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

June 3, 2008

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

* FOR VAC 10808

RE: EOT-26941 - EXTENSION OF TIME

Dear Mr. Badger:

Your request for an Administrative Extension of Time of an approved Vacation of Bronco Lane between La Madre Way and Washburn Road, Ward 6 (Ross) has been considered administratively by the Planning & Development Department staff.

The Planning & Development Department staff has administratively ***APPROVED*** your request subject to the following:

1. Conformance to the conditions for Rezoning (ZON-10807), Site Development Plan Review (SDR-10804) and Vacation (VAC-10808) if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning & Development Department staff is final.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

* 4/3/2009 Talked to Bart - We do not believe this statement on this EOT is for a VAC. I talked to Chris @ Quadrant Planning 4-16-2009 He said he called Pete Lowenstein & he said take it as a 2yr EXT EOT SO PER BART THAT IS WHAT WE WILL DO. EXPIRES ~~Annual Date~~ MARCH 15, 2010 IS CORRECT Date MAR 15 2010

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

April 13, 2007

Mr. Darrin Badger
Saguaro Equities, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

RE: EOT-19906 - ADMINISTRATIVE EXTENSION OF TIME FOR VAC 10808

Dear Mr. Badger:

Your request for an Administrative Extension of Time of an Approved Vacation (VAC-10808) of Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross). has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. This Vacation (VAC-10808) shall expire on March 1, 2008 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Vacation (VAC-10808) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff is final.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Mr. Darrin Badger
SW Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quandrant Planning
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129

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

VOICE 702.229.6011
TDD 702.386.9108
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

March 2, 2006

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: VAC-10808 – VACATION
CITY COUNCIL MEETING OF MARCH 1, 2006
RELATED TO ZON-10807 AND SDR-10804

Dear Mr. Badger:

The City Council at a regular meeting held March 1, 2006 APPROVED the request for a Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross). The Notice of Final Action was filed with the Las Vegas City Clerk on March 2, 2006. This approval is subject to:

1. The extent of this Vacation Application shall be the full existing right-of-way for Bronco Lane between Washburn Road and La Madre Way.

2. The applicant shall provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-10807 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

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

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18112-001-06-05
CLV 7009

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

7. All development shall be in conformance with code requirements and design standards of all City Departments.

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 street light 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.

9. If the Order of Vacation 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.

Sincerely,

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

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

Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

City of Las Vegas

Agenda Item No. 94

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: MARCH 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ CONSENT ☒ DISCUSSION

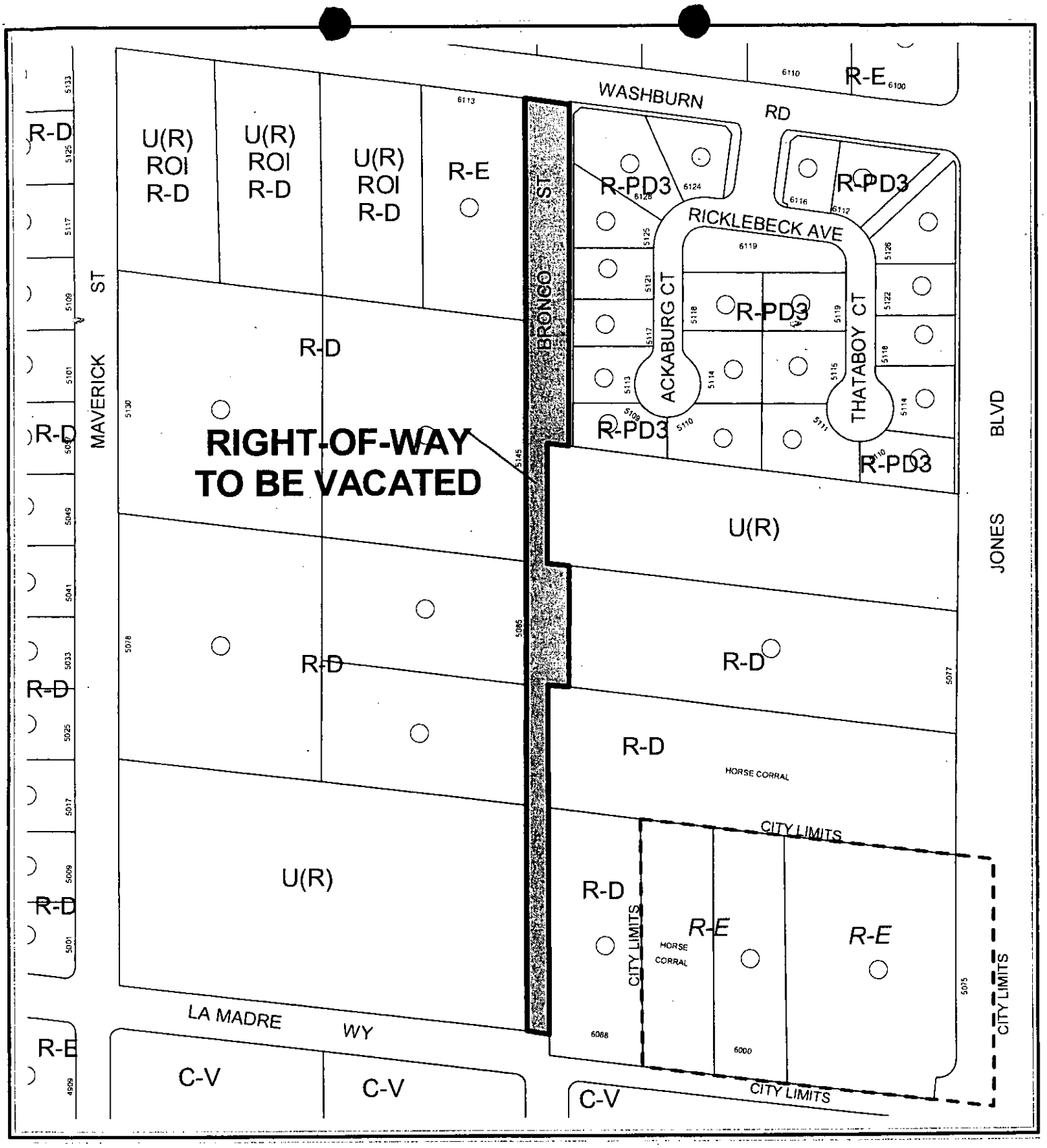
SUBJECT:
VACATION RELATED TO ZON-10807

VAC-10808 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	6
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter



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CASE: VAC-10808

N

Las Vegas, Nevada

FEBRUARY 13, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING – VACATION: VAC-10808

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, FEBRUARY 17, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

Vicky Dauberg
ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
MARCH 1, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, MARCH 1, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacations:

VAC-10808 - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross), LEGALLY DESCRIBED AS BEING THE WEST 30.00 FEET (30') OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 (30') FEET AND THE SOUTH 30.00 FEET (30') TOGETHER WITH THE EAST 30.00 FEET (30') OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 FEET (30') AND THE SOUTH 30.00 FEET (30').

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

January 27, 2006

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: VAC-10808 - VACATION

Dear Mr. Badger:

Your Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross), was considered by the Planning Commission on January 26, 2006.

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

1. The extent of this Vacation Application shall be the full existing right-of-way for Bronco Lane between Washburn Road and La Madre Way.

2. The applicant shall provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-10807 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

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 or easement being vacated must be retained.

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

7. All development shall be in conformance with code requirements and design standards of all City Departments.

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 street light 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.

9. If the Order of Vacation 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 item will be considered by the City Council on ***March 1, 2006***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

December 13, 2005

QUADRANT PLANNING

Mr. Gary Leobold, Planning Supervisor
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER FOR RE-ZONING TO RPD-3 AND A SITE PLAN REVIEW FOR A 75 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 21.5 ACRES LOCATED ON THE NORTH SIDE OF LA MADRE WAY AND THE WEST SIDE OF JONES BOULEVARD (APN 125-35-701-005 THRU 010 AND 125-35-702-003 THRU 006)

Dear Gary:

My office represents the applicant in the above mentioned requests, which will accommodate a 75-lot single family residential subdivision on approximately 21.66 acres for a density of 3.46 dwelling units per acre. The smallest lots within the subdivision are 60.0 feet in width and 125 feet in depth for a minimum lot size of 7,500 square feet. All homes will be accessed from 37 foot-wide private streets and ingress/egress is from one entry on both Maverick Street and La Madre Way. Proposed setbacks are as follows:

Front Setback to House	14 feet
Front Setback to Garage	20 feet
Setback to Side Loaded Garage	14 feet
Rear Setback	15 feet
Side Setback	5 feet
Corner Side	10 feet

The proposed site is approximately 21.7 acres in size and currently has City of Las Vegas Zoning designations of R-U and R-D. The majority of the subject property was annexed (ANX-5163) into the City of Las Vegas which became effective on July 29, 2005 (two of the subject parcels were already within the City's jurisdiction). The entire subject area is designated R (Rural Density Residential) on the Centennial Hills Sector Map which allows a maximum density of 3.59 dwelling units per acre. This request meets or exceeds all requirements of the R-PD3 zoning district including open space requirements.

3455 Cliff Shadows Pkwy. Suite 220
Las Vegas, NV 89129
P 702 395 3154
F 702 242 0414
E info@quadplan.com
www.quadplan.com

VAC-10808
01/26/06 PC

Using the formula in Title 19 this project would be required to provide 1.24 acres of open space. Our proposed development includes approximately 2.51 acres of open space, an increase of over 100 percent.

The subject property is located in a changing area of Las Vegas. The property directly to the west of the subject property has been developed at R-1 densities, to the south is an area designated CV for a church. In addition, abutting the northeast corner of our site is a recently developed R-PD3 subdivision.

Given its location, the subject site is ideally suited for a residential development at the proposed density as the proposed subdivision will be compatible with the existing land uses and those future uses as proposed by the General Plan. In addition, the health, safety and welfare of the public will not be negatively affected by the proposed development and the applicant is willing to abide by the regulations and conditions specified in the code for this type residential development.

City land use maps indicate that an RNP buffer zone encompasses a portion of our site on the east and west perimeters. However, to the west of our site are lots which are one third acre in size, not the required half acre lots, which would need buffering under the RNP ordinance. The portion of our site on the eastern edge is separated from the RNP area by Jones Boulevard which is a 100-foot right-of-way with a median in the center.

Finally, we are requesting to Vacate the existing Bronco alignment from La Madre Way to Washburn Road. This alignment does not go through to the north of our site and ends in a cul-de-sac for the church to the south.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project. Your consideration of this request is greatly appreciated

Sincerely,

JOEL V. MCCULLOCH
PLANNING COORDINATOR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

January 13, 2006

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: VAC-10808 - VACATION

Dear Mr. Badger:

Please be advised the City Planning Commission at its regular meeting on *January 26, 2006* has referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: JANUARY 26, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-10808

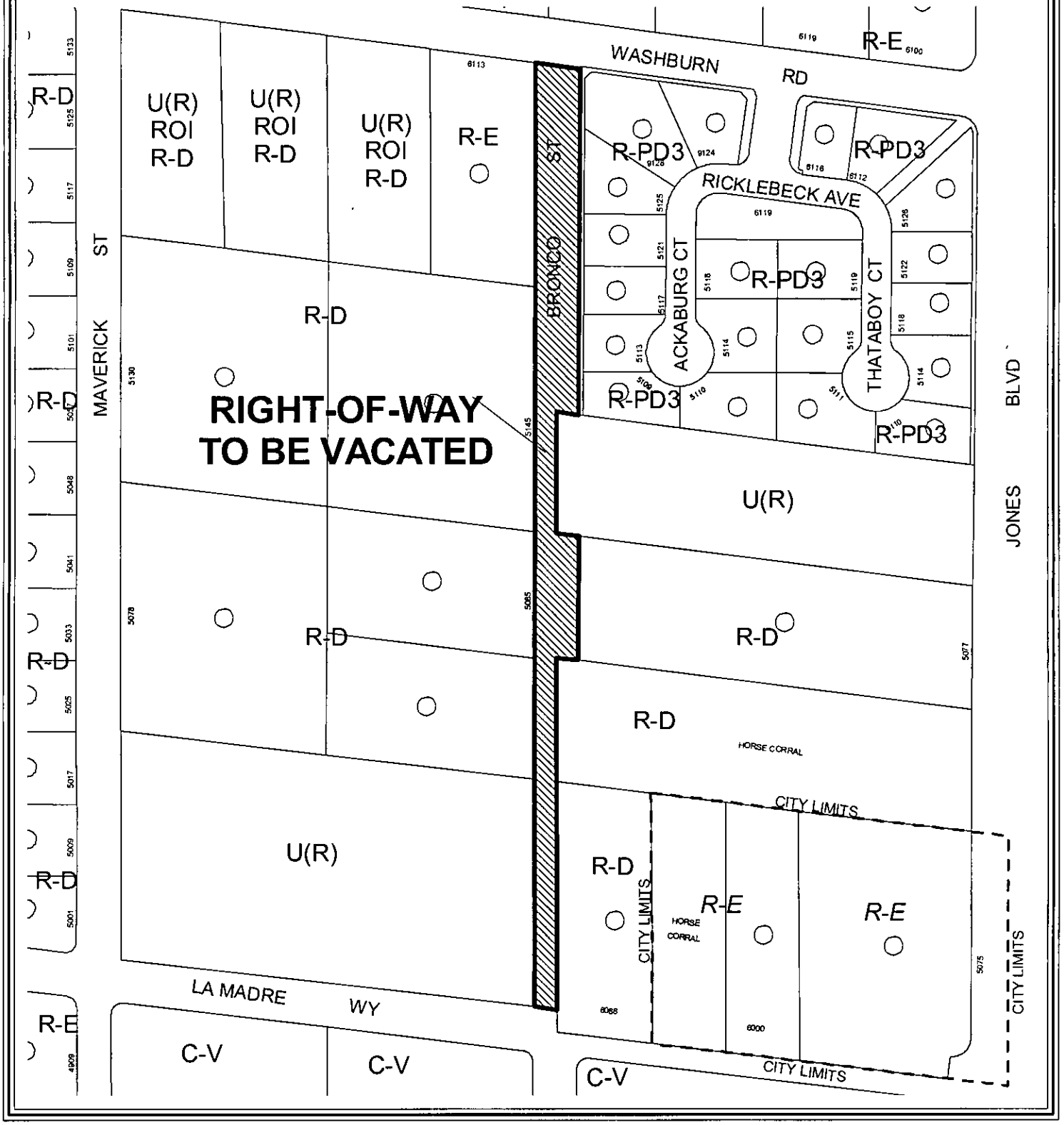
APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - PETITION TO VACATE BRONCO LANE, BETWEEN LA MADRE WAY AND WASHBURN ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING THE WEST 30.00 FEET (30') OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 (30') FEET AND THE SOUTH 30.00 FEET (30') TOGETHER WITH THE EAST 30.00 FEET (30') OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 FEET (30') AND THE SOUTH 30.00 FEET (30').

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of this item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: VAC-10808

N

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 BTA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: January 10, 2006
Re: **VAC-10808** Southwest Desert Equities, LLC Bronco Lane, between La Madre Way and Washburn Road
Request for a Petition of Vacation of Public Right-of-Way

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, as it will eliminate the full width of Bronco Avenue, between La Madre Way and Washburn Road.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the streets being vacated are not currently used. However, elimination of the right-of-way will ultimately reduce vehicular and pedestrian access through this site.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate Bronco Avenue to be incorporated into the adjacent properties.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-10807 and SDR-5257.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No as long as the adjacent properties are purchased and developed as proposed.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes. This petition of vacation, if approved, will eliminate a north/south connector street. Public Works recommends that public street access be preserved where possible to allow for vehicular and pedestrian access throughout interconnecting neighborhoods.*

If approved, the following conditions are recommended:

CONDITIONS OF APPROVAL:

1. The extents of this Vacation Application shall be the full existing right-of-way for Bronco Lane between Washburn Road and La Madre Way.

2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-10807 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM:	PLANNING AND DEVELOPMENT DEPARTMENT	DATE:	12/21/05
TO:	OFFICE OF BUSINESS DEVELOPMENT		BILL ARENT
	CCSD		GUY CORRADO
	FIRE ENGINEERING		OZZIE MIRKHAH
	FIRE SERVICES, COMMUNICATIONS		
	NEIGHBORHOOD SERVICES		ANNE KILPONEN
	METRO		SGT. ROBERT ROSHACK

SUBJECT:	PETITION OF VACATION
APPLICANT:	SOUTHWEST DESERT EQUITIES, LLC
FILE NUMBER:	VAC-10808

A REQUEST HAS BEEN SUBMITTED TO VACATE BRONCO LANE, BETWEEN LA MADRE WAY AND WASHBURN ROAD. THE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET (30') OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 (30') FEET AND THE SOUTH 30.00 FEET (30') TOGETHER WITH THE EAST 30.00 FEET (30') OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 FEET (30') AND THE SOUTH 30.00 FEET (30').

COMMENTS DUE BY: DECEMBER 27, 2005

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

PLANNING COMMISSION MEETING: JANUARY 26, 2006

ATTACHMENT:
All others: location map

(Revised 3/02)

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 26, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-10808

Independent NW Association

Lone Mountain Citizens Advisory Council

Los Prados HOA

Northwest Area Residents Association

Northwest Citizens Board

Painted Desert Community Association

Pueblo at Sante Fe Condominium Association

Rancho Alta Mira Owners Association

Sheep Mountain #5 NA

Tropical Valley NA

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM:	**PLANNING AND DEVELOPMENT DEPARTMENT**		**DATE: 12/21/05**
TO:	**DEVELOPMENT COORDINATION**	**GARY REID**	
	TEFO	**TOM WILKING**	
	FLOOD CONTROL	**ROSA CORTEZ**	
	LAND DEVELOPMENT	**KENT CHANG**	
	RIGHT-OF-WAY	**CAROLYN CAVINESS**	
	ROADWAY PLANNING		
	SANITARY SEWERS	**TIM PARKS**	
	SID	**TIM McDANIEL**	
	SURVEY	**ALAN RIEKKI**	
	TRAFFIC ENGINEERING	**RICK SCHROEDER**	

SUBJECT: **PETITION OF VACATION**

APPLICANT: **SOUTHWEST DESERT EQUITIES, LLC**

FILE NUMBER: **VAC-10808**

A REQUEST HAS BEEN SUBMITTED TO VACATE BRONCO LANE BETWEEN LA MADRE WAY AND WASHBURN ROAD. THE PROPERTY IS GENERALLY DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET (30') OF THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 (30') FEET AND THE SOUTH 30.00 FEET (30') TOGETHER WITH THE EAST 30.00 FEET (30') OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THE NORTH 30.00 FEET (30') AND THE SOUTH 30.00 FEET (30').

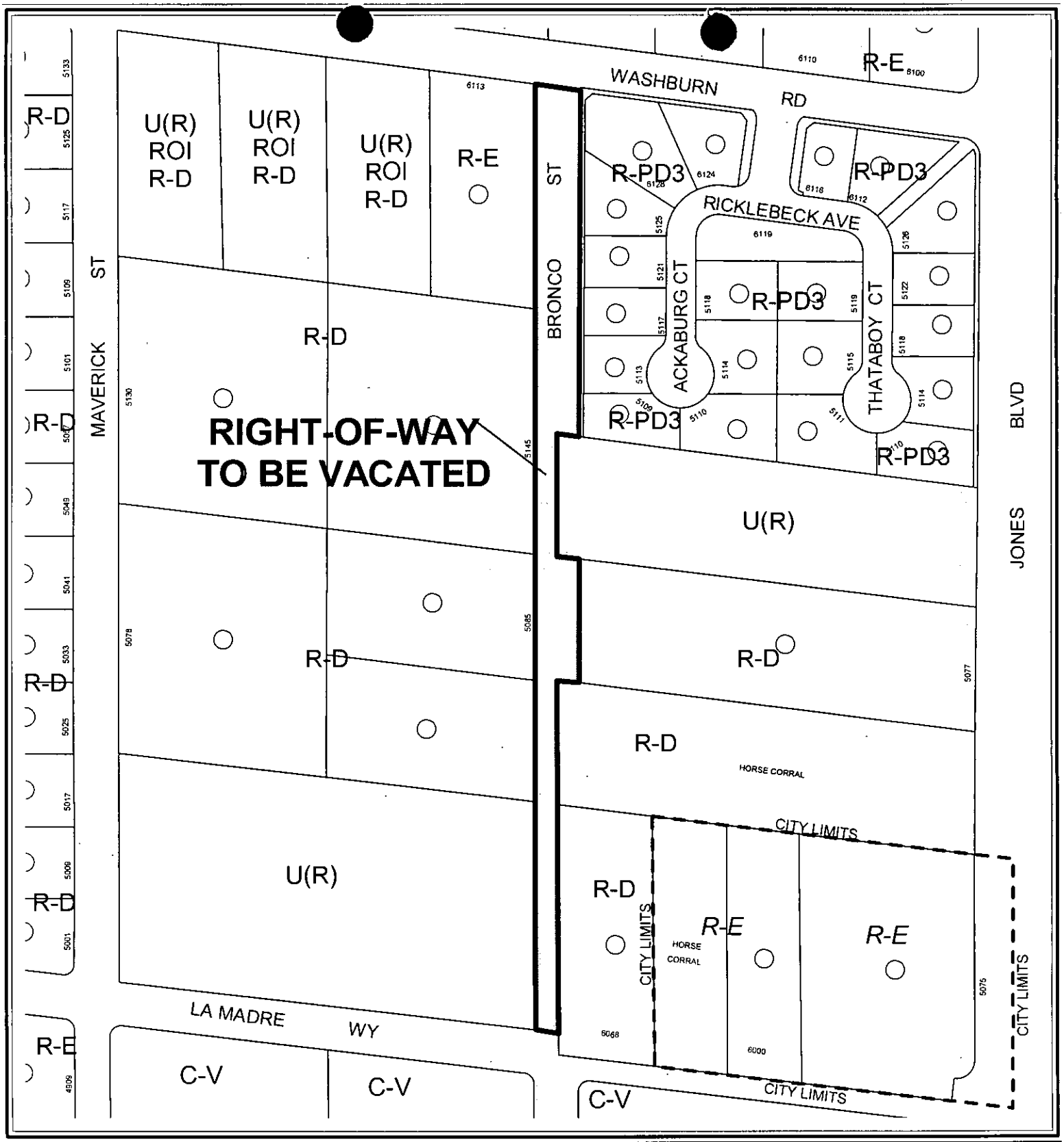
COMMENTS DUE TO BART ANDERSON BY: DECEMBER 27, 2005

PLANNING COMMISSION MEETING: JANUARY 26, 2006

ATTACHMENT:

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

(Revised 1/02)



0 200 400 Feet

CASE: VAC-10808

N

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 12/21/05

TO:		
	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	GERI DeMARCO
	SPRINT CENTRAL TELEPHONE – NEVADA	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX

SUBJECT:	PETITION OF VACATION
APPLICANT:	SOUTHWEST DESERT EQUITIES, LLC
FILE NUMBER:	VAC-10808

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COMMENTS DUE BY: DECEMBER 27, 2005

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

PLANNING COMMISSION MEETING: JANUARY 26, 2006

ATTACHMENT:
Nevada Power: application
All others: location map

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM:	**PLANNING AND DEVELOPMENT DEPARTMENT**		**DATE: 12/21/05**
TO:	**OFFICE OF BUSINESS DEVELOPMENT**	**BILL ARENT**	
	CCSD	**GUY CORRADO**	
	FIRE ENGINEERING	**OZZIE MIRKHAH**	
	FIRE SERVICES, COMMUNICATIONS		
	NEIGHBORHOOD SERVICES	**ANNE KILPONEN**	
	METRO	**SGT. ROBERT ROSHACK**	

SUBJECT:	**PETITION OF VACATION**
APPLICANT:	**SOUTHWEST DESERT EQUITIES, LLC**
FILE NUMBER:	**VAC-10808**

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COMMENTS DUE BY: DECEMBER 27, 2005

PLANNING COMMISSION MEETING: JANUARY 26, 2006

ATTACHMENT:
All others: location map

(Revised 3/02)

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

A/P # 10808 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/13/2005 14:44	980608	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-10808 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Petition to Vacate Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross).

Parent A/P # 10807
Project # 10808 **Project/Phase Name** BRONCO LANE **Phase #**
Size/Area 1.77 ACRE **Size Description**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 12535701005

Location

Owner/Tenant

Contact ID AC1014962 **Name** SW DESERT EQUITIES LLC
Mailing Address 3455 CLIFF SHADOWS PKWY **Organization**
City LAS VEGAS **State/Province** NV
ZIP/PC 89129 **Country** ☐ **Foreign**
Day Phone (702)216-2096 x **Evening Phone**
Fax (702)242-0414 **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

5130 MAVERICK ST
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12535701005
12535701006
12535701007
12535701008
12535701009
12535702003
12535702004

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION OF PUBLIC RIGHT-OF-WAY

Project Address (Location) JONES BLVD / LA MADRE

Project Name 125-35-701-005 THRU 009 **Proposed Use** SFR

Assessor's Parcel #(s) 125-35-702-003 THRU 006 **Ward #** 6

General Plan: existing R proposed R **Zoning:** existing RD4 U(R) proposed R-PD3

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres +/- 19.87 **Lots/Units** 63 **Density** 3.17

Additional Information ANX-6493

PROPERTY OWNER SW DESERT EQUITIES, LLC **Contact** DARRIN BADGER

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** _____ **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

APPLICANT SW DESERT EQUITIES, LLC **Contact** JOEL V. McCULLOCH

Address 3455 CLIFF SHADOWS PKWY **Phone:** 216-2096 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

REPRESENTATIVE QUADRANT PLANNING **Contact** JOEL V. McCULLOCH

Address 3455 CLIFF SHADOWS PKWY, 220 **Phone:** 216-2096 **Fax:** 242-0414

City LAS VEGAS **State** NV **Zip** 89129

Property Owner Signature* _____ MT

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

Print Name John A. Ritter

Subscribed and sworn before me

This 12 day of December, 2005.

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2007

FOR DEPARTMENT USE ONLY

Case #	VAC 10808
Meeting Date:	1/26/06
Total Fee:	$800.00
Date Received:*	13 DEC 05
Received By:	M. Hom

* 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.

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-10808 APN: 125-35-701-005 THRU 009
125-35-702-003 THRU 006

Name of Property Owner: SW DESERT EQUITIES, LLC

Name of Applicant: AMERICAN Premiere

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 __X__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: _____

Subscribed and sworn before me

This 13 day of December, 2005

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-10808 APN: _____

Name of Property Owner: SAGUARO EQUITIES, LLC

Name of Applicant: Southwest Desert Equities, LLC

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 ___X___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/Authorized Agent: _____

Subscribed and sworn before me

This 13 day of December, 2005

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2007

December 13, 2005

QUADRANT PLANNING

Mr. Gary Leobold, Planning Supervisor
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER FOR RE-ZONING TO RPD-3 AND A SITE PLAN REVIEW FOR A 75 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 21.5 ACRES LOCATED ON THE NORTH SIDE OF LA MADRE WAY AND THE WEST SIDE OF JONES BOULEVARD (APN 125-35-701-005 THRU 010 AND 125-35-702-003 THRU 006)

Dear Gary:

My office represents the applicant in the above mentioned requests, which will accommodate a 75-lot single family residential subdivision on approximately 21.66 acres for a density of 3.46 dwelling units per acre. The smallest lots within the subdivision are 60.0 feet in width and 125 feet in depth for a minimum lot size of 7,500 square feet. All homes will be accessed from 37 foot-wide private streets and ingress/egress is from one entry on both Maverick Street and La Madre Way. Proposed setbacks are as follows:

Front Setback to House	14 feet
Front Setback to Garage	20 feet
Setback to Side Loaded Garage	14 feet
Rear Setback	15 feet
Side Setback	5 feet
Corner Side	10 feet

The proposed site is approximately 21.7 acres in size and currently has City of Las Vegas Zoning designations of R-U and R-D. The majority of the subject property was annexed (ANX-5163) into the City of Las Vegas which became effective on July 29, 2005 (two of the subject parcels were already within the City's jurisdiction). The entire subject area is designated R (Rural Density Residential) on the Centennial Hills Sector Map which allows a maximum density of 3.59 dwelling units per acre. This request meets or exceeds all requirements of the R-PD3 zoning district including open space requirements.

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P 702 395 3154
F 702 242 0414
E info@quadplan.com
www.quadplan.com

Using the formula in Title 19 this project would be required to provide 1.24 acres of open space. Our proposed development includes approximately 2.51 acres of open space, an increase of over 100 percent.

The subject property is located in a changing area of Las Vegas. The property directly to the west of the subject property has been developed at R-1 densities, to the south is an area designated CV for a church. In addition, abutting the northeast corner of our site is a recently developed R-PD3 subdivision.

Given its location, the subject site is ideally suited for a residential development at the proposed density as the proposed subdivision will be compatible with the existing land uses and those future uses as proposed by the General Plan. In addition, the health, safety and welfare of the public will not be negatively affected by the proposed development and the applicant is willing to abide by the regulations and conditions specified in the code for this type residential development.

City land use maps indicate that an RNP buffer zone encompasses a portion of our site on the east and west perimeters. However, to the west of our site are lots which are one third acre in size, not the required half acre lots, which would need buffering under the RNP ordinance. The portion of our site on the eastern edge is separated from the RNP area by Jones Boulevard which is a 100-foot right-of-way with a median in the center.

Finally, we are requesting to Vacate the existing Bronco alignment from La Madre Way to Washburn Road. This alignment does not go through to the north of our site and ends in a cul-de-sac for the church to the south.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project. Your consideration of this request is greatly appreciated

Sincerely,

JOEL V. MCCULLOCH
PLANNING COORDINATOR

A.P.N.: 125-35-799-004, 125-35-799-012,
125-35-799-020, 125-35-799-026
W.O. 50-100737.001

When Recorded, Mail To:
RBF Consulting
8335 W. Flamingo Road
Las Vegas, NV. 89147-4134

BRONCO LANE VACATION
LEGAL DESCRIPTION

BRING THE WEST 30.00 FEET OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, NEVADA, EXCEPTING THEREFROM THE NORTH 30.00 FEET AND THE SOUTH 30.00 FEET.
TOGETHER WITH THE EAST 30.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, NEVADA, EXCEPTING THEREFROM THE NORTH 30.00 FEET AND THE SOUTH 30.00 FEET, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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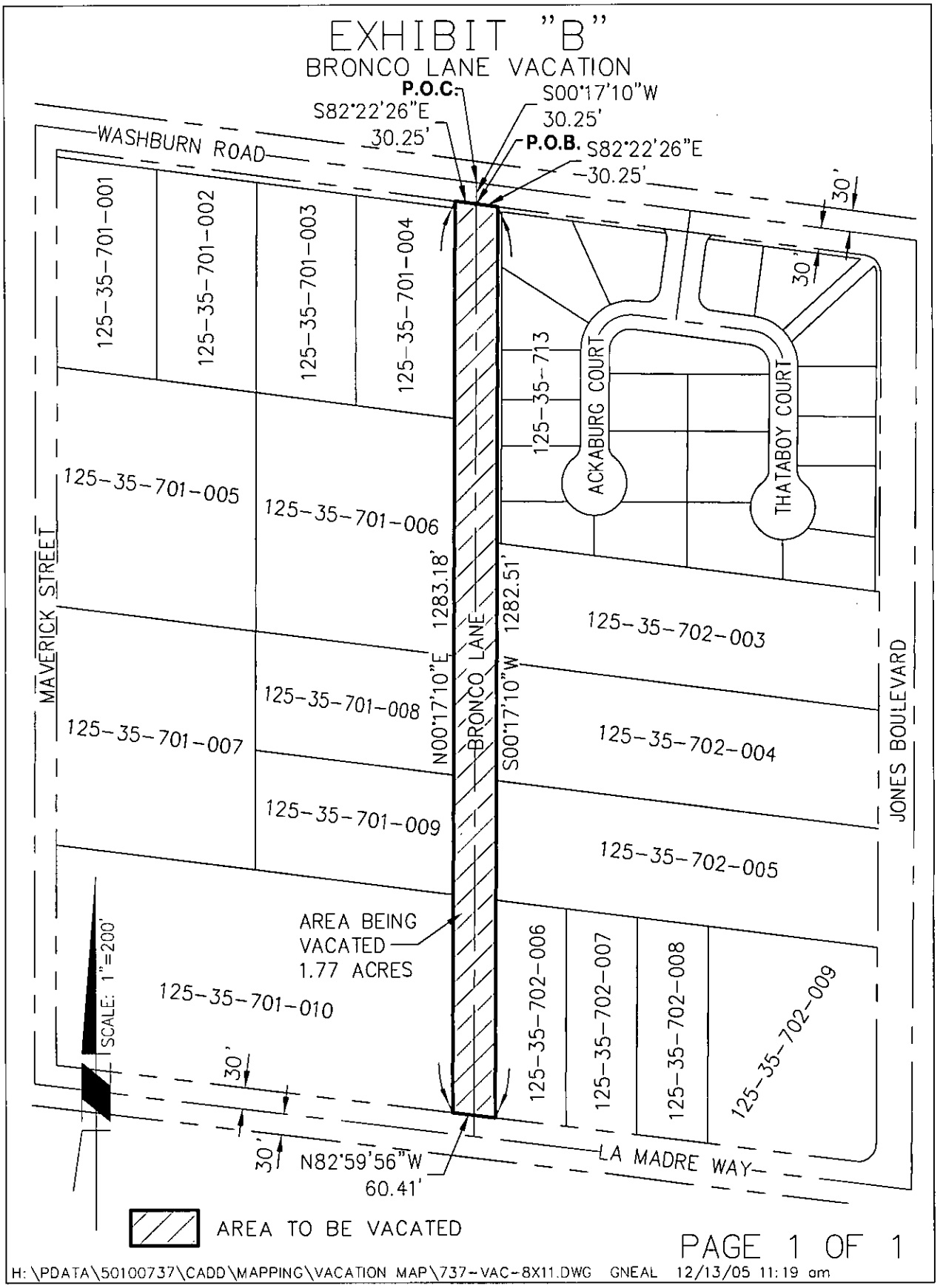
AREA = 1.77 ACRES

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
GARY D.
NEAL
No. 17704
Exp. 12-31-05

EXHIBIT "B"

BRONCO LANE VACATION



H:\PDATA\50100737\CADD\MAPPING\VACATION MAP\737-VAC-8X11.DWG GNEAL 12/13/05 11:19 am

A.P.N. 125-35-799-004, 125-35-799-012,
125-35-799-020, 125-35-799-026
W.O. 50-100737.001

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A.P.N. 125-35-799-004, 125-35-799-012,
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8335 W. Flamingo Road
Las Vegas, NV. 89147-4134

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BRONCO LANE VACATION
LEGAL DESCRIPTION

BRING THE WEST 30.00 FEET OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, NEVADA, EXCEPTING THEREFROM THE NORTH 30.00 FEET AND THE SOUTH 30.00 FEET.
TOGETHER WITH THE EAST 30.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, NEVADA, EXCEPTING THEREFROM THE NORTH 30.00 FEET AND THE SOUTH 30.00 FEET, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, BEING THE CENTERLINE INTERSECTION OF WASHBURN ROAD AND BRONCO LANE; THENCE SOUTH 00°17'10" WEST, ALONG THE WEST LINE OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35 AND THE CENTERLINE OF BRONCO LANE, A DISTANCE OF 30.25 FEET TO THE **POINT OF BEGINNING.**
THENCE SOUTH 82°22'26 EAST A DISTANCE OF 30.25 FEET TO THE EAST LINE OF THE WEST 30 FEET OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35;
THENCE SOUTH 00°17'10" WEST A DISTANCE OF 1282.51 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE EAST-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35;
THENCE NORTH 82°59'56" WEST A DISTANCE OF 60.41 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35;
THENCE NORTH 00°17'10" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1283.18 FEET TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35; THENCE SOUTH 82°22'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.25 FEET TO THE **POINT OF BEGINNING.** AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.
AREA = 1.77 ACRES

Legal Description(s)

APN: 125-35-701-005

The Southwest Quarter (SW1/4) of the Northwest Quarter of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County Nevada.

APN: 125-35-701-006

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County Nevada.

APN:125-35-701-007

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-008

The North Half (N1/2) of the Northeast Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-009

The South Half (S1/2) of the Northeast Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-010

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-003

The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-004

The North Half (N1/2) of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-005

The South Half (S1/2) of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-006

The West Half (W1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

Legal Description(s)

APN: 125-35-701-005

The Southwest Quarter (SW1/4) of the Northwest Quarter of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County Nevada.

APN: 125-35-701-006

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County Nevada.

APN:125-35-701-007

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-008

The North Half (N1/2) of the Northeast Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-009

The South Half (S1/2) of the Northeast Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-701-010

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-003

The South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-004

The North Half (N1/2) of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-005

The South Half (S1/2) of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

APN: 125-35-702-006

The West Half (W1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.M., Clark County, Nevada.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: N/A		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5130 Maverick St Las Vegas NV 89130		
Parcel	: 125-35-701-005	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: N/A
Doc # w/ $	: 05062305817
Price	: N/A
Type	: N - Not Available
$ Sqft	: N/A
Date w/o $	: 6/23/2005
Doc # w/o $	: 05062305817

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

TAX and ASSESSMENT

Land	: $131,250
Structure	: $15,110
Total	: $146,360
Improved	: 10%
Tax Year	: 05-06
Taxes	: $3,986.11

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Davis Deidra L Revocable Trust

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 4	**Pool**	: No	**Yr Blt**	: 1966	**Bldg Sqft**	: 1,003
Bedrooms	: 2	**Garage**	: Yes	**Stories**	: 1	**Lot Sqft**	: 94,090
Bathrooms	: 2	**Units**	: 1			**Acres**	: 2.16

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) 25
   a) 125-35-701-005
   b)
   c)
   d)

2. Type of Property
   a) [X] Vacant Land b) [ ] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $-0-
   Deed in Lieu of Foreclosure Only (value of property) ($-0-)
   Transfer Tax Value: $-0-
   Real Property Transfer Tax Due $-0-

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: 3
   b. Explain reason for exemption: Correction for Grantor of Parcel 1 on 20050509-0004367

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Daidra L. Davis Capacity: Trustee
Signature: N/A Capacity: N/A

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	The Daidra L. Davis Revocable Trust dated 5/28/96	Print Name:	Southwest Desert Equities, LLC
Address:	5078 N. Maverick St.	Address:	3455 Cliff Shadows Parkway, #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130-2158	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-129638-HHLV ak/ak
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

5817

(4)

20050623-0005817

Fee: $17.00 RPTT: EX#003
N/C Fee: $0.00

06/23/2005 14:42:22
T20050115109
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAC

Frances Deane LEX
Clark County Recorder Pgs: 4

A.P.N.: 125-35-701-005
File No: NCS-129638-HHLV (ak)
R.P.T.T.: $Exempt 3

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, #220
Las Vegas, NV 89129

25

GRANT, BARGAIN and SALE DEED

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

The Deidra L. Davis Revocable Trust; dated May 28, 1996, Deidra L. Davis, as Trustee; for the benefit of Deidra L. Davis

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

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

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

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

Subject to

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

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

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

Date: 06/03/2005

The Deldra L. Davis Revocable Trust; dated May 28, 1996,
Deldra L. Davis, as Trustee; for the benefit of Deldra L.
Davis

Deldra L Davis as Trustee

Deldra L. Davis, as Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY DF **CLARK**)

This instrument was acknowledged before me on June 15, 2005 by **Deldra L. Davis as Trustee of The Deldra L. Davis Revocable Trust; dated May 28, 1996; for the benefit of Deldra L. Davis.**

Notary Public

(My commission expires: Dec 18, 2007

BRITTANY APPLEGATE
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-87210-1
MY APPT. EXPIRES DEC. 18, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 03, 2005** under Escrow No. **NCS-129638-HHLV.**

EXHIBIT "A"

The Southwest Quarter (SW1/4) of the Northwest Quarter of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting that portion as conveyed in deed recorded August 17, 1966 in Book 381 as Instrument No. 307317 Clark County Nevada.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Commercial Group		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5145 Bronco St N Las Vegas NV 89130		
Parcel	: 125-35-701-006	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 1/14/2005
Doc # w/ $	: 05011404000
Price	: $750,000
Type	: F - Full Value
$ Sqft	: $328.95
Date w/o $	: N/A
Doc # w/o $	: N/A

LOAN INFORMATION

Loan	: $650,000
Lender	: Individual
Loan Type	: N - Conventional
Rate Type	: F - Fixed

TAX and ASSESSMENT

Land	: $131,250
Structure	: $46,925
Total	: $178,175
Improved	: 26%
Tax Year	: 05-06
Taxes	: $4,852.60

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Max Taylor

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 5	**Pool**	: No	**Yr Blt**	: 1982	**Bldg Sqft**	: 2,280
Bedrooms	: 3	**Garage**	: Yes	**Stories**	: 1	**Lot Sqft**	: 93,654
Bathrooms	: 2	**Units**	: 1			**Acres**	: 2.15

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-701-006
   b)
   c)
   d)

2. Type of Property
   a) [ ] Vacant Land b) [X] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $750,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $750,000.00
   Real Property Transfer Tax Due $3,825.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption:N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Amy Klemz for Max Taylor Capacity: Grantor
Signature: Amy Klemz for So. West Deset Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Max W. Taylor	Print Name:	Southwest Desert Equities, LLC
Address:	5145 N. Bronco Street	Address:	3455 Cliff Shadows Parkway, Suite 220
City:	Las Vegas	City:	Las Vegas
State:	Nv Zip: 89130	State:	Nv Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-116266-HHLV ak/ak
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

4 of 8

20050114-0004000

Fee: $17.00 RPTT: $3,825.00
N/C Fee: $0.00

01/14/2005 14:33:04
T20050010207
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane SUO
Clark County Recorder Pgs: 4

A.P.N.: 125-35-701-006
File No: NCS-116266-HHLV (ak)
R.P.T.T.: $3,825.00

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group
3455 Cliff Shadows Parkway, Suite 220

Las Vegas, Nv 89129

GRANT, BARGAIN and SALE DEED

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

Max W. Taylor, a married man as his sole and separate property

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

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

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

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

Subject to

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

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

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

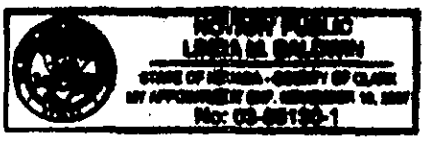
Date: 09/16/2004

Max W. Taylor

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

This instrument was acknowledged before me on September 21, 2004 by **Max W. Taylor.**

Linda M. Baldwin
Notary Public
(My commission expires: 11-10-2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 16, 2004** under Escrow No. **NCS-116266-HHLV.**

EXHIBIT "A"

THE EAST HALF (E 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
RESERVING THEREFROM THE EAST 30.00 FEET FOR ROAD PURPOSES.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: N/A		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5078 Maverick St Las Vegas NV 89130		
Parcel	: 125-35-701-007	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 5/9/2005
Doc # w/ $	: 05050904367
Price	: $1,850,000
Type	: F - Full Value
$ Sqft	: $978.84
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $131,250
Structure	: $40,628
Total	: $171,878
Improved	: 24%
Tax Year	: 05-06
Taxes	: $4,681.10

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Davis Family Trust

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 6	**Pool**	: Yes	**Yr Blt**	: 1981	**Bldg Sqft**	: 1,890
Bedrooms	: 3	**Garage**	: Yes	**Stories**	: 1	**Lot Sqft**	: 93,654
Bathrooms	: 2	**Units**	: 1			**Acres**	: 2.15

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-35-701-005
b) 125-35-701-007
c)
d)

2. Type of Property

a) [X] Vacant Land b) [ ] Single Fam. Res
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $1,850,000.00

Deed In Lieu of Foreclosure Only (value of property) ($)

Transfer Tax Value: $1,850,000.00

Real Property Transfer Tax Due $9,435.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: N/A
b. Explain reason for exemption:

N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Capacity:

Signature: Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Dolan Family Trust/Davis Family Trust	Print Name: Southwest Desert Eq., LLC
Address: 5078 N. Maverick St	Address: 3455 Cliff Shadows Pkwy
City: Las Vegas	City: Las Vegas
State: NV Zip: 89130	State: NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-129638-HHLV ak/ME

Address 3960 Howard Hughes Parkway, Suite 380

City: Las Vegas State: NV Zip: 89109

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

4367

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-701-005
   b) 125-35-701-007
   c) _____
   d) _____

2. Type of Property
   a) [X] Vacant Land b) [ ] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $1,850,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $1,850,000.00
   Real Property Transfer Tax Due $9,435.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Seller
Signature: _____ Capacity: Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Dolan Family Trust/Davis Family Trust	Print Name:	So. West Desert Equities, LLC
Address:	5078 N. Maverick St.	Address:	3455 Cliff Shadows Pkwy
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-129638-HHLV ak/ak
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2000

4367

20050509-0004367

Fee: $19.00 RPTT: $9,435.00
N/C Fee: $25.00

05/09/2005 15:11:51
T20050085353
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane RMS
Clark County Recorder Pgs: 6

A.P.N.: 125-35-701-005 and 125-35-701-007
File No: NCS-129638-HHLV (ak)
R.P.T.T.: $9,435.00

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, #220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

The Dolan Family Trust; dated April 23, 1991; Walter J. Dolan and Viola M. Dolan as Co-Trustees for the benefit of Walter J. Dolan and Viola M. Dolan and their issue as to Parcel I and The Davis Family Trust; dated April 4, 1991; Michael A. Davis and Deidra L. Davis as Co-Trustees; for the benefit of Michael A. Davis and Deidra L. Davis and their issue as to Parcel 2

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

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

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

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

Subject to

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

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

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

Date: 05/06/2005

The Dolan Family Trust; dated April 23, 1991; Walter J. Dolan and Viola M. Dolan as Co-Trustees for the benefit of Walter J. Dolan and Viola M. Dolan and their issue as to Parcel 1

Deidra L. Davis, Successor Trustee

The Davis Family Trust; dated April 4, 1991; Michael A. Davis and Deidra L. Davis as Co-Trustees; for the benefit of Michael A. Davis and Deidra L. Davis and their issue as to Parcel 2

Michael A. Davis, Co-Trustee

Deidra Davis, Co-Trustee

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

This instrument was acknowledged before me on 1/19/05 by **Michael A. Davis and Deldra L. Davis, Co-Trustees of The Davis Family Trust; dated April 4, 1991.**

Notary Public

(My commission expires: 5/3/07)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMY KLINZING
Appt. No. 99-55215-1
My Appt. Expires May 3, 2007

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

This instrument was acknowledged before me on 1/19/05 by **Deidra L. Davis, Successor Trustee of The Dolan Family Trust; dated April 23, 1991.**

Notary Public
(My commission expires: 5/3/07)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMY KLINZING
Appt. No. 99-58215-1
My Appt. Expires May 3, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 27, 2004** under Escrow No. **NCS-129638-HHLV**.

EXHIBIT "A"

Parcel I:

The Southwest Quarter (SW1/4) of the Northwest Quarter of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting that portion as conveyed in deed recorded August 17, 1966 in Book 381 as Instrument No. 307317 Clark County Nevada.

Parcel II:

Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting that portion as conveyed in deed recorded August 17, 1966 in Book 381 Instrument No. 307317 Clark County Nevada.

Property Profile

OWNER and PROPERTY

Owner	: Saguaro Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: N/A		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5085 Bronco St N Las Vegas NV 89130		
Parcel	: 125-35-701-008	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000200
Local Map	: 60-19-35-SE	**# Props**	: 1
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PARCEL MAP FILE 14 PAGE 60		
Lot / Block	: L 1		
Legal Desc	: PARCEL MAP FILE 14 PAGE 60 LOT 1		

TRANSFER INFORMATION

Date w/ $	: 8/15/2005
Doc # w/ $	: 05081504024
Price	: $475,000
Type	: F - Full Value
$ Sqft	: $662.48
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $98,000
Structure	: $8,363
Total	: $106,363
Improved	: 8%
Tax Year	: 04-05
Taxes	: $3,489.98

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Bedford-gaines P L Rev Liv Tr

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 4	**Pool**	: No	**Yr Blt**	: 1960	**Bldg Sqft**	: 717
Bedrooms	: 2	**Garage**	: Yes	**Stories**	: 1	**Lot Sqft**	: 47,045
Bathrooms	: 1	**Units**	: 1			**Acres**	: 1.08

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) 4
   a) 125-35-701-008
   b) _____
   c) _____
   d) _____
2. Type of Property
   a) ☐ Vacant Land b) ☒ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $475,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $475,000.00
   Real Property Transfer Tax Due $2,422.50
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: _____
Signature: _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Patricia L. Bedford-Gaines Rev Liv Trust	Print Name:	Saguaro Equities, LLC
Address:	5085 N. Bronco Ln	Address:	3455 Cliff Shadows Pkwy #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-135594-HHLV ak/ME
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

20050815-0004024

Fee: $18.00 RPTT: $2,422.50
N/C Fee: $25.00

08/15/2005 15:06:40
T20050148707
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane GWC
Clark County Recorder Pgs: 5

A.P.N.: 125-35-701-008
File No: NCS-135594-HHLV (ak)
R.P.T.T.: $2,422.50

When Recorded Mail To: Mail Tax Statements To:
Saguaro Equities, LLC
3455 Cliff Shadows Parkway #220
Las Vegas, NV 89129

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4

GRANT, BARGAIN and SALE DEED

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

Patricia L. Bedford-Gaines Trustee of the Patricia Leona Bedford-Gaines Revocable Living Trust

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

Saguaro Equities, LLC, a Nevada Limited Liability Company

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

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

Subject to

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

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

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

Date: 01/11/2005

Patricia L. Bedford-Gaines Trustee of the
Patricia Leona Bedford-Gaines Revocable
Living Trust

Patricia L. Bedford-Gaines

Patricia L. Bedford-Gaines, Trustee

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

This instrument was acknowledged before me on January 13, 2005 by **Patricia L. Bedford-Gaines Trustee of the Patricia Leona Bedford-Gaines Revocable Living Trust.**

Sara R. Briggers

Notary Public

(My commission expires: 7/12/05)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 11, 2005** under Escrow No. **NCS-135594-HHLV**.

SARA R. BRIGGERS
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 07-12-2005
Certificate No: 99-61084-1

EXHIBIT "A"

Lot One (1), as shown by map thereof on file in Book 14 of Plats, Page 60, in the Office of the County Recorder of Clark County Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) 4
   a) 125-35-701-008
   b)
   c)
   d)
2. Type of Property
   a) ☐ Vacant Land b) ☒ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $475,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $475,000.00
   Real Property Transfer Tax Due $2,422.50 4
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Patricia L Bedford-Gaines Capacity: SELLER

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Patricia L. Bedford-Gaines Rev Liv Trust	Print Name:	Saguaro Equities, LLC
Address:	5085 N. Bronco Ln	Address:	3455 Cliff Shadows Pkwy #220
City:	Las Vegas, NV	City:	Las Vegas
State:	_____ Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-135594-HHLV ak/ME

Address 3960 Howard Hughes Parkway, Suite 380

City: Las Vegas State: NV Zip: 89109

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

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Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: N/A		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5075 Bronco St N Las Vegas NV 89130		
Parcel	: 125-35-701-009	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PARCEL MAP FILE 14 PAGE 60		
Lot / Block	: L 2		
Legal Desc	: PARCEL MAP FILE 14 PAGE 60 LOT 2		

TRANSFER INFORMATION

Date w/ $	: 5/27/2005
Doc # w/ $	: 05052704505
Price	: $725,000
Type	: F - Full Value
$ Sqft	: $283.20
Date w/o $	: N/A
Doc # w/o $	: N/A

LOAN INFORMATION

Loan	: $306,000
Lender	: Washington FSB
Loan Type	: N - Conventional
Rate Type	: F - Fixed

TAX and ASSESSMENT

Land	: $60,375
Structure	: $63,658
Total	: $124,033
Improved	: 51%
Tax Year	: 05-06
Taxes	: $3,378.04

PREVIOUS OWNER

Date	: N/A
Price	: $382,500
Name	: Ceasar and Joy Pontillas

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 7	**Pool**	: Yes	**Yr Blt**	: 2000	**Bldg Sqft**	: 2,560
Bedrooms	: 4	**Garage**	: Yes	**Stories**	: 1	**Lot Sqft**	: 46,609
Bathrooms	: 3	**Units**	: 1			**Acres**	: 1.07

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-35-701-009
b) _____
c) _____
d) _____

n/a

2. Type of Property

a) [X] Vacant Land b) [X] Single Fam. Res
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
i) [ ] Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $725,000.00
Deed in Lieu of Foreclosure Only (value of property) ($ _____)
Transfer Tax Value: $725,000.00
Real Property Transfer Tax Due $3,697.50

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: N/A
b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: _____
Signature: X _____ Capacity: buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Ceasar B. Pontillas and Joy Anne Pontillas	Print Name:	Southwest Desert Equities LLC
Address:	5075 N. Bronco St	Address:	3455 Cliff Shadows Pkwy #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company, National Commercial Services File Number: NCS-148633-HHLV ak/ME
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

4505

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-701-009
   b) _____
   c) _____
   d) _____

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2. Type of Property
   a) ☐ Vacant Land b) ☑ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $725,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $725,000.00
   Real Property Transfer Tax Due $3,697.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A.

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: X Joy Anne Pontillas Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Ceasar B. Pontillas and Joy Anne Pontillas	Print Name:	Southwest Desert Equities
Address:	5075 N. Bronco St.	Address:	3455 Cliff Shadows Pkwy #200
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company / National Commercial Services File Number: NCS-148633-HHLV ak/ME
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2001

4505

20050527-0004505

Fee: $18.00 RPTT: $3,697.50
N/C Fee: $25.00

05/27/2005 14:25:53
T20050099154
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane ARO
Clark County Recorder Pgs: 5

A.P.N.: 125-35-701-009
File No: NCS-148633-HHLV (ak)
R.P.T.T.: $3,697.50

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, #220
Las Vegas, Nv89129

GRANT, BARGAIN and SALE DEED

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

Ceasar B. Pontillas and Joy Anne Pontillas, husband and wife

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

Southwest Desert Equities, LLC a Nevada Limited Liability Company

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

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

Subject to

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

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

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

Date: 03/24/2005

Ceasar B. Pontillas
Ceasar B. Pontillas

Joy Anne Pontillas
Joy Anne Pontillas

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

This instrument was acknowledged before me on April 5, 2005 by **Ceasar B. Pontillas and Joy Anne Pontillas.**

Raylee See
Notary Public
(My commission expires: 7/30/07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 24, 2005** under Escrow No. **NCS-148633-HHLV**.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RAYLEE SEE
Appt. No. 04-87278-1
My Appt. Expires July 30, 2007

EXHIBIT "A"

That Portion Of The Northeast Quarter (Ne 1/4) Of The Southeast Quarter (Se 1/4) Of Section 35, Township 19 South, Range 60 East, M.D.B. & M., More Particularly Described As Follows:

Parcel 2 As Shown By Map Thereof In File 14 Of Parcel Maps, Page 60 In The Office Of The County Recorder Of Clark County, Nevada.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Vegas Equities Llc		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: Las Vegas NV 89130		
Parcel	: 125-35-701-010	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000200
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 11/9/2004
Doc # w/ $	: 04110904110
Price	: $1,175,000
Type	: F - Full Value
$ Sqft	: N/A
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $392,000
Structure	: $0
Total	: $392,000
Improved	: 0%
Tax Year	: 04-05
Taxes	: $12,862.30

LOAN INFORMATION

Loan	: $910,000
Lender	: Bha Enterprises
Loan Type	: N - Conventional
Rate Type	: F - Fixed

PREVIOUS OWNER

Date	: N/A
Price	: $460,000
Name	: Ebrahimpour Trust Etal

PROPERTY CHARACTERISTICS

Land Use	: Vacant Land						
Zone	: N/A						
Rooms	: N/A	**Pool**	: No	**Yr Blt**	: N/A	**Bldg Sqft**	: N/A
Bedrooms	: N/A	**Garage**	: No	**Stories**	: N/A	**Lot Sqft**	: 170,755
Bathrooms	: N/A	**Units**	: N/A			**Acres**	: 3.92

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-701-010
   b)
   c)
   d)
2. Type of Property
   a) ☑ Vacant Land b) ☐ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other

48

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $1,175,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $1,175,000.00
   Real Property Transfer Tax Due $5,992.50
4. If Exemption Claimed:
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Capacity: Grantor
Signature: Capacity: Manager

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Ebrahimpour Trust	Print Name:	Vegas Equities, LLC John A. Riddle
Address:	c/o Alben Incorporated Attn: Mr. Albert Firoozmand 420 West 7th Street, Suite D	Address:	c/o Focus Commercial Group, 3455 Cliff Shadows Parkway #220
City:	Los Angeles	City:	Las Vegas
State:	CA Zip: 90014	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-111053-HHLV ak/ak
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

1110

20041109-0004110

Fee: $18.00 RPTT: $5,992.50
N/C Fee: $25.00

11/09/2004 14:44:46
T20040128494
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane PUN
Clark County Recorder Pgs: 5

A.P.N.: 125-35-701-010
File No: NCS-111053-HHLV (ak)
R.P.T.T.: $5,992.50

When Recorded Mail To: and Mail Tax Statements To:
Vegas Equities, LLC
c/o Focus Commercial Group, 3455 Cliff Shadows
Parkway, #220
Las Vegas, NV 89129

48

CS

GRANT, BARGAIN and SALE DEED

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

Nedjatollah Ebrahimpour and Maryam Yahoudazadeh Ebrahimpour, Trustees of the Ebrahimpour Trust dated December 16, 2003,
Albert Firoozmand, a married man as his sole and separate property, Houshang Ben Firoozmand, a married man as his sole and separate property, and Jacklin Ebrahimpour, a married woman as her sole and separate property, as their interests may appear

do(es) hereby *GRANT, BARGAIN and SELL* to Southwest Desert Equities, LLC, a Nevada limited liability company

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

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

Subject to

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

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

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

Date: 10/12/2004

Albert Firoozmand

Jacklin Ebrahimpour

Nedjatollah Ebrahimpour and Maryam Yahoudazadeh Ebrahimpour, Trustees of the Ebrahimpour Trust dated December 16, 2003

Nedjatollah Ebrahimpour, Trustee

Maryam Yahoudazadeh Ebrahimpour, Trustee

Houshang Ben Firoozmand

STATE OF ~~NEVADA~~ CALIFORNIA)
: ss.
COUNTY OF ~~CLARK~~ LOS ANGELES)

This instrument was acknowledged before me on OCTOBER 22ND, 2004 by

Notary Public

(My commission expires: _____)

JAVID ELIST
Commission # 1313860
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2005

STATE OF ~~NEVADA~~ CALIFORNIA)
: ss.
COUNTY OF ~~CLARK~~ LOS ANGELES)

This instrument was acknowledged before me on OCTOBER 22ND, 2004 by

Notary Public

(My commission expires: _____)

JAVID ELIST
Commission # 1313860
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2005

STATE OF ~~NEVADA~~ CALIFORNIA)
: ss.
COUNTY OF ~~CLARK~~ LOS ANGELES)

This instrument was acknowledged before me on OCTOBER 22ND, 2004 by

Notary Public

(My commission expires: _____)

JAVID ELIST
Commission # 1313860
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2008

STATE OF ~~NEVADA~~ CALIFORNIA)
: ss.
COUNTY OF ~~CLARK~~ LOS ANGELES)

This instrument was acknowledged before me on OCTOBER 22ND, 2004 by

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 12, 2004** under Escrow No. **NCS-111053-HHLV**.

JAVID ELIST
Commission # 1313860
Notary Public - California
Los Angeles County
My Comm. Expires Jul 19, 2008

EXHIBIT "A"

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom those portions as conveyed to Clark County by those certain Grant Deeds recorded August 17, 1962 in Book 381 as Instrument Nos. 307314, 307316 and 307317 of Official Records.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Comml Group Inc		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: Las Vegas NV 89130		
Parcel	: 125-35-702-003	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000200
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 4/15/2005
Doc # w/ $	: 05041504228
Price	: $2,254,000
Type	: M - Multiple Parc
$ Sqft	: N/A
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $196,000
Structure	: $0
Total	: $196,000
Improved	: 0%
Tax Year	: 04-05
Taxes	: $6,431.15

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Willard and Dorothy Owens

PROPERTY CHARACTERISTICS

Land Use	: Vacant Land						
Zone	: N/A						
Rooms	: N/A	**Pool**	: No	**Yr Blt**	: N/A	**Bldg Sqft**	: N/A
Bedrooms	: N/A	**Garage**	: No	**Stories**	: N/A	**Lot Sqft**	: 94,961
Bathrooms	: N/A	**Units**	: N/A			**Acres**	: 2.18

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Comml Group Inc		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: Las Vegas NV 89130		
Parcel	: 125-35-702-005	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000200
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 4/15/2005
Doc # w/ $	: 05041504228
Price	: $2,254,000
Type	: M - Multiple Parc
$ Sqft	: N/A
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $196,000
Structure	: $4,847
Total	: $200,847
Improved	: 2%
Tax Year	: 04-05
Taxes	: $6,590.19

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $8,000
Name	: Willard and Dorothy Owens

PROPERTY CHARACTERISTICS

Land Use	: Minor Improvmnts						
Zone	: N/A						
Rooms	: N/A	**Pool**	: No	**Yr Blt**	: 1991	**Bldg Sqft**	: N/A
Bedrooms	: N/A	**Garage**	: No	**Stories**	: N/A	**Lot Sqft**	: 94,961
Bathrooms	: N/A	**Units**	: N/A			**Acres**	: 2.18

Chicago Title

This information is believed to be accurate, but is not guaranteed.
Copyright © 1995-2005 CDS Marketing, Inc.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-702-003, 004 and 005
   b)
   c)
   d)
2. Type of Property
   a) [X] Vacant Land b) [X] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $2,254,000.00
   Deed In Lieu of Foreclosure Only (value of property) ($ N/A)
   Transfer Tax Value: $2,254,000.00
   Real Property Transfer Tax Due $11,495.40
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature:	Capacity:
Signature:	Capacity: Buyer
SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Willard E. Owens and Dorothy Owens	Print Name:
Address: P.O. Box 750040	Address: c/o Focus Commercial Group 2465 Cliff Shadow Pkwy #220
City: Las Vegas	City: Las Vegas
State: NV Zip: 89136	State: NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-87199-HHLV cd/ME
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

4228

CS

20050415-0004228

Fee: $18.00 RPTT: $11,495.40
N/C Fee: $25.00

04/15/2005 14:33:23
T20050069068
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane OSA
Clark County Recorder Pgs: 5

A.P.N.: 125-35-702-003, 004 & 005
File No: NCS-87199-HHLV (ak)
R.P.T.T.: $11,495.40

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group, Inc.,
3455 Cliff Shadows Pkwy, Ste 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

Willard E. Owens and Dorothy Owens, husband and wife as joint tenants

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

Southwest Desert Equitites, LLC a Nevada limited liability company

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

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

Subject to

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

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

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

Date: 04/11/2005

Willard E. Owens

Dorothy Owens

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

This instrument was acknowledged before me on Sept. 15, 2004 by **Willard E. Owens and Dorothy Owens.**

Lorraine M. Steckler
Notary Public
(My commission expires: 9.15.04)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LORRAINE M. STECKLER
No: 00-64862-1
My Appointment Expires Sept. 15, 2004

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 23, 2004** under Escrow No. **NCS-87199-HHLV.**

EXHIBIT "A"

Parcel 1:

The South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Also excepting therefrom that portion as conveyed to the City of Las Vegas, Nevada, by that certain Final Order of Condemnation recorded September 25, 2000 in Book 20000925 as Instrument No. 00982 of Official Records.

Parcel 2:

The North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Further excepting therefrom that portion as conveyed to Clark County by Deed recorded March 23, 1970 in Book 19, as Instrument No. 15114 of Official Records.

Together with that portion of the land as vacated by Clark County in an Order of Vacation recorded February 21, 1974 in Book 403 as Instrument No. 362319 of Official Records.

Parcel 3:

The South Half (S 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Also excepting therefrom that portion as conveyed to the City of Las Vegas, Nevada, by that certain Final Order of Condemnation recorded September 25, 2000 in Book 20000925 as Instrument No. 00982 of Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-702-003, 004, 005
   b)
   c)
   d)
2. Type of Property
   a) [X] Vacant Land b) [X] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book ____ Page: ____
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $2,254,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ N/A)
   Transfer Tax Value: $2,254,000.00
   Real Property Transfer Tax Due $11,495.40
4. If Exemption Claimed:
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Willard E Owens Capacity: Seller
Signature: Dorothy Owens Capacity: Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Willard E. Owens and Dorothy Owens	Print Name:	
Address:	P.O. Box 750040	Address:	c/o Focus Commercial Group 3455 Cliff Shadow Pkwy #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89136	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-87199-HHLV cd/ME
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

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Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Comml Group Inc		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 5077 Jones Blvd N Las Vegas NV 89130		
Parcel	: 125-35-702-004	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 4/15/2005
Doc # w/ $	: 05041504228
Price	: $2,254,000
Type	: M - Multiple Parc
$ Sqft	: $575.73
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $131,250
Structure	: $62,629
Total	: $193,879
Improved	: 32%
Tax Year	: 05-06
Taxes	: $5,280.29

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Willard Owens

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 8	**Pool**	: Yes	**Yr Blt**	: 1972	**Bldg Sqft**	: 3,915
Bedrooms	: 4	**Garage**	: No	**Stories**	: 1	**Lot Sqft**	: 90,605
Bathrooms	: 3	**Units**	: 1			**Acres**	: 2.08

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Comml Group Inc		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: Las Vegas NV 89130		
Parcel	: 125-35-702-005	**Census**	: 33.054
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: 4/15/2005
Doc # w/ $	: 05041504228
Price	: $2,254,000
Type	: M - Multiple Parc
$ Sqft	: N/A
Date w/o $	: N/A
Doc # w/o $	: N/A

TAX and ASSESSMENT

Land	: $131,250
Structure	: $4,512
Total	: $135,762
Improved	: 3%
Tax Year	: 05-06
Taxes	: $3,697.48

LOAN INFORMATION

Loan	: $0
Lender	: N/A
Loan Type	: U - Unavailable
Rate Type	: U - Unavailable

PREVIOUS OWNER

Date	: N/A
Price	: $8,000
Name	: Willard and Dorothy Owens

PROPERTY CHARACTERISTICS

Land Use	: Minor Improvmnts						
Zone	: N/A						
Rooms	: N/A	**Pool**	: No	**Yr Blt**	: 1991	**Bldg Sqft**	: N/A
Bedrooms	: N/A	**Garage**	: No	**Stories**	: N/A	**Lot Sqft**	: 94,961
Bathrooms	: N/A	**Units**	: N/A			**Acres**	: 2.18

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-702-003, 004, 005
   b)
   c)
   d)
2. Type of Property
   a) [X] Vacant Land b) [X] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/instrument #
Book ____ Page: ____
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $2,254,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ N/A)
   Transfer Tax Value: $2,254,000.00
   Real Property Transfer Tax Due $11,495.40
4. If Exemption Claimed:
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Willard E Owens Capacity: Seller
Signature: Dorothy Owens Capacity: Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Willard E. Owens and Dorothy Owens	Print Name:	
Address:	P.O. Box 750040	Address:	c/o Focus Commercial Group 3466 Cliff Shadow Pkwy. #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89136	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-87199-HHLV cd/ME
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-35-702-003, 004 and 005
   b)
   c)
   d)
2. Type of Property
   a) [X] Vacant Land b) [X] Single Fam. Res
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #
Book Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $2,254,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ N/A)
   Transfer Tax Value: $2,254,000.00
   Real Property Transfer Tax Due $11,495.40
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A
5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Capacity:
Signature: Capacity: Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Willard E. Owens and Dorothy Owens	Print Name:	
Address:	P.O. Box 750040	Address:	c/o Focus Commercial Group 3465 Cliff Shadow Pkwy. #220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89136	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-87199-HHLV cd/ME
Address 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

4228

CS

20050415-0004228

Fee: $18.00 RPTT: $11,495.40
N/C Fee: $25.00

04/15/2005 14:33:23
T20050069068
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane OSA
Clark County Recorder Pgs: 5

A.P.N.: 125-35-702-003, 004 & 005
File No: NCS-87199-HHLV (ak)
R.P.T.T.: $11,495.40

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group, Inc.,
3455 Cliff Shadows Pkwy, Ste 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

Willard E. Owens and Dorothy Owens, husband and wife as joint tenants

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

Southwest Desert Equitites, LLC a Nevada limited liability company

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

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

Subject to

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

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

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

Date: 04/11/2005

Willard E. Owens

Dorothy Owens

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

This instrument was acknowledged before me on Sept. 15, 2004 by **Willard E. Owens and Dorothy Owens.**

Lorraine M. Steckler
Notary Public
(My commission expires: 9.15.04)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LORRAINE M. STECKLER
No: 98-2486-1
My Appointment Expires Sept. 15, 2004

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 23, 2004** under Escrow No. **NCS-87199-HHLV.**

EXHIBIT "A"

Parcel 1:

The South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Also excepting therefrom that portion as conveyed to the City of Las Vegas, Nevada, by that certain Final Order of Condemnation recorded September 25, 2000 in Book 20000925 as Instrument No. 00982 of Official Records.

Parcel 2:

The North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Further excepting therefrom that portion as conveyed to Clark County by Deed recorded March 23, 1970 in Book 19, as Instrument No. 15114 of Official Records.

Together with that portion of the land as vacated by Clark County in an Order of Vacation recorded February 21, 1974 in Book 403 as Instrument No. 362319 of Official Records.

Parcel 3:

The South Half (S 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 16, 1953 in Book 71, Page 168 of Deeds, as Instrument No. 409111.

Also excepting therefrom that portion as conveyed to the City of Las Vegas, Nevada, by that certain Final Order of Condemnation recorded September 25, 2000 in Book 20000925 as Instrument No. 00982 of Official Records.

Property Profile

OWNER and PROPERTY

Owner	: Southwest Desert Equities L L C		
Owner Type	: C - Corporation		
Co-Owner	: Focus Commercial Group		
Phone #	: N/A		
Mail Address	: 3455 Cliff Shadows Pkwy Ste 220 Las Vegas NV 89129		
Site Address	: 6088 La Madre Wy W Las Vegas NV 89130		
Parcel	: 125-35-702-006	**Census**	: 34.141
School District	: Clark County	**Tax Area**	: 000125
Local Map	: 60-19-35-SE	**# Props**	: 66
Flood Map	: N/A	**Own Occ**	: No
Housing Tract	: PT NE4 SE4 SEC 35 19 60		
Lot / Block	: SEE LEGAL		
Legal Desc	: PT NE4 SE4 SEC 35 19 60		

TRANSFER INFORMATION

Date w/ $	: N/A
Doc # w/ $	: 05011403998
Price	: N/A
Type	: N - Not Available
$ Sqft	: N/A
Date w/o $	: 1/14/2005
Doc # w/o $	: 05011403998

LOAN INFORMATION

Loan	: $195,000
Lender	: Bha Enterprises
Loan Type	: N - Conventional
Rate Type	: F - Fixed

TAX and ASSESSMENT

Land	: $60,375
Structure	: $13,409
Total	: $73,784
Improved	: 18%
Tax Year	: 05-06
Taxes	: $2,009.51

PREVIOUS OWNER

Date	: N/A
Price	: $0
Name	: Thomas Family Trust

PROPERTY CHARACTERISTICS

Land Use	: Single Family						
Zone	: N/A						
Rooms	: 5	**Pool**	: No	**Yr Blt**	: 1969	**Bldg Sqft**	: 1,118
Bedrooms	: 3	**Garage**	: No	**Stories**	: 1	**Lot Sqft**	: 43,124
Bathrooms	: 2	**Units**	: 1			**Acres**	: 0.99

Chicago Title

This information is believed to be accurate, but is not guaranteed.
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-35-702-006
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
Book _____ Page: _____
Date of Recording:
Notes: _____

3. Total Value/Sales Price of Property: $300,500.00

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

Transfer Tax Value: $300,500.00

Real Property Transfer Tax Due $1,532.55

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: N/A
b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Amy Klinger for The Thomas Family Trust Capacity: Grantor

Signature: Amy Klinger for Southwest Desert Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		**BUYER (GRANTEE) INFORMATION (REQUIRED)**	
Print Name:	The Thomas Family Trust dated 10/23/96	Print Name:	Southwest Desert Equities, LLC
Address:	6088 W. LaMadre Way	Address:	3455 Cliff Shadows Pkwy, Ste 220
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89130	State:	NV Zip: 89129

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-116520-HHLV ak/ak

Address 3960 Howard Hughes Parkway, Suite 380

City: Las Vegas State: NV Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

3/4/98

20050114-0003998

Fee: $17.00 RPTT: $1,532.55
N/C Fee: $0.00

01/14/2005 14:33:04
T20050010207
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane SUO
Clark County Recorder Pgs: 4

A.P.N.: 125-35-702-006
File No: NCS-116520-HHLV (ak)
R.P.T.T.: $1,532.55

When Recorded Mail To: Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group
3455 Cliff Shadows Pkwy, Ste 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

Richard A. Thomas, as Trustee of The Thomas Family Trust dated October 23, 1996

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

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

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

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

Subject to

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

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

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

Date: 01/06/2005

Richard A. Thomas, as Trustee of The
Thomas Family Trust dated October 23, 1996

Richard A. Thomas, Trustee

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

This instrument was acknowledged before me on 10/19/04 by **Richard A. Thomas, Trustee of The Thomas Family Trust dated October 23, 1996.**

Notary Public
(My commission expires: 3/20/05)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
T. LOWE
Appt. No. 02-73755-1
My Appt. Expires Mar. 20, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 16, 2004** under Escrow No. **NCS-116520-HHLV.**

EXHIBIT "A"

The West 130 feet of the S 1/2, SE 1/4, NE 1/4, SE 1/4 of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 22, 2009

Northwest Estates, LLC, et al
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: EOT-34187 - VACATION EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Steinman), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

1. This Extension of Time shall expire on March 22, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Vacation (VAC-11354) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff is final.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Greg Becker
Locations, Inc.
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

Mr. Jaime Frederick
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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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

February 29, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

RE: EOT-26581 - EXTENSION OF TIME

Dear Mr. Becker:

Your Request for an Administrative Extension of Time for an Approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown) will be considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. Vacation (VAC-11354) shall expire on March 22, 2009 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Vacation (VAC-11354) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Staff is final.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Greg Becker
Locations, Incorporated
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

PLANNING & DEVELOPMENT

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TTY 702-386-9108
www.lasvegasnevada.gov

February 29, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

RE: EOT-26581 - EXTENSION OF TIME

Dear Mr. Becker:

Your Request for an Administrative Extension of Time for an Approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown) will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Greg Becker
Locations, Incorporated
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanion
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

March 22, 2007

Mr. Greg Becker
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: EOT-19384 - VACATION EXTENSION OF TIME
FOR VAC 11354

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-11354) WHICH ALLOWED A VACATION OF the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. This Vacation (VAC-11354) shall expire on March 22, 2008 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Vacation (VAC-11354) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff is final.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Greg Becker
Locations, Inc.
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

AS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

137-01-101-001 – VAC 12067
137-01-301-001 – Vmc 12067
*201-001, 002 - VAC 11354.
201-011, 013 – VAC 12067
PATTERNS
TMP-12630
NO FMP as of 7/13/06
Lone mtn)
Puli

March 17, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 – VACATION
CITY COUNCIL MEETING OF MARCH 15, 2006
RELATED TO MOD-11184 AND ZON-11187

Dear Applicant:

The City Council at a regular meeting held March 15, 2006 APPROVED the Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

7. If the Order of Vacation 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.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite # 120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Las Vegas, Nevada

FEBRUARY 27, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING – VACATION:
VAC-10720, VAC-10980, VAC-11294 and VAC-11354

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MARCH 3, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
MARCH 15, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, MARCH 15, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacations:

VAC-10720 - APPLICANT/OWNER: WILLIE C. TATE JR - Petition to Vacate an 11.5 foot public right of way generally located on Jefferson Avenue between E Street and F Street and a 12 foot public right of way on E Street between Jefferson Avenue and Adams Avenue, Ward 5 (Weekly), THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHERN ELEVEN FEET AND SIX INCHES (11.5') OF JEFFERSON AVENUE BEGINNING AT THE INTERSECTION OF JEFFERSON AVENUE AND E STREET AND EXTENDING WEST APPROXIMATELY ONE HUNDRED FEET (100') INCLUDING THE SPANDREL AREA, AND THE WESTERN ELEVEN FEET AND SIX INCHES (11.5') OF E STREET BEGINNING AT THE INTERSECTION OF JEFFERSON AVENUE AND E STREET AND EXTENDING SOUTH APPROXIMATELY ONE HUNDRED AND FORTY FEET (140') INCLUDING THE SPANDREL AREA; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAC-10980 –PUBLIC HEARING - APPLICANT/OWNER: HABITAT FOR HUMANITY LAS VEGAS - Petition to Vacate U.S. Government Patent Easements located at 801 Upland Boulevard, Ward 1 (Tarkanian), THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE NORTHERN THIRTY THREE FEET (33') OF PROPERTY LOCATED APPROXIMATELY NINETY EIGHT FEET (98') SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF UPLAND BOULEVARD AND EVERGREEN AVENUE AND EXTENDING EAST APPROXIMATELY ONE HUNDRED AND THIRTY FIVE FEET (135') ALONG THE ENTIRETY OF THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAC-11294 - APPLICANT: THE ASTORIA CORPORATION - OWNER: ASTORIA ALEXANDER, LLC - Petition to Vacate a Public Sewer Easement generally located at the southwest corner of I- 215 and Alexander Road, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING GENERALLY LOCATED WITHIN THE NORTHAST QUARTER (NE¼) OF THE NORTHAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

VAC-11354 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 24, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 - VACATION

Dear Applicant:

Your Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), was considered by the Planning Commission on February 23, 2006.

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

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

7. If the Order of Vacation 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 item will be considered by the City Council on *March 15, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 10, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 - VACATION

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on ***February 23, 2006*** has referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: FEBRUARY 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-11354

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - PETITION TO VACATE THE EAST HALF OF PULI ROAD BETWEEN RED COACH AVENUE AND STANGE AVENUE, AND THE SOUTH HALF OF RED COACH AVENUE EAST OF PULI ROAD, WARD 4 (BROWN).

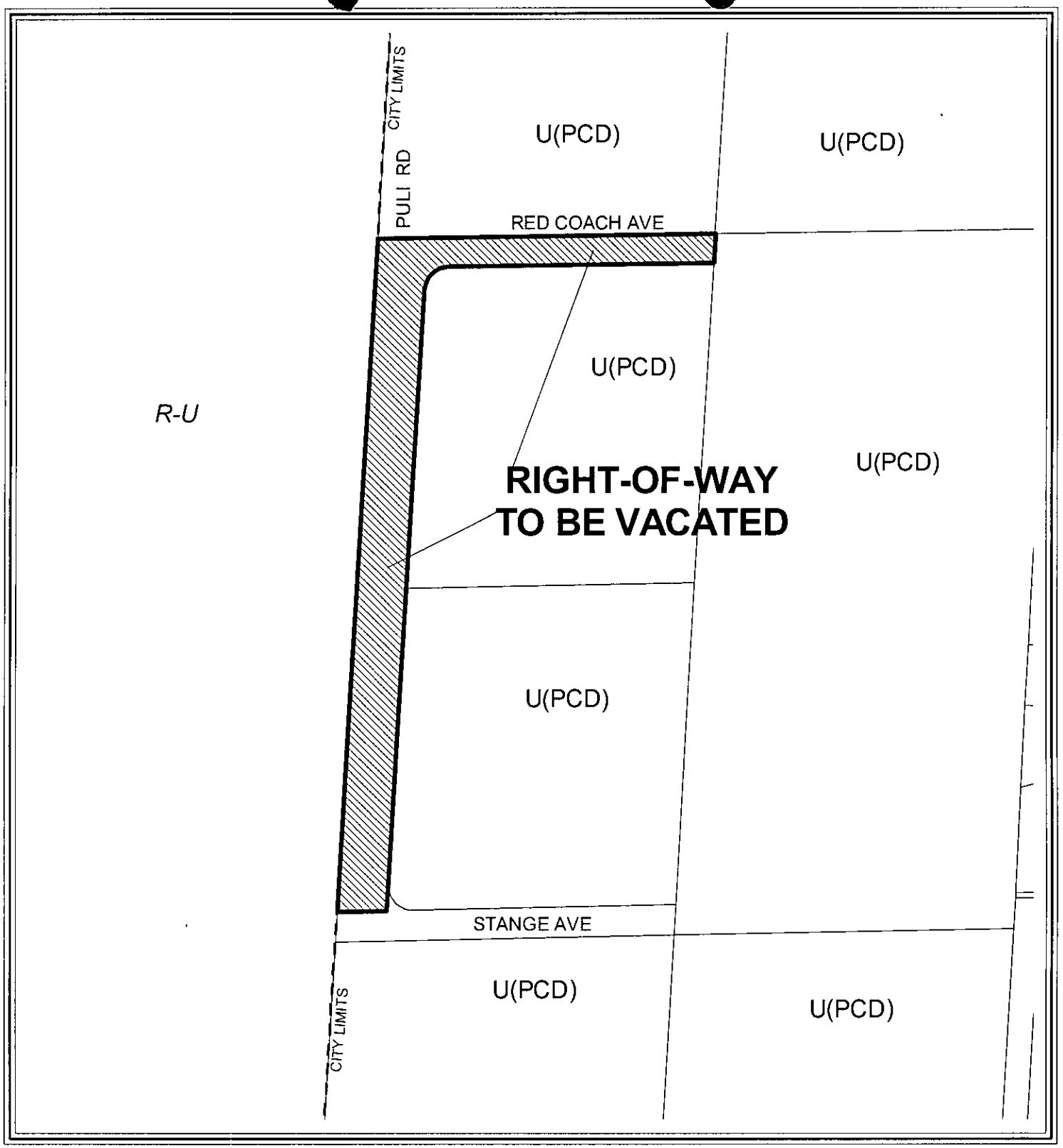
THE PROPERTY IS LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of this item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: VAC-11354

N

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: February 15, 2006
Re: **VAC-11354** Richmond American Homes A Portion of Puli Rd. & Red Coach Ave.
Request for a Petition of Vacation of Public Rights-of-Way

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets are currently non-existent.*

C. Does it appear that the vacation request involves only excess right-of-way? *N/A*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-11187 and SDR-11188.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Not if the site is mapped as proposed in the accompanying ZON and SDR cases.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No. Provided the site is mapped as proposed in the Site Review referenced in line item "D".*

However, If approved, the Department of Public Works recommends the following conditions:

CONDITIONS OF APPROVAL:

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

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 BTA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: February 7, 2006
Re: **VAC-11354** Richmond American Homes A Portion of Puli Rd. & Red Coach Ave.
Request for a Petition of Vacation of Public Rights-of-Way

COMMENTS:

Per conditions of ZON-11187, the Department of Public Works recommends that, unless the Clark County School District agrees to something else in writing, the overall site associated with this Vacation Application dedicate 30 feet for Puli Road to provide access to the proposed public school site immediately south of the overall site. Alternatively, ZON-11187 gives the developer of this site the option, instead of dedication of Puli Road, to dedicate the full width of a 51 foot wide public street from the current termination of Kersee Street southward to the south edge of this site, along an alignment acceptable to the City Engineer, to tie into a required street along the south edge of this site adjacent to the school. The site plan as presented, however, does not show either of those two alternatives, nor has the applicant provided any written agreement from the School District to some other access plan. Until those access issues are resolved, we believe that this Vacation Application is premature, and recommend that it be **HELD** until such time that those issues are resolved.

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets are currently non-existent.*
C. Does it appear that the vacation request involves only excess right-of-way? *N/A*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-11187 and SDR-11188.*
E. Does this vacation request eliminate public street access to any abutting parcel? *Not if the site is mapped as proposed in the above referenced ZON and SDR cases.*
F. Does this vacation request result in a conflict with any existing City requirements? *It has been the custom of the City to accommodate planned Clark County School District school sites with public streets on as many sides as possible, and more than one way into or out of the school site, unless the School District agrees in writing to the elimination of the streets. This site is immediately adjacent to a proposed Clark County School District school site to the south, and no documentation has been provided indicating that the School District is in agreement with this proposal.*
G. Does the Department of Public Works have an objection to this vacation request? *Yes. Since the submitted site plan shows neither of the above proposals, the Department of Public Works believes that this Vacation Application is premature and recommends that it be **HELD** until all access issues have been addressed and confirmed with the Clark County School District.*

However, If approved, the Department of Public Works recommends the following conditions:

CONDITIONS OF APPROVAL:

1. This Petition of Vacation shall be modified to retain 30 feet for Puli Road unless the developer of this site proposes an alternative parcel access plan acceptable to the City Engineer. If such a plan is accepted, all rights-of-way needed to accommodate such plan shall be dedicated prior to or concurrent with recordation of the Order of Vacation.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 23, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-11354

Hillcrest Community Association

Lone Mountain Citizens Advisory Council

Lone Mountain Heights Community Assoc.

3

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 03/10/06

TO:		
	OFFICE OF BUSINESS DEVELOPMENT	BILL ARENT
	CCSD	GUY CORRADO
	FIRE ENGINEERING	OZZIE MIRKHAH
	FIRE SERVICES, COMMUNICATIONS	
	NEIGHBORHOOD SERVICES	ANNE KILPONEN
	METRO	SGT. ROBERT ROSHACK

SUBJECT:	**PETITION OF VACATION**
APPLICANT:	**RICHMOND AMERICAN HOMES**
FILE NUMBER:	**VAC-11354**

A REQUEST HAS BEEN SUBMITTED BY RICHMOND AMERICAN HOMES TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION OF PULI ROAD AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF RED COACH AVENUE GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

THE PROPERTY IS LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

COMMENTS DUE BY: FEBRUARY 9, 2006

PLANNING COMMISSION MEETING: MARCH 9, 2006

ATTACHMENT:
All others: location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	**DATE: 01/30/06**

TO:

COX COMMUNICATIONS	**DAN DeFIESTA**
NEVADA POWER COMPANY	
SOUTHWEST GAS CORPORATION	
SOUTHERN NEVADA WATER AUTHORITY	**GERI DeMARCO**
SPRINT CENTRAL TELEPHONE – NEVADA	
LAS VEGAS VALLEY WATER DISTRICT	**SUE MULANAX**

SUBJECT: **PETITION OF VACATION**

APPLICANT: **RICHMOND AMERICAN HOMES**

FILE NUMBER: **VAC-11354**

A REQUEST HAS BEEN SUBMITTED BY RICHMOND AMERICAN HOMES TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION OF PULI ROAD AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF RED COACH AVENUE GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

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COMMENTS DUE BY: FEBRUARY 9, 2006

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

PLANNING COMMISSION MEETING: MARCH 9, 2006
ATTACHMENT:
Nevada Power: application
All others: location map

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

STF 1-25-06 PH

VAC Application

Report Date 01/25/2006 08:28 AM **Submitted By**

A/P # 11354 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2006 09:01	982786	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-11354 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - Petition to Vacate a 50 foot wide, 680 foot long portion and a 30 foot wide, 280 foot long portion of Puli Road generally located west of the intersection of Cliff Shadows Parkway and Stange Avenue, Ward 4 (Brown).

Parent A/P #
Project # 11354 **Project/Phase Name** **Phase #**
Size/Area 0.00 **Size Description**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13701201001

Location

Owner/Tenant

Contact ID AC1081373 **Name** NORTHWEST ESTATES L L C
Mailing Address 8230 S BUFFALO DR #105 **Organization** % LOCATIONS INC
City LAS VEGAS **State/Province** NV
ZIP/PC 89117-2506 **Country** ☐ **Foreign**
Day Phone **Evening Phone**
Fax **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13701201001
13701201002

Applicants/Contacts

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1081373 ☐ **Foreign**
Effective **Expire**
Name NORTHWEST ESTATES L L C
Day Phone **Eve Phone** **Address** 3230 S BUFFALO DR #105
Pager **PIN #** LAS VEGAS
Fax **Mobile** NV
E-Mail 89117-2506
Organization LOCATIONS INC **Position** % G BECKER **Profession**
Seasonal Addr

Valid From **To**
Comments

No Comments

Primary N **Capacity** APPL **Contact ID** AC1010355 ☐ **Foreign**
Effective **Expire**
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone (702)614-8400 x **Eve Phone** **Address** 2490 PASEO VERDE PKWY #120
Pager **PIN #** HENDERSON
Fax (702)617-8499 **Mobile** NV
E-Mail 89074-7121
Organization C MANDARICH **Position** **Profession**
Seasonal Addr

Valid From **To**
Comments

paulo E. Chavez

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC704200 ☐ **Foreign**
Effective **Expire**
Name TRITON ENGINEERING
Day Phone (702)254-1480 x **Eve Phone** **Address** 6757 W CHARLESTON
Pager **PIN #** SUITE B
Fax (702)254-3062 **Mobile** LAS VEGAS
E-Mail NV
Organization **Position** **Profession** 89146
Seasonal Addr

Valid From **To**
Comments

kris givant

Contractors

No Contractors

Activity Review Details

Detail PLANNING LEGAL DESCRIPTION **Modified By** SFLOYD **Modified Date/Time** 01/25/2006 08:27
Comments
No Comments

PLANNING LEGAL

Enter legal

A REQUEST HAS BEEN SUBMITTED TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF PULI ROAD GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

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Detail SUBMITTAL CHECKLIST (VAC) **Modified By** DDONLEY **Modified Date/Time** 01/19/2006 08:51

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y **Application/Petition Form**
- Y **Deed and Legal Description**
- Y **Assessors Parcel Map**
- N **Patent Reservation Document (for Patent Res. Vacations only)**
- Y **Vacation Exhibit (3 Folded/ 1 Rolled)**
- Y **Statement of Financial Interest**

VACATION

Parent Project link required? **Vacation Routing Process after City Council**

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Meeting Information

Meeting Information Meeting Date	Meeting Type	Meeting Status	Comments	YES Votes
NO Votes	ABSTENTIONS	Added By	Add Date	Modified By	Modified Date
03/09/2006	PC	SCHEDULED		0
0	0	DDONLEY	01/19/2006		

Vacation Final Review Process CC Expiration Date	Request for Legal	Devco Received Legal	Legal sent back to ROW
Planning Received Legal	Request for Order	Order Received	Request for Recordation
Recorded Date	Recorded Doc Number	Comments	

There are no items in this list

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action	Description	Entered By	Start	Stop
Hours	Comments			
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	01/19/2006 09:03	
0.00	GREG MICHELON, RICHMOND AMERICAN HOMES OF NEVADA INC CK #288090			

Employee Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action Hours	Description Comments	Entered By	Start	Stop
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	01/19/2006 09:03	
0.00	GREG MICHELON, RICHMOND AMERICAN HOMES OF NEVADA INC CK #288090			

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: VACATION

Project Address (Location) SEC of Lone Mountain Road & Puli Road

Project Name Lone Mountain / Puli **Proposed Use** SFR

Assessor's Parcel #(s) See attached sheet **Ward #** 4

General Plan: existing PCD proposed L-M **Zoning:** existing U proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 34 +/- **Lots/Units** _____ **Density** 8 units/acre

Additional Information _____

RECEIVED
CITY CLERK
2006 JAN 19 P 1:08

PROPERTY OWNER Northwest Estates, LLC **Contact** _____

Address 3230 S. Buffalo Drive #105 **Phone:** _____ **Fax:** _____

City Las Vegas, **State** NV **Zip** 89117

APPLICANT Richmond American Homes **Contact** Paulo E. Chavez

Address 2490 Paseo Verde, Suite 120 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Henderson **State** NV **Zip** 89074

REPRESENTATIVE Triton Engineering **Contact** Kris Givant

Address 6757 W. Charleston Blvd, Suite B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas, **State** NV **Zip** 89146

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name Dorene Miglinski, Mgr.

Subscribed and sworn before me

This 22nd day of November, 20 05.

_____

Notary Public in and for said County and State

LAURA ARCELIA PARTIDA
Commission # 1500576
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

County of Orange
State of California

Case #	VAC-11354
Meeting Date:	3-9-06
Total Fee:	800
Date Received:*	1-19-06
Received By:	

*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.

Revised 04/26/05

Triton Engineering

January 10, 2006

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101
Planning Department

Reference: **LETTER OF INTENT FOR VACATION OF DEDICATED RIGHT-OF-WAY**
Lone Mountain / Puli
APN: 137-01-201-001; 002

On behalf of Richmond American Homes we respectfully request your consideration of the attached Vacation Application. The applicant is requesting that the previously dedicated right-of-way known as Puli Road be vacated.

Location: The proposed site is generally located on the Southeast corner of Lone Mountain & Puli Road within Section 01, Township 20 South, Range 59 East.

Request: At this time, Richmond American Homes is requesting that the previously dedicated right-of-way by Certificate of Land Division recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794003 be vacated.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (Cell)

Sincerely,

Kris Givant
Project Coordinator

VAC-11354

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-11354 APN: _____

Name of Property Owner: Northrock Estates, LLC

Name of Applicant: _____

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: _____, Mgr.

Print Name: Dominic Maglionby, Mgr

Subscribed and sworn before me

This 22nd day of November, 20 05

_____

Notary Public in and for said County and State

County of Orange

State of California

LAURA ARCELIA PARTIDA
Commission # 1500576
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

Revised 12-03-04

LAURA VACCELLA BARTIDA
Commission # 1800218
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

NORTHWEST ESTATES, LLC

PRI

Business Entity Information

Status:	Active	File Date:	8/5/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC17667-2004
Qualifying State:	NV	List of Officers Due:	8/31/2006
Managed By:	Managers	Expiration Date:	8/5/2504
Foreign Name:		On Admin Hold:	False

Resident Agent Information

Name:	DOMINIC J MAGLIARDITI	Address 1:	6700 VIA AUSTI PKWY
Address 2:	STE C	City:	LAS VEGAS
State:	NV	Zip:	89119
Phone:		Fax:	
Email:		Mailing Address 1:	PO BOX 371145
Mailing Address 2:		Mailing City:	LAS VEGAS
Mailing State:	NV	Mailing Zip:	89137

View all business entities under this resident agent

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Office

Managing Member - 20 ACRES LLC

Address 1:	PO BOX 371145	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89137	Country:	
Status:	Active	Email:	

List of APN's owned by Northwest Estates, LLC

137-01-301-001
137-01-201-001
137-01-201-002
137-01-201-011
137-01-201-012
137-01-101-001

COPY

20040811-0000785
Fee: $17.00 RPTT: $5,355.00
08/11/2004 09:05:45 T20040080121
Req: CHICAGO TITLE
Frances Deane N/C: $0.00
Clark County Recorder Pgs: 4

APN: 137-01-201-001 137-01-201-002
Affix R.P.T.T. $5,355.00

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:
Greg Becker
c/o Locations, Inc.
3230 N. Buffalo, #106
Las Vegas, NV 89103

ESCROW NO: 04154057-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

John Rice and Linda Rice, husband and wife as joint tenants

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

Northwest Estates, LLC, a Nevada limited liability company

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 13 day of April, 2004.

SELLERS:

John Rice

Linda Rice

4 pages
Assessor's Copy

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 22, 2009

Northwest Estates, LLC, et al
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: EOT-34187 - VACATION EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Steinman), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

1. This Extension of Time shall expire on March 22, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Vacation (VAC-11354) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff is final.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Greg Becker
Locations, Inc.
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

Mr. Jaime Frederick
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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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

February 29, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

RE: EOT-26581 - EXTENSION OF TIME

Dear Mr. Becker:

Your Request for an Administrative Extension of Time for an Approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown) will be considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. Vacation (VAC-11354) shall expire on March 22, 2009 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Vacation (VAC-11354) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Staff is final.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Greg Becker
Locations, Incorporated
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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

February 29, 2008

Mr. Greg Becker
Northwest Estates, LLC
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

RE: EOT-26581 - EXTENSION OF TIME

Dear Mr. Becker:

Your Request for an Administrative Extension of Time for an Approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown) will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Greg Becker
Locations, Incorporated
3230 South Buffalo Drive, #105
Las Vegas, Nevada 89117

Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

March 22, 2007

Mr. Greg Becker
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: EOT-19384 - VACATION EXTENSION OF TIME
FOR VAC 11354

Dear Applicant:

Your request for an Extension of Time of an approved Vacation (VAC-11354) WHICH ALLOWED A VACATION OF the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. This Vacation (VAC-11354) shall expire on March 22, 2008 unless another Extension of Time is approved.

2. Conformance to the Conditions of Approval for Vacation (VAC-11354) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department staff is final.

Sincerely,

Andrew P. Reed

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Greg Becker
Locations, Inc.
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

AS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

137-01-101-001 – VAC 12067
137-01-301-001 – VAC 12067
*201-001, 002 – VAC 11354
201-011, 012 – VAC 12067
PATENTS
TMP-12630
NO FMP as of 7/13/06
Lone Mtn)
Puli

March 17, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 – VACATION
CITY COUNCIL MEETING OF MARCH 15, 2006
RELATED TO MOD-11184 AND ZON-11187

Dear Applicant:

The City Council at a regular meeting held March 15, 2006 APPROVED the Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

CITY OF LAS VEGAS
400 STEWART AVENUE
AS VEGAS, NEVAOA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

7. If the Order of Vacation 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.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite # 120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Las Vegas, Nevada

FEBRUARY 27, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING – VACATION:
VAC-10720, VAC-10980, VAC-11294 and VAC-11354

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, MARCH 3, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
MARCH 15, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, MARCH 15, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacations:

VAC-10720 - APPLICANT/OWNER: WILLIE C. TATE JR - Petition to Vacate an 11.5 foot public right of way generally located on Jefferson Avenue between E Street and F Street and a 12 foot public right of way on E Street between Jefferson Avenue and Adams Avenue, Ward 5 (Weekly), THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHERN ELEVEN FEET AND SIX INCHES (11.5') OF JEFFERSON AVENUE BEGINNING AT THE INTERSECTION OF JEFFERSON AVENUE AND E STREET AND EXTENDING WEST APPROXIMATELY ONE HUNDRED FEET (100') INCLUDING THE SPANDREL AREA, AND THE WESTERN ELEVEN FEET AND SIX INCHES (11.5') OF E STREET BEGINNING AT THE INTERSECTION OF JEFFERSON AVENUE AND E STREET AND EXTENDING SOUTH APPROXIMATELY ONE HUNDRED AND FORTY FEET (140') INCLUDING THE SPANDREL AREA; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

VAC-10980 –PUBLIC HEARING - APPLICANT/OWNER: HABITAT FOR HUMANITY LAS VEGAS - Petition to Vacate U.S. Government Patent Easements located at 801 Upland Boulevard, Ward 1 (Tarkanian), THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE NORTHERN THIRTY THREE FEET (33') OF PROPERTY LOCATED APPROXIMATELY NINETY EIGHT FEET (98') SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF UPLAND BOULEVARD AND EVERGREEN AVENUE AND EXTENDING EAST APPROXIMATELY ONE HUNDRED AND THIRTY FIVE FEET (135') ALONG THE ENTIRETY OF THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAC-11294 - APPLICANT: THE ASTORIA CORPORATION - OWNER: ASTORIA ALEXANDER, LLC - Petition to Vacate a Public Sewer Easement generally located at the southwest corner of I- 215 and Alexander Road, Ward 4 (Brown), LEGALLY DESCRIBED AS BEING GENERALLY LOCATED WITHIN THE NORTHAST QUARTER (NE¼) OF THE NORTHAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

VAC-11354 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

February 24, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 - VACATION

Dear Applicant:

Your Petition to Vacate the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road, Ward 4 (Brown), was considered by the Planning Commission on February 23, 2006.

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

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

7. If the Order of Vacation 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 item will be considered by the City Council on *March 15, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

February 10, 2006

North West Estates, LLC
3230 South Buffalo Drive, Suite #105
Las Vegas, Nevada 89117

RE: VAC-11354 - VACATION

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on ***February 23, 2006*** has referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Paulo Chavez
Richmond American Homes
2490 Paseo Verde, Suite #120
Henderson, Nevada 89074

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: FEBRUARY 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-11354

APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - PETITION TO VACATE THE EAST HALF OF PULI ROAD BETWEEN RED COACH AVENUE AND STANGE AVENUE, AND THE SOUTH HALF OF RED COACH AVENUE EAST OF PULI ROAD, WARD 4 (BROWN).

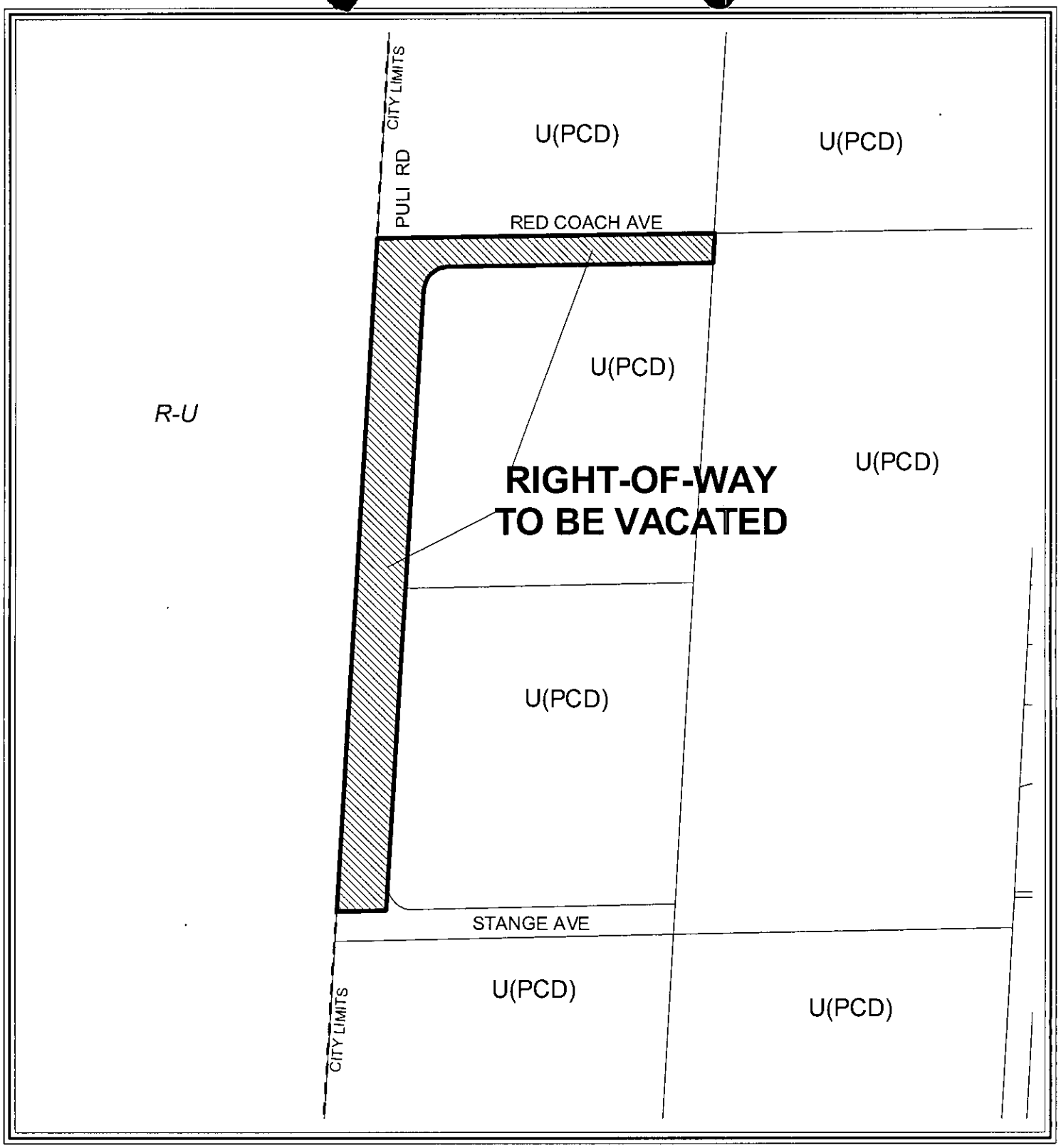
THE PROPERTY IS LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of this item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: **VAC-11354**

N

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: February 15, 2006
Re: **VAC-11354** Richmond American Homes A Portion of Puli Rd. & Red Coach Ave.
Request for a Petition of Vacation of Public Rights-of-Way

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets are currently non-existent.*

C. Does it appear that the vacation request involves only excess right-of-way? *N/A*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-11187 and SDR-11188.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Not if the site is mapped as proposed in the accompanying ZON and SDR cases.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No. Provided the site is mapped as proposed in the Site Review referenced in line item "D".*

However, If approved, the Department of Public Works recommends the following conditions:

CONDITIONS OF APPROVAL:

1. The limits of this petition shall be approximately 675 feet of the east 50 feet of Puli Road north of Stange Avenue and approximately 300 feet of the south 30 feet of Red Coach Avenue east of Puli Road

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

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 BTA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: February 7, 2006
Re: **VAC-11354** Richmond American Homes A Portion of Puli Rd. & Red Coach Ave.
Request for a Petition of Vacation of Public Rights-of-Way

COMMENTS:

Per conditions of ZON-11187, the Department of Public Works recommends that, unless the Clark County School District agrees to something else in writing, the overall site associated with this Vacation Application dedicate 30 feet for Puli Road to provide access to the proposed public school site immediately south of the overall site. Alternatively, ZON-11187 gives the developer of this site the option, instead of dedication of Puli Road, to dedicate the full width of a 51 foot wide public street from the current termination of Kersee Street southward to the south edge of this site, along an alignment acceptable to the City Engineer, to tie into a required street along the south edge of this site adjacent to the school. The site plan as presented, however, does not show either of those two alternatives, nor has the applicant provided any written agreement from the School District to some other access plan. Until those access issues are resolved, we believe that this Vacation Application is premature, and recommend that it be **HELD** until such time that those issues are resolved.

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets are currently non-existent.*
C. Does it appear that the vacation request involves only excess right-of-way? *N/A*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-11187 and SDR-11188.*
E. Does this vacation request eliminate public street access to any abutting parcel? *Not if the site is mapped as proposed in the above referenced ZON and SDR cases.*
F. Does this vacation request result in a conflict with any existing City requirements? *It has been the custom of the City to accommodate planned Clark County School District school sites with public streets on as many sides as possible, and more than one way into or out of the school site, unless the School District agrees in writing to the elimination of the streets. This site is immediately adjacent to a proposed Clark County School District school site to the south, and no documentation has been provided indicating that the School District is in agreement with this proposal.*
G. Does the Department of Public Works have an objection to this vacation request? *Yes. Since the submitted site plan shows neither of the above proposals, the Department of Public Works believes that this Vacation Application is premature and recommends that it be **HELD** until all access issues have been addressed and confirmed with the Clark County School District.*

However, If approved, the Department of Public Works recommends the following conditions:

CONDITIONS OF APPROVAL:

1. This Petition of Vacation shall be modified to retain 30 feet for Puli Road unless the developer of this site proposes an alternative parcel access plan acceptable to the City Engineer. If such a plan is accepted, all rights-of-way needed to accommodate such plan shall be dedicated prior to or concurrent with recordation of the Order of Vacation.

2. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.

ESCROW NO: 04154057-113-SDL

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

On this 13th April 2004
appeared before me, a Notary Public,
John Rice

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.

Bonnie Lee Gray
Notary Public

My commission expires: November 20, 2005

BONNIE LEE GRAY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-0851-2 - Expires November 20, 2005

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

On this April 13th 04
appeared before me, a Notary Public,
Linda Rice

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.

Bonnie Lee Gray
Notary Public

My commission expires: November 20, 2005

Bonnie Lee GRAY

BONNIE LEE GRAY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-0851-2 - Expires November 20, 2005

11-20-05

ASSIST COPY

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 23, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-11354

Hillcrest Community Association

Lone Mountain Citizens Advisory Council

Lone Mountain Heights Community Assoc.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM:	**PLANNING AND DEVELOPMENT DEPARTMENT**	**DATE: 03/10/06**
TO:	**OFFICE OF BUSINESS DEVELOPMENT**	**BILL ARENT**
	CCSD	**GUY CORRADO**
	FIRE ENGINEERING	**OZZIE MIRKHAH**
	FIRE SERVICES, COMMUNICATIONS	
	NEIGHBORHOOD SERVICES	**ANNE KILPONEN**
	METRO	**SGT. ROBERT ROSHACK**

SUBJECT: **PETITION OF VACATION**

APPLICANT: **RICHMOND AMERICAN HOMES**

FILE NUMBER: **VAC-11354**

A REQUEST HAS BEEN SUBMITTED BY RICHMOND AMERICAN HOMES TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION OF PULI ROAD AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF RED COACH AVENUE GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

THE PROPERTY IS LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

COMMENTS DUE BY: FEBRUARY 9, 2006

PLANNING COMMISSION MEETING: MARCH 9, 2006

ATTACHMENT:
All others: location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 01/30/06

TO:		
	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	GERI DeMARCO
	SPRINT CENTRAL TELEPHONE – NEVADA	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX

SUBJECT:	PETITION OF VACATION
APPLICANT:	RICHMOND AMERICAN HOMES
FILE NUMBER:	VAC-11354

A REQUEST HAS BEEN SUBMITTED BY RICHMOND AMERICAN HOMES TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION OF PULI ROAD AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF RED COACH AVENUE GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

THE PROPERTY IS LEGALLY DESCRIBED AS A FIFTY FOOT (50') WIDE PORTION OF PULI ROAD BEGINNING APPROXIMATELY ONE THOUSAND, SIX HUNDRED AND TEN FEET (1,610') WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE AND EXTENDING NORTH APPROXIMATELY SIX HUNDRED AND EIGHTY FEET (680') AND A 30 FOOT WIDE PORTION OF RED COACH AVENUE BEGINNING AT THE NORTHERN END OF THE AFOREMENTIONED RIGHT OF WAY AND EXTENDING APPROXIMATELY TWO HUNDRED AND EIGHT FEET (280') EAST; SAID PROPERTY BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

COMMENTS DUE BY: FEBRUARY 9, 2006

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

PLANNING COMMISSION MEETING: MARCH 9, 2006
ATTACHMENT:
Nevada Power: application
All others: location map

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

STF 1-25-06 PH

VAC Application

Report Date 01/25/2006 08:28 AM **Submitted By**

A/P # 11354 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2006 09:01	982786	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-11354 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NORTHWEST ESTATES, LLC - Petition to Vacate a 50 foot wide, 680 foot long portion and a 30 foot wide, 280 foot long portion of Puli Road generally located west of the intersection of Cliff Shadows Parkway and Stange Avenue, Ward 4 (Brown).

Parent A/P #
Project # 11354 **Project/Phase Name** **Phase #**
Size/Area 0.00 **Size Description**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13701201001

Location

Owner/Tenant

Contact ID AC1081373 **Name** NORTHWEST ESTATES L L C
Mailing Address 8230 S BUFFALO DR #105 **Organization** % LOCATIONS INC
City LAS VEGAS **State/Province** NV
ZIP/PC 89117-2506 **Country** ☐ **Foreign**
Day Phone **Evening Phone**
Fax **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13701201001
13701201002

Applicants/Contacts

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1081373 ☐ **Foreign**
Effective **Expire**
Name NORTHWEST ESTATES L L C
Day Phone **Eve Phone** **Address** 3230 S BUFFALO DR #105
Pager **PIN #** LAS VEGAS
Fax **Mobile** NV
E-Mail 89117-2506
Organization LOCATIONS INC **Position** % G BECKER **Profession**
Seasonal Addr

Valid From **To**
Comments

No Comments

Primary N **Capacity** APPL **Contact ID** AC1010355 ☐ **Foreign**
Effective **Expire**
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone (702)614-8400 x **Eve Phone** **Address** 2490 PASEO VERDE PKWY #120
Pager **PIN #** HENDERSON
Fax (702)617-8499 **Mobile** NV
E-Mail 89074-7121
Organization C MANDARICH **Position** **Profession**
Seasonal Addr

Valid From **To**
Comments

paulo E. Chavez

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC704200 ☐ **Foreign**
Effective **Expire**
Name TRITON ENGINEERING
Day Phone (702)254-1480 x **Eve Phone** **Address** 6757 W CHARLESTON
Pager **PIN #** SUITE B
Fax (702)254-3062 **Mobile** LAS VEGAS
E-Mail NV
Organization **Position** **Profession** 89146
Seasonal Addr

Valid From **To**
Comments
kris givant

Contractors

No Contractors

Activity Review Details

Detail PLANNING LEGAL DESCRIPTION **Modified By** SFLOYD **Modified Date/Time** 01/25/2006 08:27
Comments
No Comments

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN SUBMITTED TO VACATE A 50 FOOT WIDE, 680 FOOT LONG PORTION AND A 30 FOOT WIDE, 280 FOOT LONG PORTION OF PULI ROAD GENERALLY LOCATED WEST OF THE INTERSECTION OF CLIFF SHADOWS PARKWAY AND STANGE AVENUE.

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Detail SUBMITTAL CHECKLIST (VAC) **Modified By** DOONLEY **Modified Date/Time** 01/19/2006 08:51

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y **Application/Petition Form**
- Y **Deed and Legal Description**
- Y **Assessors Parcel Map**
- N **Patent Reservation Document (for Patent Res. Vacations only)**
- Y **Vacation Exhibit (3 Folded/ 1 Rolled)**
- Y **Statement of Financial Interest**

VACATION

Parent Project link required?

Vacation Routing Process after City Council

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Meeting Information

Meeting Information Meeting Date	Meeting Type	Meeting Status	Comments		YES Votes
NO Votes	ABSTENTIONS	Added By	Add Date	Modified By	Modified Date
03/09/2006	PC	SCHEDULED			0
0	0	DDONLEY	01/19/2006		

Vacation Final Review Process CC Expiration Date	Request for Legal	Devco Received Legal	Legal sent back to ROW
Planning Received Legal	Request for Order	Order Received	Request for Recordation
Recorded Date	Recorded Doc Number	Comments	

There are no items in this list

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action	Description	Entered By	Start	Stop
Hours	Comments			
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	01/19/2006 09:03	
0.00	GREG MICHELON, RICHMOND AMERICAN HOMES OF NEVADA INC CK #288090			

Employee Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action	Description	Entered By	Start	Stop
Hours	Comments			
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	01/19/2006 09:03	
0.00	GREG MICHELON, RICHMOND AMERICAN HOMES OF NEVADA INC CK #288090			

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: VACATION

Project Address (Location) SEC of Lone Mountain Road & Puli Road

Project Name Lone Mountain / Puli **Proposed Use** SFR

Assessor's Parcel #(s) See attached sheet **Ward #** 4

General Plan: existing PCD proposed L-M **Zoning:** existing U proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 34 +/- **Lots/Units** _____ **Density** 8 units/acre

Additional Information _____

RECEIVED CITY CLERK 2006 JAN 19 PM 1:18

PROPERTY OWNER Northwest Estates, LLC **Contact** _____

Address 3230 S. Buffalo Drive #105 **Phone:** _____ **Fax:** _____

City Las Vegas, **State** NV **Zip** 89117

APPLICANT Richmond American Homes **Contact** Paulo E. Chavez

Address 2490 Paseo Verde, Suite 120 **Phone:** (702) 617-8400 **Fax:** (702) 617-8499

City Henderson **State** NV **Zip** 89074

REPRESENTATIVE Triton Engineering **Contact** Kris Givant

Address 6757 W. Charleston Blvd, Suite B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas, **State** NV **Zip** 89146

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

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

Print Name Dawnine Mcglothlin, Mgr.

Subscribed and sworn before me

This 22nd day of November, 20 05.

_____

Notary Public in and for said County and State

LAURA ARCELIA PARTIDA
Commission # 1500576
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

County of Orange
State of California

Case #	VAC-11354
Meeting Date:	3-9-06
Total Fee:	800 —
Date Received:*	1-19-06
Received By:	

*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.

Revised 04/26/05

Triton Engineering

January 10, 2006

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101
Planning Department

Reference: **LETTER OF INTENT FOR VACATION OF DEDICATED RIGHT-OF-WAY**
Lone Mountain / Puli
APN: 137-01-201-001; 002

On behalf of Richmond American Homes we respectfully request your consideration of the attached Vacation Application. The applicant is requesting that the previously dedicated right-of-way known as Puli Road be vacated.

Location: The proposed site is generally located on the Southeast corner of Lone Mountain & Puli Road within Section 01, Township 20 South, Range 59 East.

Request: At this time, Richmond American Homes is requesting that the previously dedicated right-of-way by Certificate of Land Division recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794003 be vacated.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (Cell)

Sincerely,

Kris Givant
Project Coordinator

VAC-11354

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-11354 APN: _____

Name of Property Owner: Nos Rock Estates, LLC

Name of Applicant: _____

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: _____, Mgr.

Print Name: Dominic Mayfield, Mgr

Subscribed and sworn before me

This 22nd day of November, 20 05

_____

Notary Public in and for said County and State

County of Orange

State of California

LAURA ARCELIA PARTIDA
Commission # 1500576
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

Revised 12-03-04

LAURA ARCELIA PARTIDA
Commission # 1500376
Notary Public - California
Orange County
My Comm. Expires Jul 13, 2008

NORTHWEST ESTATES, LLC

PRI

Business Entity Information			
Status:	Active	File Date:	8/5/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC17667-2004
Qualifying State:	NV	List of Officers Due:	8/31/2006
Managed By:	Managers	Expiration Date:	8/5/2504
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	DOMINIC J MAGLIARDITI	Address 1:	6700 VIA AUSTI PKWY
Address 2:	STE C	City:	LAS VEGAS
State:	NV	Zip:	89119
Phone:		Fax:	
Email:		Mailing Address 1:	PO BOX 371145
Mailing Address 2:		Mailing City:	LAS VEGAS
Mailing State:	NV	Mailing Zip:	89137

View all business entities under this resident agent

Financial Information			
No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers ☐Include Inactive Office

Managing Member - 20 ACRES LLC			
Address 1:	PO BOX 371145	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89137	Country:	
Status:	Active	Email:	

List of APN's owned by Northwest Estates, LLC

137-01-301-001
137-01-201-001
137-01-201-002
137-01-201-011
137-01-201-012
137-01-101-001

COPY

20040811-0000785
Fee: $17.00 RPTT: $5,355.00
08/11/2004 09:05:45 T20040080121
Req: CHICAGO TITLE
Frances Deane N/C: $0.00
Clark County Recorder Pgs: 4

APN: 137-01-201-001 137-01-201-002
Affix R.P.T.T. $5,355.00

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:
Greg Becker
c/o Locations, Inc.
3230 N. Buffalo, #106
Las Vegas, NV 89103

ESCROW NO: 04154057-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

John Rice and Linda Rice, husband and wife as joint tenants

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

Northwest Estates, LLC, a Nevada limited liability company

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 13 day of April, 2004.

SELLERS:

John Rice

Linda Rice

Assessor's Copy

Exhibit A

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

Parcel 1:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the North Thirty (30) feet, the West fifty (50) feet and a spandrel area in the Northwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes by deed recorded November 16, 1983 in Book 1835 of Official Records as Document No. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot One (1) as shown on the Certificate of Land Division recorded November 16, 1983, in Book 1835 nf Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the South Thirty (30) feet, the West Fifty (50) feet, and a spandrel area in the Southwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and nther public and incidental purposes by Deed recorded November 16, 1983 in Book 1835 of Official Records as Document Nn. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot Two (2) as shown on the Certificate of Land Division recorded November 16, 1982, in Book 1835 of Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

COPY
ASSESSOR'S COPY

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

   a) 137-01-201-001

   b) 137-01-201-002

   c)

   d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
Documentation/Instrument #:_____
Book:_____ Page:_____
Date of Recording:_____
Notes:

3. Total Value/Sales Price of Property: **$1,050,000.00**

   Deed in Lieu of Foreclosure Only (value of property): (___)

   Transfer Tax Value: **$1,050,000.00**

   Real Property Transfer Tax Due: $5,355.00

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: ____

   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

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

Signature _____ Capacity Manager

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: John Rice	Print Name: Northwest Estate, LLC
Address: 4394 Dant Blvd.	Address: 7620 Westcliff Drive
City: Reno, NV 89509	City: Las Vegas, Nevada 89145
State: _____ Zip: _____	State: _____ Zip: _____

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

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #:04154057-113

AN ADDITIONAL RECORDING FEE OF $1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

COPY
NOT OFFICIAL
AGENT

Exhibit A

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

Parcel 1:

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the North Thirty (30) feet, the West fifty (50) feet and a spandrel area in the Northwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes by deed recorded November 16, 1983 in Book 1835 of Official Records as Document No. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot One (1) as shown on the Certificate of Land Division recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 1, Township 20 South, Range 59 East, M.D.M.

Excepting therefrom the South Thirty (30) feet, the West Fifty (50) feet, and a spandrel area in the Southwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes by Deed recorded November 16, 1983, in Book 1835 of Official Records as Document No. 1794004 in the Office of the County Recorder of Clark County, Nevada.

Said property being also known as Lot Two (2) as shown on the Certificate of Land Division recorded November 16, 1982, in Book 1835 of Official Records as Document No. 1794003 in the Office of the County Recorder of Clark County, Nevada.

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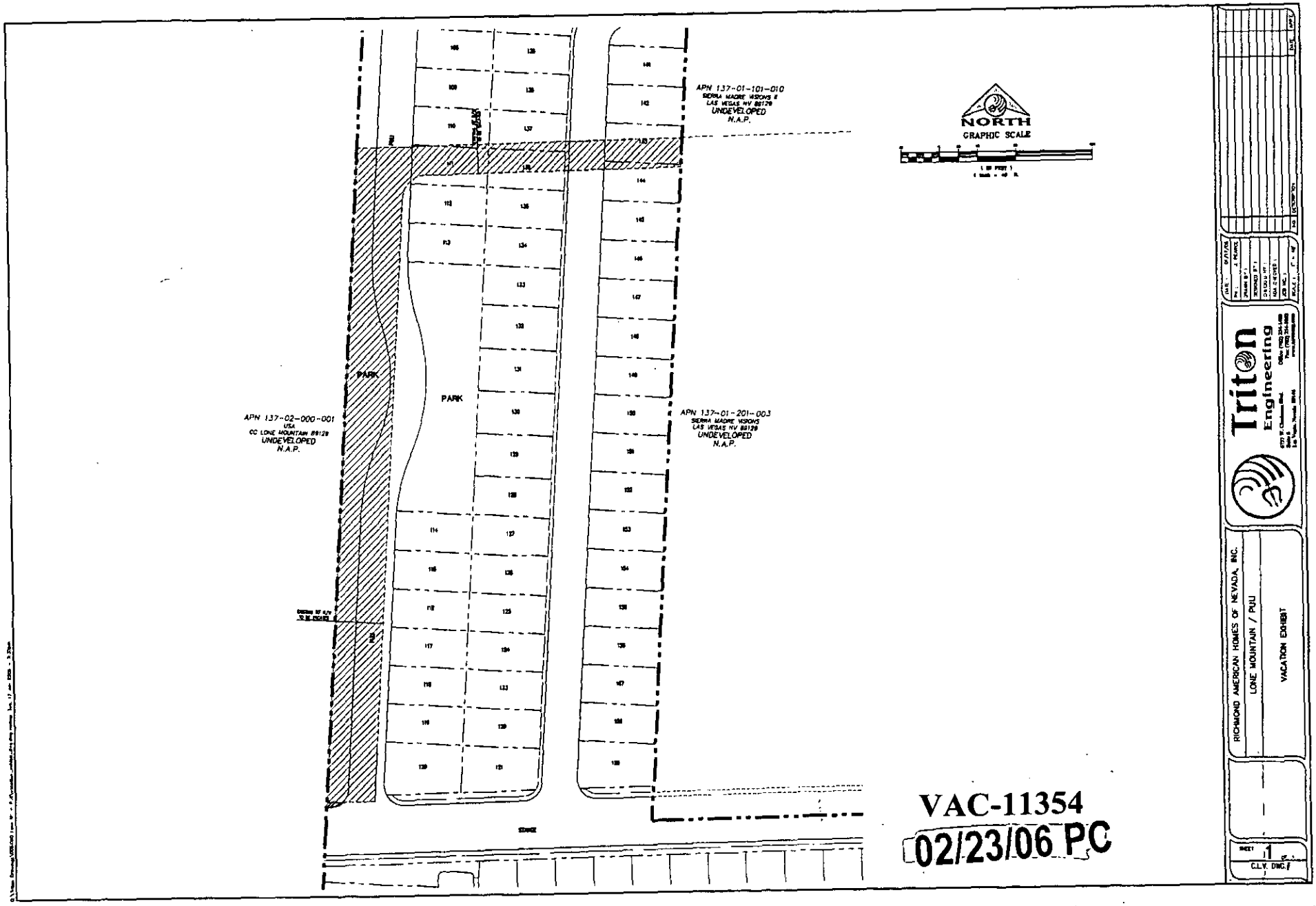
PARCELS 6
LABELS 5

Report of All Selected Parcels

Case Number: VAC-11354

Printed On: Tue: January 31, 2006

Owner	Address	Parcel Numbe
32 ACRES L L C	3230 S BUFFALO DR #105 LAS VEGAS NV	13701101009
NORTHWEST ESTATES L L C	%G BECKER %LOCATIONS INC 3230 S BUFFALO DR #105 LAS VEGAS NV	13701201002
NORTHWEST ESTATES L L C	%G BECKER %LOCATIONS INC 3230 S BUFFALO DR #105 LAS VEGAS NV	13701201001
SIERRA MADRE VISIONS	2650 LAKE SAHARA DR #190 LAS VEGAS NV	13701201003
SIERRA MADRE VISIONS II	2650 LAKE SAHARA DR #190 LAS VEGAS NV	13701101010
USA	WASHINGTON DC	13702000001


APN 137-01-101-010
SIERRA MADRE VISIONS II
LAS VEGAS NV 89129
UNDEVELOPED
N.A.P.
NORTH
GRAPHIC SCALE
PARK
PARK
APN 137-02-000-001
USA
CC LONE MOUNTAIN 89129
UNDEVELOPED
N.A.P.
APN 137-01-201-003
SIERRA MADRE VISIONS
LAS VEGAS NV 89129
UNDEVELOPED
N.A.P.
VAC-11354
02/23/06 PC
Triton
Engineering
RICHMOND AMERICAN HOMES OF NEVADA, INC.
LONE MOUNTAIN / PUU
VACATION EXHIBIT
C.L.V. DWG. #