

3D PATENT
PER 27-2007-0030
N-78324

30' PATENT
LR 27-2007-0030
H-78524

NORTH-OF
 CENTRAL
 EASTERN
 WESTERN
 PROPOSED

—
—
—
—
—

1000

Pl

CLASSIFIED FROM 7/20/79

10

PRJ-51665
10/24/13

PRJ-51665
10/24/13

SP-1
SMT 1 of 5

LENN\0032_West

1

SITE PLAN
WEST END (AKA FARM AND SHAUMBER
CLIFFS EDGE POD 208

CITY OF LAS VEGAS NE

LENNAR®
2490 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI Engineering
3281 South Highland Drive, Suite B10, Las Vegas, NV 89103
PH: 702.632.8800 FAX: 702.632.8801

FILED 02,433,0000 PAGE 702,433,0002

DATE: October 25, 2013
HORIZ. SCALE: _____
VERT. SCALE: _____
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
PROJECT # 3110.0015

VAC-51769

SP-

SITE PLAN
WEST END (AKA FARM AND SHAUMBER)
CLIFFS EDGE POD 208

CITY OF LAS VEGAS

NEVADA

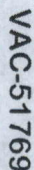
LENNAR®

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PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI *Engineering*

3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH#702.453.0800 FAX#702.453.0801

DATE: October 23, 2013
HORIZ. SCALE: _____
VERT. SCALE: _____
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
PROJECT #: 2110.0013



	GREYSTONE NEVADA, LLC FARM & SHAUMBER		TRI-CORE SURVEYING, LLC LAND SURVEYING - CONSTRUCTION STAKING MAPPING & LAND DEVELOPMENT SERVICES BOUNDARY & TOPOGRAPHIC SURVEYS 6781 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA 89146 TEL (702) 881-1584 FAX (702) 870-4378	DATE: 10/14/2013 DRAWN BY: MA DESIGNED BY: RF CHECKED BY: RF ADA CHECKED: JOB NO.: 20713.0003 SCALE: 1" = 80' NO. DESCRIPTION:	
	PATENT EASEMENT VACATION EXHIBIT				

PRJ-51665
10/24/13

DEVELOPMENT
SP-1



SITE PLAN
WEST END (AKA FARM AND SHAUMBER)
CLIFFS EDGE POD 208

CITY OF LAS VEGAS

NEVADA

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PH#702.453.0800 FAX#702.453.0801

DATE: October 23, 2013
HORIZ. SCALE: _____
VERT. SCALE: _____
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
PROJECT #: 2110.0015



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 11, 2013

Mr. Robert Flaxa
Greystone Nevada, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

**RE: VAC-51769 (PRJ-51665) - VACATION
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Mr. Flaxa:

Your request for possible action on a request for a Petition to Vacate a portion of U.S. Government Patent Easements generally located south of the southeast corner of Farm Road and Shaumber Road, Ward 6 (Ross) [PRJ-51665], was considered by the Planning Commission on December 10, 2013.

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

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located south of the southeast corner of Farm Road and Shaumber Road between Farm Road and the Severance Road alignment.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

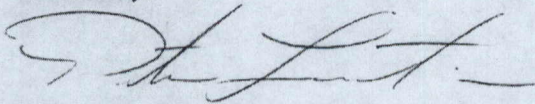


Mr. Robert Flaxa
Greystone Nevada, LLC
VAC-51769 (PRJ-51665) - Page Two
December 11, 2013

4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Chris Thompson
RCI engineering
3281 South Highland Drive, Suite #810
Las Vegas, Nevada 89109

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING		DATE: 10/29/13
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE d/b/a CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA BROOKE HUNT MEGHAN O'NEAL DONNI FIELDS SUE MULANAX
SUBJECT:	VACATION	
APPLICANT:	GREYSTONE NEVADA, LLC	
FILE NUMBER:	VAC-51769 [PRJ-51665]	

A REQUEST HAS BEEN RECEIVED FROM GREYSTONE NEVADA, LLC FOR A PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF FARM ROAD AND SHAUMBER ROAD BETWEEN FARM ROAD AND THE SEVERENCE LANE ALIGNMENT (APN 126-13-310-002), PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS) [PRJ-51665].

THE ABOVE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RAGE 59 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY NEVADA

THE SOUTHWEST QUARTER (SW 1/4) OF THE EAST QUARTER (E 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RAGE 59 EAST, MOUNT DIABLO MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY NEVADA

COMMENTS DUE BY: ASAP

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: MARY WULFF

PLANNING COMMISSION MEETING: DECEMBER 10, 2013

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEAPRTMENT OF PLANNING		DATE: 10/29/13
TO:	DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING ROGER BAILEY OH-SANG KWON DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER	
SUBJECT: VACATION APPLICANT: GREYSTONE NEVADA, LLC FILE NUMBER: VAC-51769 [PRJ-51665]		

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COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 7, 2013

PLANNING COMMISSION MEETING: DECEMBER 10, 2013

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF PLANNING

DATE: 10/29/13

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO**

**TOM BURKART
LINDA PERRI
KEN MILLER
ERV KRAL
ANNE KILPONEN
BRIAN O'CALLAGHAN**

SUBJECT: VACATION

APPLICANT: GREYSTONE NEVADA, LLC

FILE NUMBER: VAC-51769 [PRJ-51665]

A REQUEST HAS BEEN RECEIVED FROM GREYSTONE NEVADA, LLC FOR A PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF FARM ROAD AND SHAUMBER ROAD BETWEEN FARM ROAD AND THE SEVERENCE LANE ALIGNMENT (APN 126-13-310-002), PD (PLANNED DEVELOPMENT) ZONE [RSL (RESIDENTIAL SMALL LOT) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS) [PRJ-51665].

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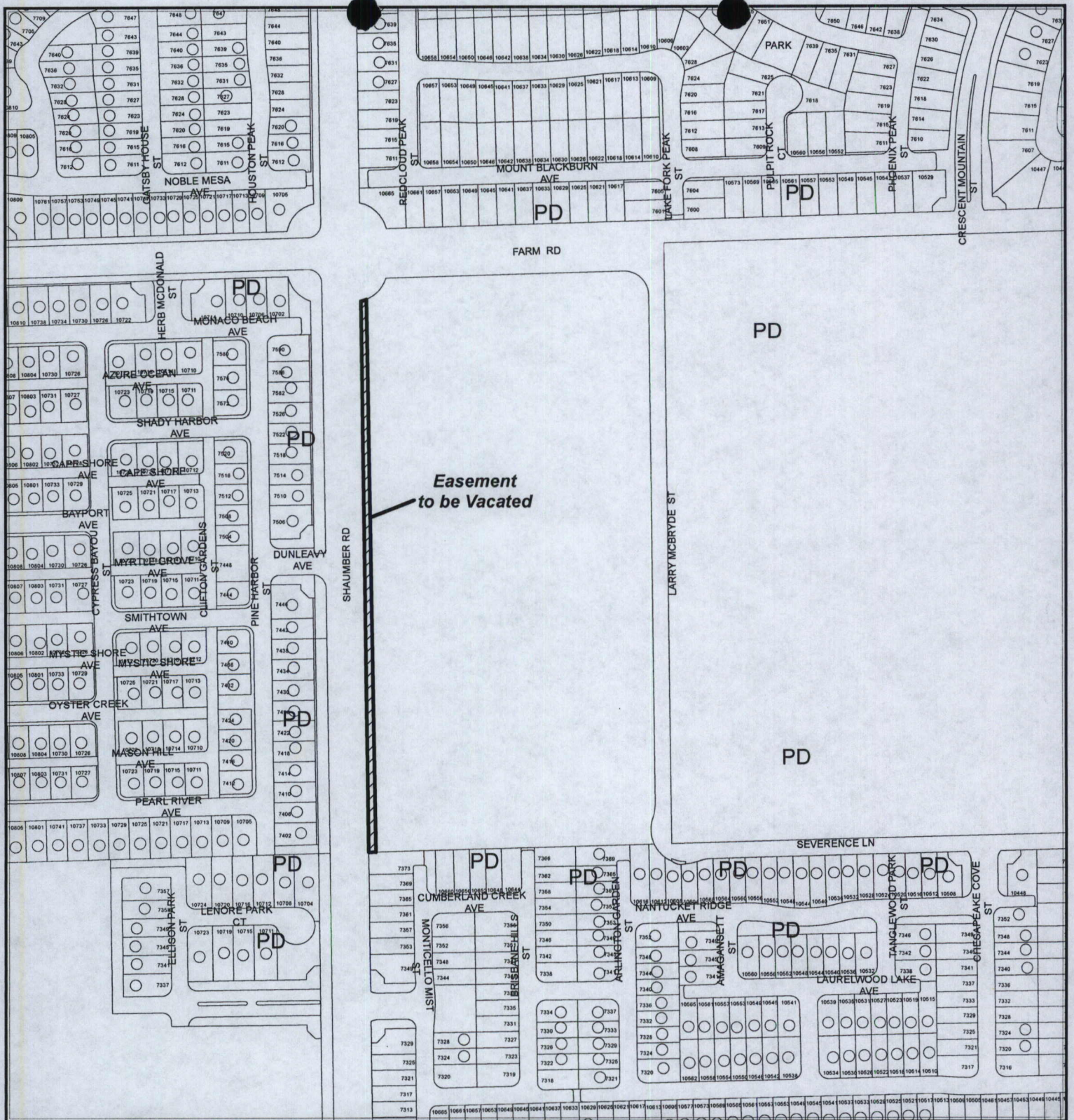
COMMENTS DUE BY: NOVEMBER 7, 2013

PLANNING COMMISSION MEETING: DECEMBER 10, 2013

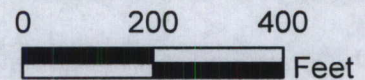
ATTACHMENT:

All others: location map

(Revised 3/02)



CASE: VAC-51769 (PRJ-51665)





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation
Project Address (Location) SEC Shaumber Road and Farm Road
Project Name Farm and Shaumber Proposed Use Residential
Assessor's Parcel #(s) 126-13-310-002 Ward # 6-Ross
General Plan: existing _____ proposed NA Zoning: existing _____ proposed NA
Commercial Square Footage NA Floor Area Ratio NA
Gross Acres 18.18 Lots/Units NA Density NA
Additional Information Vacation of Patent Easements

PROPERTY OWNER Greystone Nevada LLC Contact Robert Flaxa
Address 2490 Paseo Verde Parkway, #120 Phone: (702) 450-4903 Fax: _____
City Henderson State NV Zip 89074
E-mail Address robert.flaxa@lennar.com

APPLICANT Greystone Nevada LLC Contact Robert Flaxa
Address 2490 Paseo Verde Parkway, #120 Phone: (702) 450-4903 Fax: _____
City Henderson State NV Zip 89074
E-mail Address robert.flaxa@lennar.com

REPRESENTATIVE RCI Engineering Contact Chris Thompson
Address 3281 S. Highland Drive, Suite 810 Phone: (702) 453-0800 Fax: (702) 453-0801
City Las Vegas State NV Zip 89109
E-mail Address cthompson@rcinevada.com

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

Property Owner Signature* [Signature]

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

Print Name Robert Johnson

Subscribed and sworn before me

This 21st day of October, 20 13
Brooke Egan

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

AdoptApplication PacketApplication Form.pdf

PRJ-51665
10/24/13



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-51769

Case Number: PRJ-51665

APN: 126-13-310-002

Name of Property Owner: Greystone Nevada LLC

Name of Applicant: Greystone Nevada LLC

Name of Representative: RCI Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert Johnson

Subscribed and sworn before me

This 21st day of Oct, 2013

Brooke Egan
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-51769

Case Number: PRJ-51665

APN: 126-13-310-002

Name of Property Owner: Greystone Nevada LLC

Name of Applicant: Greystone Nevada LLC

Name of Representative: RCI Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Robert Johnson

Subscribed and sworn before me

This 21st day of Oct, 2013

Brooke Egan
Notary Public in and for said County and State



WRITTEN CONSENT TO ACTION
BY SOLE MEMBER OF
GREYSTONE NEVADA, LLC

SEPTEMBER 20, 2010

The undersigned, being the sole member of GREYSTONE NEVADA, LLC, a Delaware limited liability company (the "Company"), hereby consents, pursuant to the provisions of Section 18 of the Delaware Limited Liability Company Act, to the adoption of, and does hereby adopt, the following resolutions:

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver purchase and sale contracts between the Company and new home purchasers, deeds, settlement statements, affidavits, certificates, and any other necessary documents in connection with the Company's sale of homes to new homebuyers; and be it further

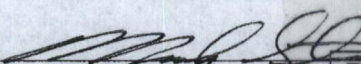
RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver subdivision development agreements, purchase agreements, subcontractor agreements, bond agreements, utility agreements, permitting applications, and any other necessary documents in connection with the land development operations of the Company; and be it further

RESOLVED, that for the purpose of executing and delivering any and all instruments under the authority granted herein, **Robert Johnson** shall be and is hereby constituted an **Authorized Agent** of the Company and, any action taken or done pursuant to the authority herein granted shall be an act of the Company and binding upon it.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent effective as of the date first written above.

SOLE MEMBER:

LENNAR PACIFIC PROPERTIES
MANAGEMENT, INC., a Delaware corporation

By: 

Mark Sustana, Vice President

VAC-51769

PRJ 51665
10/24/13

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**
is now deposited in the Bureau of Land Management, whereby it appears that full payment has
been made by the claimants **Ferd P. Neels and Lorna G. Neels,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609),
"Act to provide for the purchase of public lands for home and other sites," and the acts supply-
ing thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 13, ~~NE 1/4~~ SW 1/4.

The area described contains **5.00** acres, according to the Official Plat of the Survey of
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the
in conformity with the several Acts of Congress in such case made and provided, HAS
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimants as
of the said claimants the Tract above described; TO HAVE AND TO HOLD the same, together
with the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belong-
ing to the said claimants and to the heirs and assigns of the said claimants forever; subject to a
water right for mining, agricultural, manufacturing, or other purposes, and rights
reservoirs used in connection with such water rights, as may be recognized and acknowledged
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted,
thereon for ditches or canals constructed by the authority of the United States. Excepting
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented
with the right to prospect for, mine, and remove the same according to the provisions of the
Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for road
utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authority
of the Bureau of Land Management, in accordance
with the provisions of the Act of June 17, 1948 (62 Stat.
in the name of the United States, caused the
made Patent, and the Seal of the Bureau
affixed.

GIVEN under my hand, in the District of
THIRTEENTH day of **MARCH**
our Lord one thousand nine hundred and **1948**

(SEAL)

