR THE PROLONGATION OF PROPERTY LINE.

SHEET 6 OF 30 (NO VISIBILITY RESTRICTION)

CCO

SCALE: 1"=40'

SHEET 5 OF 6

JOB NO. 30-101-00 3476 05 05 2000

D AND SON SURVEYING, INC.
LAND SURVEY CONSULTING

1740 S. HAWLEY STREET, SUITE 208
LAS VEGAS, NV 89118
702-213-3967 FAX: 702-213-3963

Colorado Demo

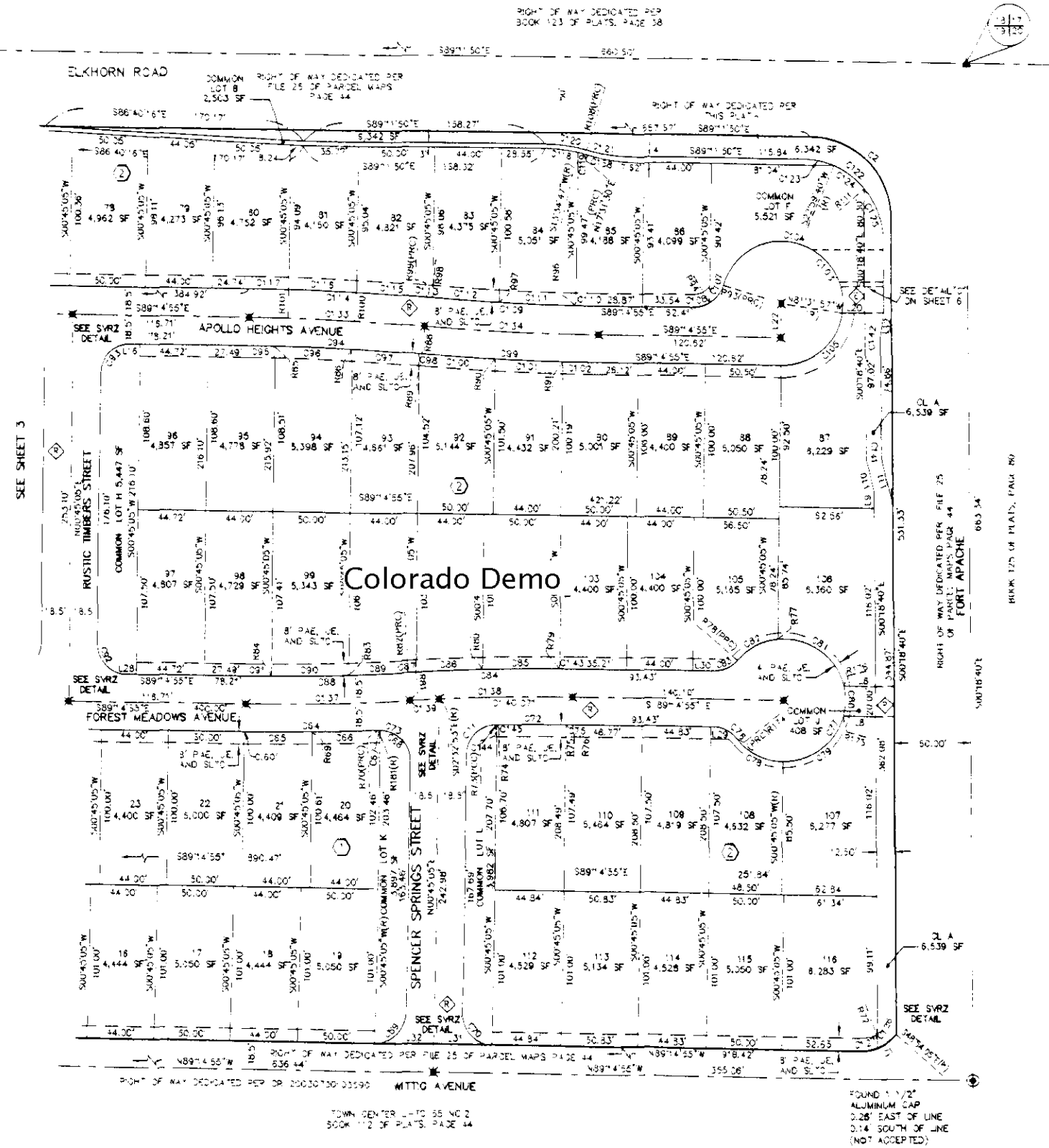
Colorado Demo

Colorado Demo

FINAL MAP OF
TOWN CENTER 44/50 NO. 1

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 50 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

Colorado Demo



- LEGEND
- ⊙ - DENOTES FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ▲ - DENOTES SET TYPE MONUMENT STAMPED "DIAMOND PLUS 15348" IN WELL MONUMENT TYPE 1/4 REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - ✱ - DENOTES SET TYPE II MONUMENT STAMPED "DIAMOND PLUS 15348" TYPE 1/4 REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - 17 - DENOTES LOT'S NUMBER
 - DL - DENOTES COMMON LOT
 - 272 - DENOTES CURVE NUMBER
 - - DENOTES SUBDIVISION BOUNDARY LINE
 - - DENOTES STREET CENTERLINE
 - - DENOTES LOT LINE
 - - DENOTES SLO. PAE AND JE LINE
 - HOA - DENOTES HOMEOWNER'S ASSOCIATION
 - SF - DENOTES SQUARE FEET
 - DL - DENOTES COMMON ELEMENT
 - ◇ - DENOTES PUBLIC UTILITY EASEMENT
 - ◇ - DENOTES PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT GRANTED PER THIS PLAT (TO BE PRIVATELY MAINTAINED BY HOA)
 - ◇ - DENOTES 20' WIDE PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT GRANTED PER THIS PLAT (TO BE PRIVATELY MAINTAINED BY HOA)
 - JE, PAE AND SLO - DENOTES UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT AND STREET LIGHT AND TRAFFIC CONTROL EASEMENT GRANTED TO THE HOA PER THIS PLAT (TO BE PRIVATELY MAINTAINED BY HOA)
 - OR - DENOTES OFFICIAL RECORDS
 - ① - DENOTES BLOCK DESIGNATION
 - ◇ - DENOTES PUBLIC RIGHT OF WAY DEDICATED PER THIS PLAT

- PLAT RESTRICTIONS
- COMMON LOT 1 SHALL HAVE A PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT GRANTED TO THE HOA (TO BE PRIVATELY MAINTAINED BY THE HOA)
 - COMMON LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

RECEIVED
DEC 15 2008

SHEET 4 OF 6
JOB NO. 240106 DATE 05/26/2008
D. AMONG SURVEYING, INC.
LAND SURVEY CONSULTING
1740 S. APACHE STREET, SUITE 100
LAS VEGAS, NV 89119
702.731.9967 FAX 702.731.9963
BOOK 31 PAGE 2219

Colorado Demo

Colorado Demo

Color

Demo

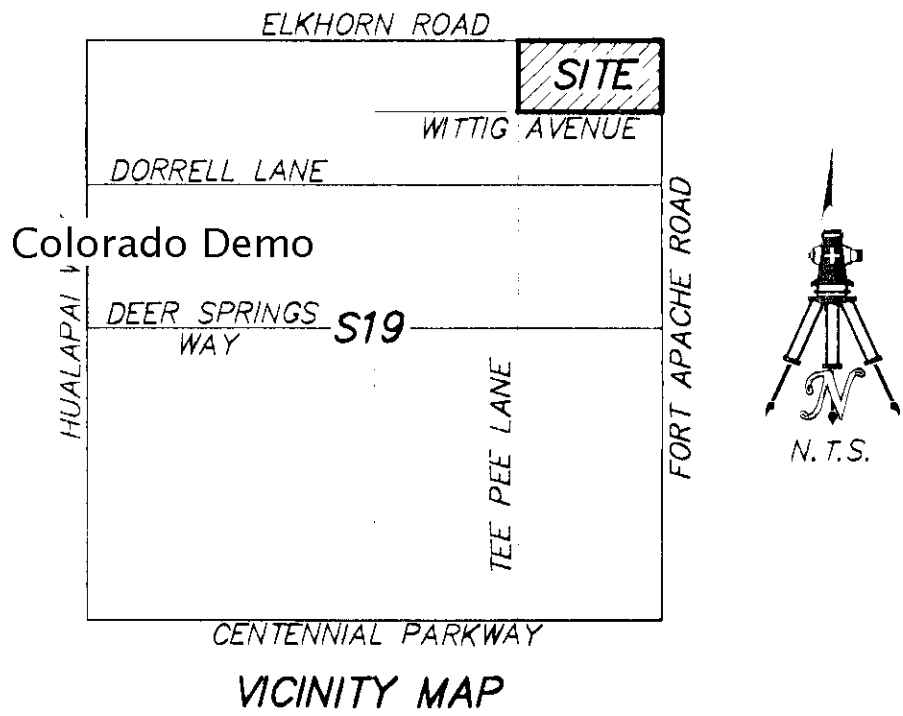


BOOK 24 PAGE 0049

Colorado Demo

REVERSIONARY FINAL MAP OF
TOWN CENTER 44/50 NO. 1
(A COMMON INTEREST COMMUNITY)

LOTS 1 THROUGH 71 OF BLOCK 1, 72 THROUGH 116 OF BLOCK 2, COMMON LOTS "A" THROUGH "L" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS AND THAT CERTAIN PARCEL OF LAND AS VACATED BY THAT CERTAIN "ORDER OF VACATION" RECORDED ON _____ IN BOOK _____, INSTRUMENT _____ OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
CITY OF LAS VEGAS, NEVADA.

OWNER'S CERTIFICATE

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION
BEING THE OWNER OF THE WITHIN PLATTED LAND, HEREBY CONSENT TO THE PREPARATION AND
RECORDATION OF THIS REVERSIONARY MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE
PARCEL DELINEATED HEREON.

BY: _____ DATE _____
AS: _____
OF: PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

ACKNOWLEDGMENT

STATE OF NEVADA } SS
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: _____
AS: _____
OF: PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

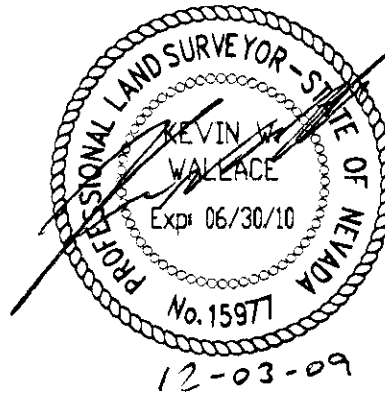
BY: _____
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, KEVIN W. WALLACE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
CERTIFY THAT:

- 1: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.
- 2: THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
- 3: THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4: THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.

KEVIN W. WALLACE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 15977



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR, CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP AS SHOWN HEREON AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING AND DEVELOPMENT, ON THE _____ DAY OF _____, DID APPROVE THIS MAP IN ACCORDANCE WITH NRS 278.010 TO 278.630 INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

M. MARGO WHEELER, AICP
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE _____
SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

REVERSIONARY FINAL MAP OF TOWN CENTER 44/50 NO.1 LOTS 1 THROUGH 71 OF BLOCK 1, 72 THROUGH 116 OF BLOCK 2, COMMON LOTS "A" THROUGH "L" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS AND THAT CERTAIN PARCEL OF LAND AS VACATED BY THAT CERTAIN "ORDER OF VACATION" RECORDED ON _____ IN BOOK _____, INSTRUMENT _____ OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		INSTRUMENT NO. _____ OFFICIAL RECORDS BOOK NO. _____ FILED AT THE REQUEST OF _____ WALLACE-MORRIS SURVEYING, INC. DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ _____ DEPUTY _____
WALLACE • MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963		

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

January 5, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: FMP-36932 - TOWN CENTER 44/50 NO. 1 (Reversionary Map)

Dear Mr. Hale:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on January 5, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
 - a. The Order of Vacation (VAC-36929) must be recorded prior to the recordation of the Final Map and this Final Map must show the Recorder's number of the Vacation.

Public Works

2. Include the Final Map number, FMP-36932, above the Recorder's Block on the cover sheet.
3. Complete the recording information in the title block on the first page of the Reversionary Final Map.
4. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

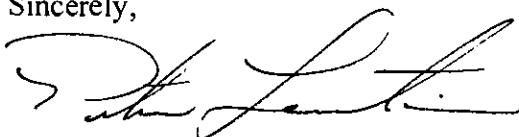


Mr. Dan Hale
FMP-36932 - Page Two
January 5, 2010

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Petition of Vacation VAC-36929 may be used to satisfy this condition.

If you have any questions concerning this matter, please contact me.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:clb

cc: Ms. Barbara Baird
B2 Development Services
1170 Center Point Drive
Henderson, Nevada 89074

MEMORANDUM

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 88101
702-228-6301

To: Land Development
From: Peter Lowenstein
Phone: (702) 229-4693 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 37920
Date: 04/13/10 1st Review
Re: Pardee Home of Nevada – Town Center 44/50 No. 1 Phase 1

STATUS:

☒ Cond. Appr.

☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise the Assessor's Parcel Number both within the title and the project information section on the cover sheet to reflect the correct APN 125-19-516-001 through 127.
2. Please revise the signature line on the cover sheet to state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
3. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 228-3217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: KEVIN W WALLACE, PLS
WALLACE MORRIS SURVEYING, INC.

From: Alan R. Riecki, PLS
City Surveyor

CC: Nathan Goldberg
Planning and Development

Date: January 11, 2010

RE:

36932 FINAL MAP

TOWN CENTER 4450 NO. 1 - REVERSIONARY FINAL
MAP

Attached is a redlined drawing delineating comments from Survey review. THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.

PLEASE NOTE: These comments are for Survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

COMMENTS:

370335 SURVEY

Please revise the ownership to reflect Vista Verde Holdings, LLC. If you wish the Common Lots contained within this boundary to be included within the reversionary area they will also have to be transferred to some other form of ownership consolidation must be considered before recordation.

One minor correction to the map sheet; this should reference Book 136, Page 48 of Plats not Survey.

Please place a validated seal on all sheets of maps presented to a public entity per revised NAC 62.3.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 31, 2009
Re: **FMP-36932** Town Center 44/50 No. 1 Reversionary Final Map SWC Elkhorn Rd. & Fort Apache Rd.
Request for a Reversionary Final Map technical review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 1 through 71 of Block 1, Lots 72 through 116 of Block 2 and Common Lots "A" through "L" of the Town Center 44/50 No. 1 Subdivision of Las Vegas as shown on file in Book 136, page 48 of plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36932, above the Recorder's Block on the cover sheet.
2. Complete the recording information in the title block on the first page of the Reversionary Final Map.
3. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Petition of Vacation VAC-36929 may be used to satisfy this condition.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 23, 2009

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

Gentlemen:

**SUBJECT: WATER AVAILABILITY - FMP-36932 TOWN CENTER 44/50 NO. 1
REVERSIONARY FINAL MAP**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a recorded subdivision map filed in Book 136, Page 48, of the Recorded Subdivision Maps.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. Existing developments will continue to be served, and any additional development or redevelopment may require an additional water commitment.

The area included in the subject reversionary map may also include existing District facilities and easement areas that will require resolution by separate action.

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

Sincerely,

Original signed by:
DANNY L. LEWIS

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

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
LVVWD Development Services
B2 Developer Services

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-36932

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

WALTER ROSS
ENGINEERING SERVICE DEPT
CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

12/16/09

FMP-36932 - TOWN CENTER 44/50 NO. 1 REVERSIONARY FINAL MAP -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately 16.65 acres at the Southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-516-001 through 127), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

CASE PLANNER: **PETER LOWENSTEIN** 229-4893



ADMINISTRATIVE

Comments Due: **DECEMBER 28, 2009**

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Date, north arrow and scale.
- ☒ Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

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

- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

Report Date 12/16/2009 09:47 AM

Submitted By

Page 1

A/P # 36932 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/15/2009 12:05	984387	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

FMP-36932 - TOWN CENTER 44/50 NO. 1 REVERSIONARY FINAL MAP - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately 16.65 acres at the Southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-516-001 through 127), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project #	36932	Project/Phase Name	TOWN CENTER 44/50 NO. 1 REVERS	Phase #	
Size/Area	16.65 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12519516001

Location

Owner/Tenant

Contact ID	AC1654659	Name	PARDEE HOMES NEVADA	Organization	
Mailing Address	10880 WILSHIRE BLVD #1900			State/Province	CA
City	LOS ANGELES			Country	☐ Foreign
ZIP/PC	90024-4120			Evening Phone	
Day Phone	(702)614-1400 x			Mobile #	
Fax	(702)614-1466				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9358 WITTIG AVE
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519516001
12519516002
12519516003

Report Date

12/16/2009 09:47 AM

Submitted By

Page 2

A/P Linked Parcels

12519516004
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12519516010
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Report Date

12/16/2009 09:47 AM

Submitted By

Page 3

A/P Linked Parcels

12519516063
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12519516121

Report Date 12/16/2009 09:47 AM

Submitted By

Page 4

A/P Linked Parcels

12519516122
12519516123
12519516124
12519516125
12519516126
12519516127

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1654659 ☐ Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
LOS ANGELES, CA 90024-4120
Seasonal Addr

Valid From To
Comments Dan Hale

Primary N Capacity OTHER Other REP Contact ID AC1722217 ☐ Foreign
Effective Expire
Name B2 DEVELOPER SERVICES
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 1170 CENTER POINT DIRVE
HENDERSON, NV 89074
Seasonal Addr

Valid From To
Comments Barbara Baird

Primary Y Capacity APPL Contact ID AC1654659 ☐ Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
LOS ANGELES, CA 90024-4120
Seasonal Addr

Valid From To
Comments Dan Hale

Report Date 12/16/2009 09:47 AM

Submitted By

Page 5

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

FINAL MAP

Technical Review Process

Mylar Process

116 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

13 # of Common Element Lots

0 # of Common Element Lots

12/15/2009 BlueLine Submitted

Mylar Submitted

12/16/2009 BlueLine Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

REVERSIONARY FINAL MAP OF TOWN CENTERR 44/50 NO. 1

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
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No children exist for this project

Employee

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

982721	LOWENSTEIN	PETER	D	xt. 4693
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<u>Log</u>	<u>Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381		12/15/2009 12:45		0.00
	CORRECT CHECK NUMBER FOR 12/15/09 TRANSACTION IS 02603812					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381		12/15/2009 12:42		0.00
	BARBARA BAIRD; PARDEE HOMES; CK#02603813; 702-451-3510					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) Tee Pee Lane/Elkhorn Road
 Project Name Town Center 44/50 No. 1 Proposed Use N/A
 Assessor's Parcel #(s) 125-19-516-001 thru 127 Ward # 6
 General Plan: existing L-TC proposed L-TC Zoning: existing T-C proposed T-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 17.46 +/- Lots/Units _____ Density N/A
 Additional Information To revert 116 family and 13 common lots to acreage for future development.

PROPERTY OWNER Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State NV Zip 89119
 E-mail Address dan.hale@pardeehomes.com

APPLICANT Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

REPRESENTATIVE B2 Developer Services Contact Barbara Baird
 Address 1170 Center Point Drive Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State Nevada Zip 89074
 E-mail Address barbara@b2ds.com

Property Owner Signature* Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 9th day of December, 20 09.

Barbara Baird

Barbara Baird

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP - 36932</u>
Meeting Date:	
Total Fee:	<u>750⁰⁰</u>
Date Received:*	<u>12/15/09</u>
Received By:	<u>M REX</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.



December 15, 2009

Planning & Development Department
City of Las Vegas
731 South Fourth St.
Las Vegas, NV 89101

Subject: Town Center 44/50 #1
Request for Vacation

To Whom It May Concern:

On behalf of the applicant, Pardee Homes, we respectfully request review and approval of the attached application for Vacation. The subject property is located at the southwest corner Elkhorn Road and Fort Apache Road and comprises approximately 16.65 acres. The residential subdivision was originally approved and recorded to include 116 residential lots and 13 common elements. A copy of the recorded Final Map, Book 136, Page 48, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie *within* the subdivision boundaries. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is submitted concurrently with this Vacation request.

The reversion of this property to acreage meets with all City standards, regulations and policies. The applicant intends to pursue future approvals for a residential subdivision with different lot configurations that more appropriately address the desires of the home buying market. The applicant understands that any future development will be subject to City review and approval.

Please place this item on the January 28, 2010 Planning Commission agenda. Please contact our office should you have any questions or require further information. Thank you for your kind consideration of this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Barbara Baird', is written over the typed name.

Barbara Baird

Cc: D. Hale, PH
T. Steadham, SHG

RECEIVED

DEC 15 2009



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-36932 APN: 125-19-516-001 thru 127

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Dan Hale, Pardee Homes of Nevada

Name of Representative: Barbara Baird, B2 Developer Services

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

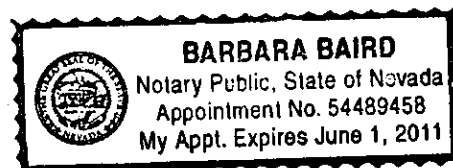
Subscribed and sworn before me

This 9th day of December, 2009

Barbara Baird

Notary Public in and for said County and State

Barbara Baird



RECEIVED

DEC 15 2009

UNANIMOUS ACTION OF THE BOARD OF DIRECTORS
OF
PARDEE HOMES OF NEVADA,
a Nevada corporation,
TAKEN WITHOUT A MEETING

The undersigned two (2) Directors, constituting all of the members of the Board of Directors of Pardee Homes of Nevada, a Nevada corporation, (the "Corporation"), acting as of June 21, 2005, without a meeting in accordance with Article III, Section 7 of the Corporation's By-Laws, hereby resolve as follows:

RESOLVED, that Klif D. Andrews, Vice President, acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of documentation pertaining to the acquisition, development, management and sale of real property, including, but not limited to, deeds, leases, recordable memoranda of agreements, escrow instructions, school mitigation agreements, cost sharing/reimbursement agreements, memoranda of understanding, purchase-and-sale agreements, development agreements, agency permits, maps, development applications, tolling agreements, and consultant contracts related to any of the foregoing (collectively, "Development Documentation") under which an obligation or series of obligations in an aggregate of not more than Five Hundred Thousand Dollars (\$500,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents, and Vice Presidents, are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of not more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents and Klif D. Andrews (Vice President), are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, ("a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that either Dan Hale (Director of Community Development) or Jim Rizzi (Director of Community Development), acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of Development Documentation under which an obligation or series of obligations in an aggregate of not more than Two Hundred Fifty Thousand Dollars (\$250,000.00), net of interest and penalty fees, ("the "Ceiling") is created, renewed, extended or otherwise modified;

RECEIVED

DEC 15 2009

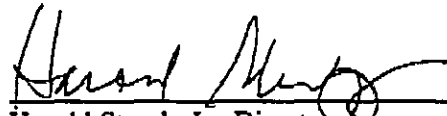
FURTHER RESOLVED, that a Ceiling shall not be deemed to pertain to any Development Documentation that merely implements a financial obligation, rather than creates, renews, extends or otherwise modifies a financial obligation, and that a Ceiling may not be circumvented by separating any one transaction into more than one transaction;

FURTHER RESOLVED, that no authorization granted hereinabove may be exercised after September 30, 2006; and

FURTHER RESOLVED, that the signing powers of Klif D. Andrews (Vice President) and Dan Hale (Project Manager), as provided in those Unanimous Actions of the Board of Directors of the Corporation, acting as of October 22, 2004, are deemed superseded hereby.

The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a regularly called and noticed meeting of the Board of Directors at which all of the undersigned were personally present.


Michael V. McGee, Director


Harold Struck, Jr., Director

No stock records found for this company

Officers

Secretary - ANTHONY P DOLIM

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Treasurer - ANTHONY P DOLIM

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Director - JON E LASH

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

President - MICHAEL V MCGEE

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #190
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 19 actions\amendments associated with this company](#)

Important Notice: Entities with an October 2009 annual list due date whose list was received by November 1, 2009, due to processing backlog, may show as in "Default" in the Business Entity Search until all October filings are processed by December 13th.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In the experience for all our customers, the automated and/or systematic collection of data from this website is not perfect.

DEC 15 2009

[Home](#) | [About Ross](#) | [Calend](#)[Home](#)[Information
Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) 1

PARDEE HOMES OF NEVADA

[New Search](#)[Printer Friendly](#)

Business Entity Information

Status:	Active	File Date:	2/03/
Type:	Domestic Corporation	Entity Number:	C266
Qualifying State:	NV	List of Officers Due:	2/28/
Managed By:		Expiration Date:	
NV Business ID:	NV19691000242	Business License Exp:	

Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	1000 SUMMIT
Address 2:		City:	CARSON
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

[View all business entities under this registered agent](#)

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
----------------------------	----------	------------------------	------



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 9/27/2006

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 S ARVILLE STREET LAS VEGAS, NV, PHONE NUMBER: (702)284-5300 x FAX NUMBER: (702)284-5399	From: HARLOW SMOOT III City of Las Vegas Land Development
PROJECT INFORMATION: PROJECT NUMBER: 16761 PROJECT NAME: TOWN CENTER 44/50 #1 APPLICATION TYPE: L-CIVIL WORK TYPE: L-SUB MAP ID: 125-19-5 DEVELOPER CO.: PARDEE HOMES OF NEVADA G-19-2 650 WHITE DRIVE, SUITE 100 LAS VEGAS , NV 89119-	
<u>NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:</u> 1 CIVILBLUEX REC:9/12/06 RET: 9/27/06 Result: Approvable with Condition(s)	

DESCRIPTION OF ITEMS ATTACHED

- ☒ LAND DEVELOPMENT COMMENTS
- ☒ CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
- ☒ BOND ESTIMATE
- ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- ☐ DUPLICATE MYLAR (S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ☐

REMARK (S):

Please address all redlines and resubmit revised plans (1 Sets of Mylars) with Land Development Redlines Set.

Additional information may be required (if checked).

- ☐ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.
- ☐ Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ☒ ENCROACHMENT AGREEMENT MUST BE IN PLACE
- ☒ DECLARATION OF UTILIZATION REQD ON WITTING

RECEIVED
DEC 15 2009

APN: 125-19-502-002
Affix R.P.T.T. \$3,876.00
ESCROW NO. 235247-PE
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Pardee Homes of Nevada
10880 Wilshire Blvd., Suite 1900
Los Angeles, CA 90024

20060712-0003965

Fee \$16.00 RPTT: \$3,876.00
N/C Fee: \$0.00

07/12/2006 14:57:35
120060121627

Requestor:
LANO TITLE OF NEVADA

Frances Deane ARO
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Property Holding Corporation, a Nevada Corporation, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to

Pardee Homes of Nevada, a Nevada Corporation

all that real property situated in the County of CLARK, State of Nevada, bounded and described as follows:

For legal description, see Exhibit "A" attached hereto and by reference made a part hereof

SUBJECT TO: 1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand(s) this 21st day of June, 2006.

Property Holding Corporation, a Nevada Corporation

Mark Bogdanovich, Vice President

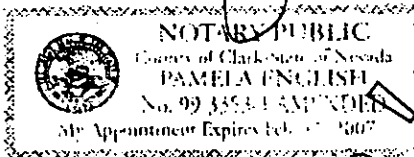
RECEIVED
DEC 15 2009

STATE OF NEVADA
COUNTY OF CLARK

On June 21, 2006, personally appeared before me, a Notary Public, Mark Bogdanovich, Vice President of Property Holding Corporation, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Pamela English

Notary Public in and for said County and State.



RECEIVED

DEC 15 2009

Exhibit "A"

Legal Description

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA DESCRIBED AS FOLLOWS:
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.B. & M.;

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND LYING WITHIN ELKHORN
ROAD AND FORT APACHE ROAD (50.00 FEET WIDE EACH) AND THE CORRESPONDING
SPANDREL IN THE NORTHWEST CORNER THEREOF AND THOSE PORTIONS OF SAID
LAND LYING WITHIN WITTIG AVENUE (30.00 FEET WIDE) AS CONVEYED BY DEED TO
CLARK COUNTY, NEVADA, RECORDED APRIL 10, 1979 IN BOOK 1037 AS DOCUMENT NO.
0996494 OF OFFICIAL RECORDS.

SAID LAND FORMERLY KNOWN AS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 25 PAGE 44, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED APRIL 10, 1979 IN
BOOK 1037 OF OFFICIAL RECORDS AS DOCUMENT NO. 0996493.

ASSESSED

RECEIVED

DEC 15 2009

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20040130
03735

RECORDED AT THE REQUEST OF
UNITED TITLE OF NEVADA

01-30-2004 14:02 SLD

OFFICIAL RECORDS

BOOK/INSTR. 20040130-03735

PAGE COUNT: 3

FEE: 16.00
RPTT: 5,865.00

APN: 125-19-502-001
Affix R.P.T.T. \$5,865.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

Pardee Homes of Nevada
10880 Wilshire Blvd., #1900
Los Angeles, CA 90024

ESCROW NO: 03206217-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kimball Hill Homes of Nevada, a Nevada corporation

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Pardee Homes of Nevada, a Nevada corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 28 day of JANUARY, 2004.

SELLERS:

Kimball Hill Homes Nevada, Inc.

By: Stan Gushall, Vice President

RECEIVED
DEC 15 2009



20040130
03735

ESCROW NO: 03206217-113-SDL

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this January 28, 2004

appeared before me, a Notary Public,

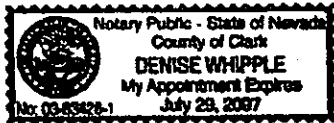
Stan Gushall, Vice President of Kimball Hill

Home of Nevada

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Denise Whipple
Notary Public

My commission expires: 7/29/07



COPY

ASSESOR'S

RECEIVED

DEC 15 2009

20040130
03735

Exhibit A

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

That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

Lot Two (2) as shown by map thereof in File 25 of Parcel Maps, Page 44, in the Office of the County Recorder of Clark County, Nevada recorded April 10, 1979 in Book 1037 as Document No. 996493. Official Records.

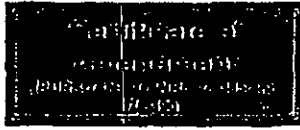
ASSESSOR'S

RECEIVED

DEC 15 2009

DEAN HELLER
Secretary of State

202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684 5708



Office Use Only

20020308
FILED # 69

FEB 26 2002

DEAN HELLER, SECRETARY OF STATE

Important: Read attached instructions before completing form.

**Certificate of Amendment to Articles of Incorporation
For Nevada Profit Corporations**
(Pursuant to NRS 78.385 and 78.390 - After Issuance of Stock)
- Remit in Duplicate -

1. Name of corporation: Pardee Construction Company of Nevada

2. The articles have been amended as follows (provide article numbers, if available):

The First Article has been amended to read:

FIRST: That the name of this corporation shall be

PARDEE HOMES OF NEVADA

3. The vote by which the stockholders holding shares in the corporation entitling them to exercise at least a majority of the voting power, or such greater proportion of the voting power as may be required in the case of a vote by classes or series, or as may be required by the provisions of the articles of incorporation have voted in favor of the amendment is: Unanimous.

4. Officer Signature (Required):

Michael V. Miller

Harold Sturges

*If any proposed amendment would alter or change any preference or any relative or other right given to any class or series of outstanding shares, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of shares representing a majority of the voting power of each class or series affected by the amendment regardless of limitations or restrictions on the voting power thereof.

IMPORTANT: Failure to include any of the above information and remit the proper fees may cause this filing to be rejected.

RECEIVED

DEC 15 2009

COPY

Assessor's

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED STATES OF NEVADA

03-08-2002 13:59 STX 2

BOOK 20020308 INST 01983

FEE 15.00 RPT: .00

STATE OF NEVADA
Secretary of State

I hereby certify that this is a true and
complete copy of the document as filed
in this office.

FEB 26 2002

Dean Heller
Dean Heller
By *[Signature]*

RECEIVED

DEC 15 2009

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 1:12,177 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T19S R60E			19			N 2 NE 4			125-19-5																																
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5	1	5	1																																						

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- P/W/D BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

AVERAGE
45

PARCEL NUMBER
202

PARCEL SUB/SEO NUMBER
5

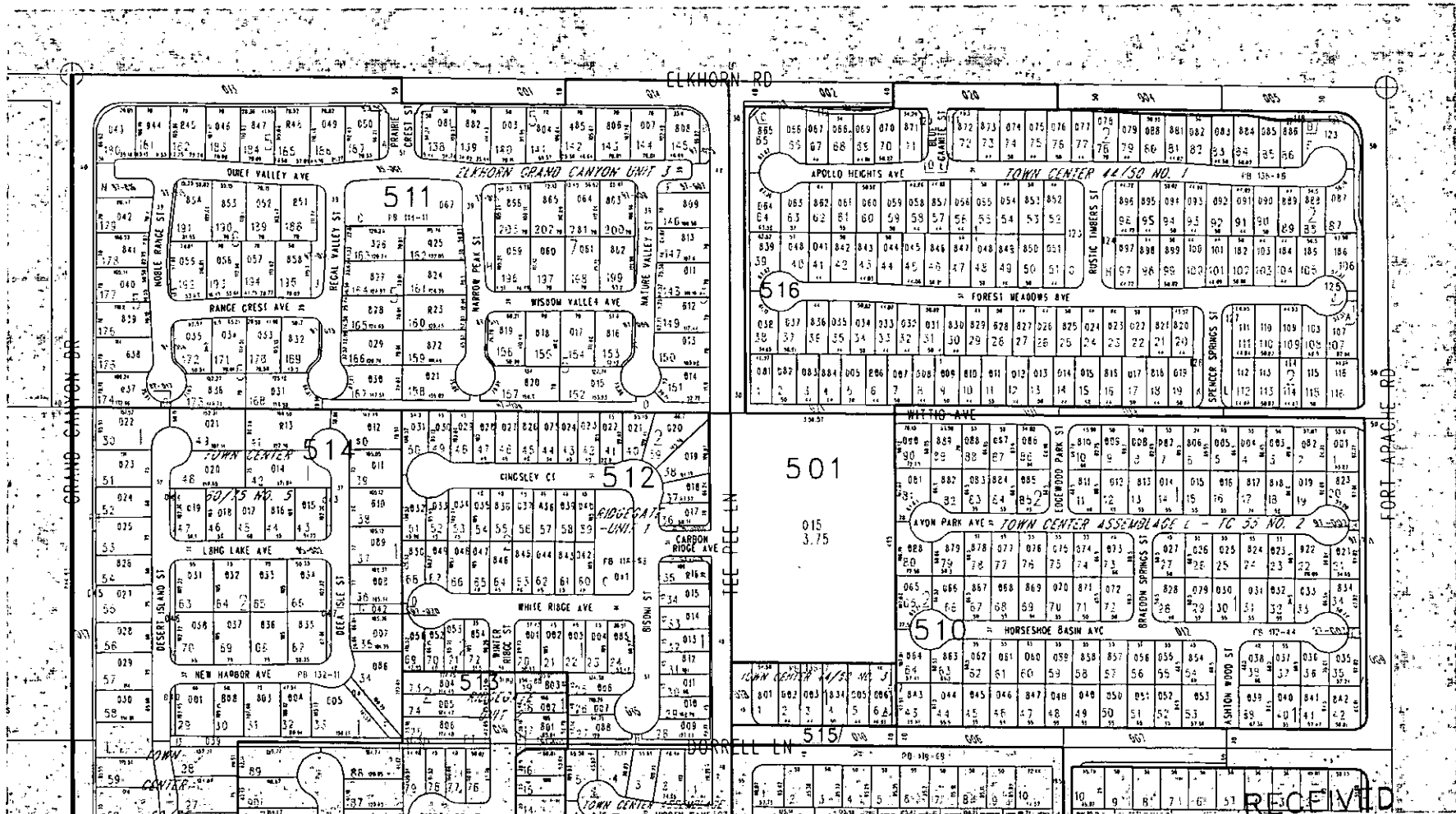
PLAT RECORDING NUMBER
5

BLOCK NUMBER
5

LOT NUMBER
5

GOV. LOT NUMBER
CL5

Scale: 1"=200' Rev: 05/15/07



RECEIVED

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

January 5, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: FMP-36932 - TOWN CENTER 44/50 NO. 1 (Reversionary Map)

Dear Mr. Hale:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on January 5, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
 - a. The Order of Vacation (VAC-36929) must be recorded prior to the recordation of the Final Map and this Final Map must show the Recorder's number of the Vacation.

Public Works

2. Include the Final Map number, FMP-36932, above the Recorder's Block on the cover sheet.
3. Complete the recording information in the title block on the first page of the Reversionary Final Map.
4. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.

Mayor
Oscar B. Goodman

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

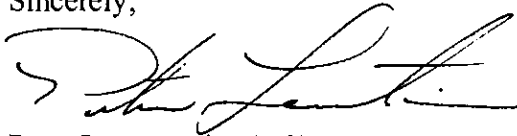


Mr. Dan Hale
FMP-36932 - Page Two
January 5, 2010

5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Petition of Vacation VAC-36929 may be used to satisfy this condition.

If you have any questions concerning this matter, please contact me.

Sincerely,

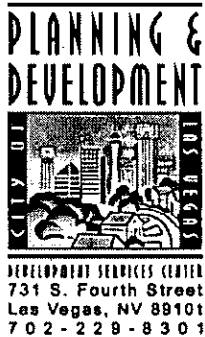


Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:clb

cc: Ms. Barbara Baird
B2 Development Services
1170 Center Point Drive
Henderson, Nevada 89074

MEMORANDUM



To: Land Development
From: Peter Lowenstein
Phone: (702) 229-4693 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 37920
Date: 04/13/10 1st Review
Re: Pardee Home of Nevada – Town Center 44/50 No. 1 Phase 1

STATUS:☒ Cond. Appr.☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise the Assessor's Parcel Number both within the title and the project information section on the cover sheet to reflect the correct APN 125-19-516-001 through 127.
2. Please revise the signature line on the cover sheet to state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
3. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 228-3217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: KEVIN W WALLACE, PLS
WALLACE MORRIS SURVEYING, INC.

From: Alan R. Riecki, PLS
City Surveyor

CC: Nathan Goldberg
Planning and Development

Date: January 11, 2010

RE:

36932 FINAL MAP

TOWN CENTER 44/50 NO. 1 - REVERSIONARY FINAL

MAP

Attached is a redlined drawing delineating comments from Survey review. THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.

PLEASE NOTE: These comments are for Survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

COMMENTS:

370335 SURVEY

Please revise the ownership to reflect Vista Verde Holdings, LLC. If you wish the Common Lots contained within this boundary to be included within the reversionary area they will also have to be transferred. Some other form of ownership consolidation must be considered before recordation.

One minor correction to the map sheet; this should reference Book 136, Page 48 of Plats not Survey.

Please place a validated seal on all sheets of maps presented to a public entity per revised NAC 62.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 31, 2009
Re: **FMP-36932** Town Center 44/50 No. 1 Reversionary Final Map SWC Elkhorn Rd. & Fort Apache Rd.
Request for a Reversionary Final Map technical review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 1 through 71 of Block 1, Lots 72 through 116 of Block 2 and Common Lots "A" through "L" of the Town Center 44/50 No. 1 Subdivision of Las Vegas as shown on file in Book 136, page 48 of plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36932, above the Recorder's Block on the cover sheet.
2. Complete the recording information in the title block on the first page of the Reversionary Final Map.
3. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Petition of Vacation VAC-36929 may be used to satisfy this condition.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 23, 2009

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

Gentlemen:

**SUBJECT: WATER AVAILABILITY - FMP-36932 TOWN CENTER 44/50 NO. 1
REVERSIONARY FINAL MAP**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a recorded subdivision map filed in Book 136, Page 48, of the Recorded Subdivision Maps.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. Existing developments will continue to be served, and any additional development or redevelopment may require an additional water commitment.

The area included in the subject reversionary map may also include existing District facilities and easement areas that will require resolution by separate action.

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

Sincerely,

Original signed by:
DANNY L. LEWIS

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

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
LVVWD Development Services
B2 Developer Services

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-36932

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

WALTER ROSS
ENGINEERING SERVICE DEPT
CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

12/16/09

FMP-36932 - TOWN CENTER 44/50 NO. 1 REVERSIONARY FINAL MAP -
APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately 16.65 acres at the Southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-516-001 through 127), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

CASE PLANNER: **PETER LOWENSTEIN** 229-4893

☒ **ADMINISTRATIVE**

Comments Due: **DECEMBER 28, 2009**

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Date, north arrow and scale.
- ☒ Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

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

- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

Report Date 12/16/2009 09:47 AM

Submitted By

Page 1

A/P # 36932 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	12/15/2009 12:05	984387	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

FMP-36932 - TOWN CENTER 44/50 NO. 1 REVERSIONARY FINAL MAP - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for Final Map- technical review for REVERSION TO ACREAGE of approximately 16.65 acres at the Southwest corner of Elkhorn Road and Fort Apache Road (APNs 125-19-516-001 through 127), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project # 36932 Project/Phase Name TOWN CENTER 44/50 NO. 1 REVERS Phase #
Size/Area 16.65 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12519516001

Location

Owner/Tenant

Contact ID AC1654659 Name PARDEE HOMES NEVADA
Mailing Address 10880 WILSHIRE BLVD #1900 Organization
City LOS ANGELES State/Province CA
ZIP/PC 90024-4120 Country ☐ Foreign
Day Phone (702)614-1400 x Evening Phone
Fax (702)614-1466 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9358 WITTIG AVE
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519516001
12519516002
12519516003

Report Date 12/16/2009 09:47 AM

Submitted By

Page 2

A/P Linked Parcels

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Report Date 12/16/2009 09:47 AM

Submitted By

Page 3

A/P Linked Parcels

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12519516121

Report Date 12/16/2009 09:47 AM

Submitted By

Page 4

A/P Linked Parcels

12519516122
12519516123
12519516124
12519516125
12519516126
12519516127

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1654659 ☐ Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
LOS ANGELES, CA 90024-4120

Seasonal Addr

Valid From To

Comments Dan Hale

Primary N Capacity OTHER Other REP Contact ID AC1722217 ☐ Foreign
Effective Expire
Name B2 DEVELOPER SERVICES
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 1170 CENTER POINT DIRVE
HENDERSON, NV 89074

Seasonal Addr

Valid From To

Comments Barbara Baird

Primary Y Capacity APPL Contact ID AC1654659 ☐ Foreign
Effective Expire
Name PARDEE HOMES NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)614-1466 Mobile Profession
E-Mail
Address 10880 WILSHIRE BLVD #1900
LOS ANGELES, CA 90024-4120

Seasonal Addr

Valid From To

Comments Dan Hale

Report Date 12/16/2009 09:47 AM

Submitted By

Page 5

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

FINAL MAP

Technical Review Process

Mylar Process

116 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

13 # of Common Element Lots

0 # of Common Element Lots

12/15/2009 BlueLine Submitted

Mylar Submitted

12/16/2009 BlueLine Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required?

Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

REVERSIONARY FINAL MAP OF TOWN CENTERR 44/50 NO. 1

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

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

982721

LOWENSTEIN

PETER

D

xt. 4693

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 12/15/2009 12:45 0.00
CORRECT CHECK NUMBER FOR 12/15/09 TRANSACTION IS 02603812

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 12/15/2009 12:42 0.00
BARBARA BAIRD; PARDEE HOMES; CK#02603813; 702-451-3510

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) Tee Pee Lane/Elkhorn Road
 Project Name Town Center 44/50 No. 1 Proposed Use N/A
 Assessor's Parcel #(s) 125-19-516-001 thru 127 Ward # 6
 General Plan: existing L-TC proposed L-TC Zoning: existing T-C proposed T-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 17.46 +/- Lots/Units _____ Density N/A
 Additional Information To revert 116 family and 13 common lots to acreage for future development.

PROPERTY OWNER Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State NV Zip 89119
 E-mail Address dan.hale@pardeehomes.com

APPLICANT Pardee Homes of Nevada Contact Dan Hale
 Address 650 White Drive #100 Phone: (702) 614-1400 Fax: (702) 614-1466
 City Las Vegas State Nevada Zip 89119
 E-mail Address dan.hale@pardeehomes.com

REPRESENTATIVE B2 Developer Services Contact Barbara Baird
 Address 1170 Center Point Drive Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State Nevada Zip 89074
 E-mail Address barbara@b2ds.com

Property Owner Signature* Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 9th day of December, 2009.

Barbara Baird

Barbara Baird

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>FMP - 36932</u>
Meeting Date:	
Total Fee:	<u>750.00</u>
Date Received:*	<u>12/15/09</u>
Received By:	<u>M REX</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.



December 15, 2009

Planning & Development Department
City of Las Vegas
731 South Fourth St.
Las Vegas, NV 89101

Subject: Town Center 44/50 #1
Request for Vacation

To Whom It May Concern:

On behalf of the applicant, Pardee Homes, we respectfully request review and approval of the attached application for Vacation. The subject property is located at the southwest corner Elkhorn Road and Fort Apache Road and comprises approximately 16.65 acres. The residential subdivision was originally approved and recorded to include 116 residential lots and 13 common elements. A copy of the recorded Final Map, Book 136, Page 48, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie *within* the subdivision boundaries. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is submitted concurrently with this Vacation request.

The reversion of this property to acreage meets with all City standards, regulations and policies. The applicant intends to pursue future approvals for a residential subdivision with different lot configurations that more appropriately address the desires of the home buying market. The applicant understands that any future development will be subject to City review and approval.

Please place this item on the January 28, 2010 Planning Commission agenda. Please contact our office should you have any questions or require further information. Thank you for your kind consideration of this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Barbara Baird', is written over a horizontal line.

Barbara Baird

Cc: D. Hale, PH
T. Steadham, SHG

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DEC 15 2009



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-36932 APN: 125-19-516-001 thru 127

Name of Property Owner: Pardee Homes of Nevada

Name of Applicant: Dan Hale, Pardee Homes of Nevada

Name of Representative: Barbara Baird, B2 Developer Services

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Dan Hale

Print Name: Dan Hale

Subscribed and sworn before me

This 9th day of December, 2009

Barbara Baird

Notary Public in and for said County and State

Barbara Baird



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DEC 15 2009

UNANIMOUS ACTION OF THE BOARD OF DIRECTORS
OF
PARDEE HOMES OF NEVADA,
a Nevada corporation,
TAKEN WITHOUT A MEETING

The undersigned two (2) Directors, constituting all of the members of the Board of Directors of Pardee Homes of Nevada, a Nevada corporation, (the "Corporation"), acting as of June 21, 2005, without a meeting in accordance with Article III, Section 7 of the Corporation's By-Laws, hereby resolve as follows:

RESOLVED, that Klif D. Andrews, Vice President, acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of documentation pertaining to the acquisition, development, management and sale of real property, including, but not limited to, deeds, leases, recordable memoranda of agreements, escrow instructions, school mitigation agreements, cost sharing/reimbursement agreements, memoranda of understanding, purchase-and-sale agreements, development agreements, agency permits, maps, development applications, tolling agreements, and consultant contracts related to any of the foregoing (collectively, "Development Documentation") under which an obligation or series of obligations in an aggregate of not more than Five Hundred Thousand Dollars (\$500,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents, and Vice Presidents, are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of not more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, (a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that any two (2) officers of the Corporation from among the Corporation's President, Executive Vice Presidents, Senior Vice Presidents and Klif D. Andrews (Vice President), are hereby authorized, for and on behalf of this Corporation, to sign Development Documentation under which any obligation or series of obligations in an aggregate of more than Ten Million Dollars (\$10,000,000.00), net of interest and penalty fees, ("a "Ceiling") is created, renewed, extended or otherwise modified;

FURTHER RESOLVED, that either Dan Hale (Director of Community Development) or Jim Rizzi (Director of Community Development), acting alone, is hereby authorized, for and on behalf of this Corporation, to sign all manner of Development Documentation under which an obligation or series of obligations in an aggregate of not more than Two Hundred Fifty Thousand Dollars (\$250,000.00), net of interest and penalty fees, ("the "Ceiling") is created, renewed, extended or otherwise modified;

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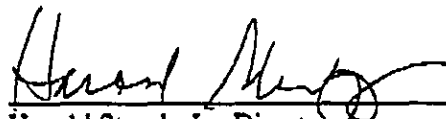
FURTHER RESOLVED, that a Ceiling shall not be deemed to pertain to any Development Documentation that merely implements a financial obligation, rather than creates, renews, extends or otherwise modifies a financial obligation, and that a Ceiling may not be circumvented by separating any one transaction into more than one transaction;

FURTHER RESOLVED, that no authorization granted hereinabove may be exercised after September 30, 2006; and

FURTHER RESOLVED, that the signing powers of Klif D. Andrews (Vice President) and Dan Hale (Project Manager), as provided in those Unanimous Actions of the Board of Directors of the Corporation, acting as of October 22, 2004, are deemed superseded hereby.

The undersigned hereby consent to the foregoing Resolutions and direct that the Secretary of this Corporation file these Unanimous Actions of the Board of Directors, including this consent, with the Minutes of the proceedings of this Board of Directors and that said Resolutions shall have the same force and effect as if adopted at a regularly called and noticed meeting of the Board of Directors at which all of the undersigned were personally present.


Michael V. McGee, Director


Harold Struck, Jr., Director

No stock records found for this company

Officers

Secretary - ANTHONY P DOLIM

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Treasurer - ANTHONY P DOLIM

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Director - JON E LASH

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

President - MICHAEL V MCGEE

Address 1:	10880 WILSHIRE BOULEVARD	Address 2:	SUITE #19
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 19 actions\amendments associated with this company](#)

Important Notice: Entities with an October 2009 annual list due date whose list was received by November 15, 2009, may show as in "Default" in the Business Entity Search until all October filings are processed. For more information, please contact the Secretary of State's office. Due to processing backlog, some of these filings by December 13th.

Data in this system may be up to fifteen minutes behind actual filings in the Secretary of State's office. In order to provide the best possible experience for all our customers, the automated and/or systematic collection of data from this website is ongoing.

DEC 15 2009

[Home](#) | [About Ross](#) | [Calend](#)[Home](#)[Information
Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) |

PARDEE HOMES OF NEVADA

[New Search](#)[Printer Friendly](#)

Business Entity Information

Status:	Active	File Date:	2/03/
Type:	Domestic Corporation	Entity Number:	C266
Qualifying State:	NV	List of Officers Due:	2/28/
Managed By:		Expiration Date:	
NV Business ID:	NV19691000242	Business License Exp:	

Registered Agent Information

Name:	NATIONAL REGISTERED AGENTS, INC. OF NV	Address 1:	1000 SUMMIT
Address 2:		City:	CAR
State:	NV	Zip Code:	8970
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

[View all business entities under this registered agent](#)

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
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CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 9/27/2006

**PLEASE RETURN THIS TRANSMITTAL WITH ANY
RESUBMITTAL FOR THIS PROJECT**

To: ENGINEER FIRM: SLATER HANIFAN GROUP 5740 S ARVILLE STREET LAS VEGAS, NV, PHONE NUMBER: (702)284-5300 x FAX NUMBER: (702)284-5399	From: HARLOW SMOOT III City of Las Vegas Land Development
PROJECT INFORMATION: PROJECT NUMBER: 16761 PROJECT NAME: <u>TOWN CENTER 44/50 #1</u> APPLICATION TYPE: L-CIVIL WORK TYPE: L-SUB MAP ID: 125-19-5 DEVELOPER CO.: PARDEE HOMES OF NEVADA G-19-2 650 WHITE DRIVE, SUITE 100 LAS VEGAS , NV 89119- <u>NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:</u> 1 CIVILBLUEX REC:9/12/06 RET: 9/27/06 Result: Approvable with Condition(s)	

DESCRIPTION OF ITEMS ATTACHED

- ☒ LAND DEVELOPMENT COMMENTS
- ☒ CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE)
- ☒ BOND ESTIMATE
- ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- ☐ DUPLICATE MYLAR(S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ☐

REMARK (S):

Please address all redlines and resubmit revised plans (1 Sets of Mylars) with Land Development Redlines Set.

Additional information may be required (if checked).

- ☐ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.
- ☐ Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ☒ ENCROACHMENT AGREEMENT MUST BE IN PLACE
- ☒ DECLARATION OF UTILIZATION READ ON WITTING

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DEC 15 2009

APN: 125-19-502-002
Affix R.P.T.T. \$3,876.00
ESCROW NO. 235247-PE
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Pardee Homes of Nevada
10880 Wilshire Blvd., Suite 1900
Los Angeles, CA 90024

20060712-0003965

Fee \$16.00 RPTT: \$3,876.00
N/T Fee: \$0.00

07/12/2006 14:57:35
120060121627

Requestor:
LAND TITLE OF NEVADA

Frances Deane ARO
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Property Holding Corporation, a Nevada Corporation, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to

Pardee Homes of Nevada, a Nevada Corporation

all that real property situated in the County of CLARK, State of Nevada, bounded and described as follows:

For legal description, see Exhibit "A" attached hereto and by reference made a part hereof

SUBJECT TO: 1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand(s) this 21st day of June, 2006.

Property Holding Corporation, a Nevada Corporation

Mark Bogdanovich, Vice President

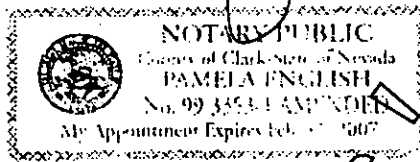
RECEIVED
DEC 15 2009

STATE OF NEVADA
COUNTY OF CLARK

On June 21, 2006, personally appeared before me, a Notary Public, Mark Bogdanovich, Vice President of Property Holding Corporation, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Pamela English

Notary Public in and for said County and State.



ASSESSOR'S

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DEC 15 2009

Exhibit "A"
Legal Description

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA DESCRIBED AS FOLLOWS:
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.B. & M.;

EXCEPTING THEREFROM THOSE PORTIONS OF SAID LAND LYING WITHIN ELKHORN
ROAD AND FORT APACHE ROAD (50.00 FEET WIDE EACH) AND THE CORRESPONDING
SPANDREL IN THE NORTHWEST CORNER THEREOF AND THOSE PORTIONS OF SAID
LAND LYING WITHIN WITTIG AVENUE (30.00 FEET WIDE) AS CONVEYED BY DEED TO
CLARK COUNTY, NEVADA, RECORDED APRIL 10, 1979 IN BOOK 1037 AS DOCUMENT NO.
0996494 OF OFFICIAL RECORDS.

SAID LAND FORMERLY KNOWN AS

LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 25 PAGE 44, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED APRIL 10, 1979 IN
BOOK 1037 OF OFFICIAL RECORDS AS DOCUMENT NO. 0996493.

ASSESSED

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DEC 15 2009

20040130
03735

RECORDED AT THE REQUEST OF
UNITED TITLE OF NEVADA

01-30-2004 14:02 SLD

OFFICIAL RECORDS

BOOK/INSTR. 20040130-03735

PAGE COUNT: 3

FEE: 16.00
RPT: 5.865.00

APN: 125-19-502-001
Affix R.P.T.T. \$5,865.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

Pardee Homes of Nevada
10880 Wilshire Blvd., #1900
Los Angeles, CA 90024

ESCROW NO: 03206217-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kimball Hill Homes of Nevada, a Nevada corporation

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Pardee Homes of Nevada, a Nevada corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 28 day of JANUARY, 2004.

SELLERS:

Kimball Hill Homes Nevada, Inc.

By: Stan Outshaw, Vice President

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DEC 15 2009

20040130
03735

ESCROW NO: 03206217-113-SDL

STATE OF NEVADA

COUNTY OF Clark

On this January 28, 2004

appeared before me, a Notary Public,

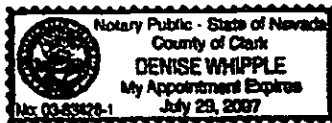
Stan Guishall Vice President of Kimball Hill

Homes of Nevada

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Denise Whipple
Notary Public

My commission expires: 7/29/07



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DEC 15 2009

20040130
03735

Exhibit A

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

That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

Lot Two (2) as shown by map thereof in File 25 of Parcel Maps, Page 44, in the Office of the County Recorder of Clark County, Nevada recorded April 10, 1979 in Book 1027 as Document No. 996493, Official Records.

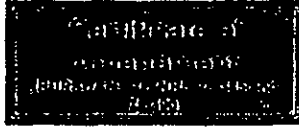
ASSESSOR'S

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DEC 15 2009

14
DEAN HELLER
Secretary of State

202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684 5708



Office Use Only

20020308
FILED # 6264 69

FEB 26 2002

DEAN HELLER, SECRETARY OF STATE

Important: Read attached instructions before completing form.

**Certificate of Amendment to Articles of Incorporation
For Nevada Profit Corporations**
(Pursuant to NRS 78.385 and 78.390 - After Issuance of Stock)
- Remit in Duplicate -

1. Name of corporation: Pardee Construction Company of Nevada

2. The articles have been amended as follows (provide article numbers, if available):

The First Article has been amended to read:

FIRST: That the name of this corporation shall be

PARDEE HOMES OF NEVADA

3. The vote by which the stockholders holding shares in the corporation entitling them to exercise at least a majority of the voting power, or such greater proportion of the voting power as may be required in the case of a vote by classes or series, or as may be required by the provisions of the articles of Incorporation have voted in favor of the amendment is: Unanimous.

4. Officer Signature (Required):

Michael V. Miller

Harold Stucky

*If any proposed amendment would alter or change any preference or any relative or other right given to any class or series of outstanding shares, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of shares representing a majority of the voting power of each class or series affected by the amendment regardless of limitations or restrictions on the voting power thereof.

IMPORTANT: Failure to include any of the above information and remit the proper fees may cause this filing to be rejected.

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DEC 15 2000

COPY

ASSASSOR'S

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
03-08-2002 13:59 BTX 2
OFFICIAL RECORDS
BOOK 20020308 INST 01983
FEE 15.00 RPT: .00

STATE OF NEVADA
Secretary of State
I hereby certify that this is a true and
complete copy of the document as filed
in this office.

FEB 26 2002

Dean Haller
Dean Haller
BY *[Signature]*

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DEC 15 2009

NOTES

This map is for assessment use only and does not represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

SEE TOWN SEAT(SEE) WHEN MAP ASSIGNED FROM TOWN RECORDS

MAP LEGEND

- Parcel Boundary
- SUBD BOUNDARY
- ROAD EASEMENT
- PAV'D BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

T19S R60E			
	R59E	R60E	R61E
581	59	188	101
5811	126	125	124
5020	137	138	139

Scale: 1"=200'

19
05/15/07

MAP										N 2 NE 4																																																																																						
8	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

125-19-5	
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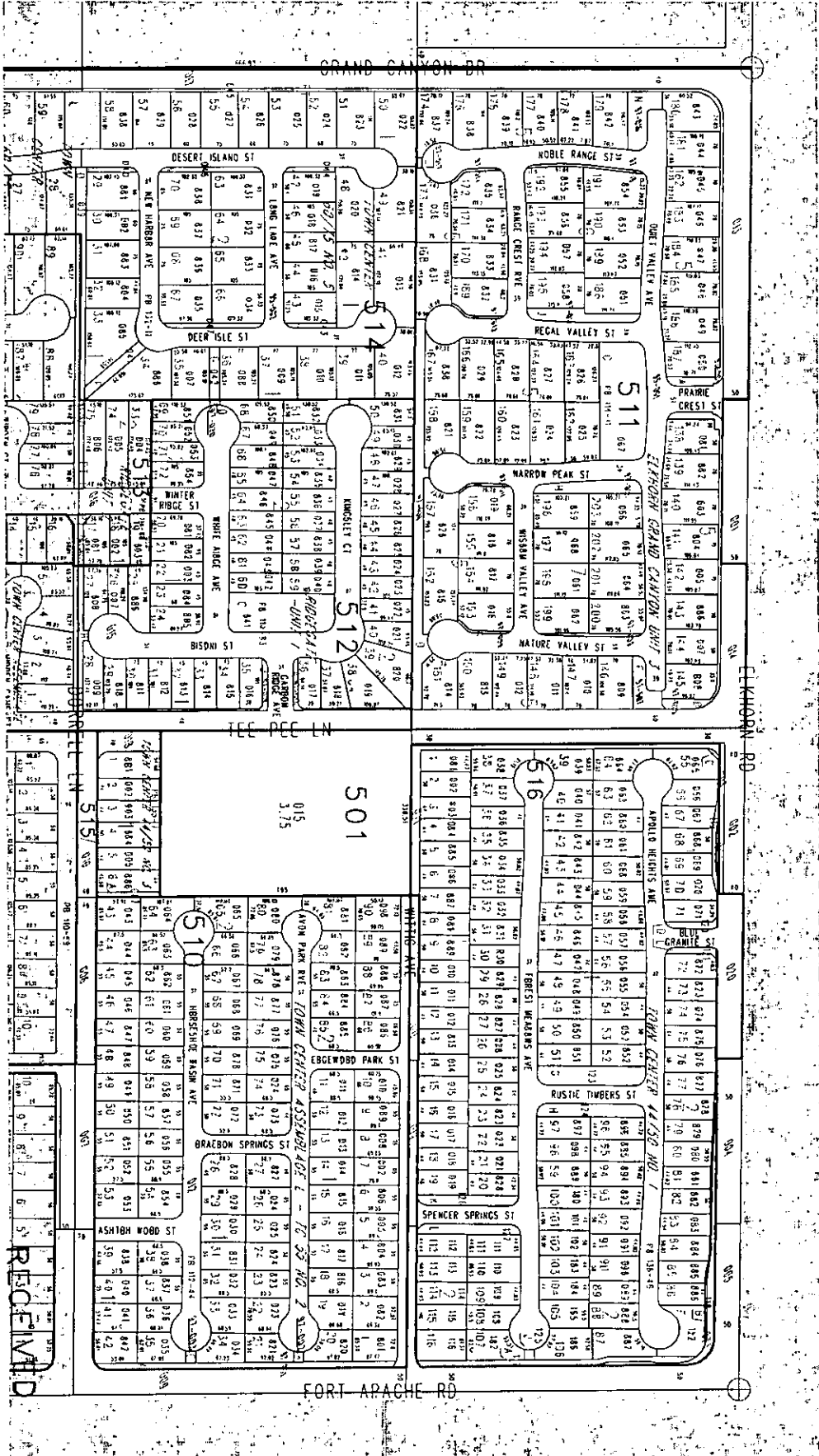
ASSESSOR'S PARCELS - CLARK CO., NY.
M. W. Schofield, Assessor

T19S R60E

19

N 2 NE 4

125-19-5



DEC 15 2009

TAX DIST 200