

## OWNER'S CERTIFICATE AND DEDICATION

PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS MAP OF:

"TOWN CENTER 44/50 NO. 2"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AND RIGHTS-OF-WAY AND GRANTS THE EASEMENTS AS SPECIFICALLY INDICATED AND OUTLINED HEREON TO THE CITY OF LAS VEGAS, NEVADA FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANTS AND CONVEYS TO THE NEVADA POWER COMPANY, EMBARGO, LAS VEGAS VALLEY WATER DISTRICT, SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER ALL AREAS INDICATED HEREON AS "UTILITY EASEMENT" A THREE FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND ALONG UNDERGROUND SERVICES TO METER PANELS, A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES ADJUTING PUBLIC STREETS, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, FOR ABOVE GROUND "TRANSFORMER PADS, ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES, AND AN ADDITIONAL TWO FEET" AROUND TRANSFORMER PADS, ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF FIRE HYDRANTS, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

FURTHERMORE, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADJUT PUBLIC STREETS, EXCEPT ALONG TEE PEE LANE, FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUIT AND APPURTENANCES, THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, THE ABOVE NAMED OWNER GRANTS TO THE "TOWN CENTER PLAZA HOMEOWNERS' ASSOCIATION" THOSE COMMON LOTS AND EASEMENTS AS SHOWN AND LOCATED HEREON.

DATED THIS 5TH DAY OF JANUARY, 2007.  
PARDEE HOMES OF NEVADA, A NEVADA CORPORATION

Dan Hale  
BY: DAN HALE  
DIRECTOR OF COMMUNITY DEVELOPMENT

## ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 5TH, 2007,  
BY DAN HALE, AS DIRECTOR OF COMMUNITY DEVELOPMENT OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.

Thy M. School  
BY: \_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.  
MY COMMISSION EXPIRES: 11/3/08



## UTILITY / AGENCY APPROVALS

WE, THE HEREIN NAMED PUBLIC UTILITY COMPANIES AND AGENCIES APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Embargo  
BY: \_\_\_\_\_  
DATE: 1/5/07

Kay Woodard  
BY: Kay Woodard  
NEVADA POWER COMPANY  
DATE: 1-4-07

Kevin Camp  
BY: Kevin Camp  
SOUTHWEST GAS CORPORATION  
DATE: 1-4-07

Mike Camp  
BY: \_\_\_\_\_  
DATE: 1/2/07

Borg Lange  
BY: Borg Lange  
LAS VEGAS VALLEY WATER DISTRICT  
DATE: 01/05/07

Jorge Cervantes  
BY: Jorge Cervantes, P.E.  
CITY ENGINEER - CITY OF LAS VEGAS  
DATE: 1/3/07

FINAL MAP OF  
TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)  
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS,  
CLARK COUNTY, NEVADA

## SURVEYOR'S CERTIFICATE

I, TROY T. TETSUKA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR DIAMOND SURVEYING, INC. CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PARDEE HOMES OF NEVADA, A NEVADA CORPORATION.
2. THE LANDS SURVEYED ARE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1, 2004.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED BY THE PLAT, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TROY T. TETSUKA  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 15348  
EXPIRATION: JUNE 30, 2008



## LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF (W 1/2);

THENCE SOUTH 89°28'58" EAST, ALONG THE NORTH LINE OF SAID WEST HALF (W 1/2) AND ALONG THE CENTERLINE OF DEER SPRINGS WAY (80 FEET WIDE), A DISTANCE OF 331.23 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2);

THENCE SOUTH 20°15'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DEER SPRINGS WAY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 20°15'08" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 625.24 FEET TO THE SOUTH LINE OF SAID WEST HALF (W 1/2);

THENCE NORTH 89°33'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 291.51 FEET TO THE EAST RIGHT-OF-WAY LINE OF TEE PEE LANE (80 FEET WIDE);

THENCE NORTH 00°33'38" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 580.33 FEET TO THE BEGINNING OF A "TANGENT" CURVE;

THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 30°44'40", AN ARC DISTANCE OF 39.58 FEET TO A POINT OF "TANGENCY" ON THE SOUTH RIGHT-OF-WAY LINE OF DEER SPRINGS WAY;

THENCE SOUTH 89°28'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 255.92 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 182,388 SQUARE FEET OR 4.180 ACRES, MORE OR LESS.

## BASIS OF BEARINGS

SOUTH 89°28'58" EAST, BEING THE BEARING OF THE NORTH LINE OF NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON BOOK 128 OF PLATS, PAGE 01 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

## HOMEOWNER'S ASSOCIATION

THE "TOWN CENTER PLAZA HOMEOWNERS' ASSOCIATION" DOES HEREBY ACCEPT THE COMMON LOTS AND EASEMENTS GRANTED TO SAID ASSOCIATION AS SHOWN AND LOCATED HEREON.

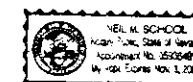
Robert B. Harper  
BY: Robert B. Harper  
PRESIDENT  
DATE: 1-6-07

## ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 8TH, 2007,  
BY ROBERT B. HARPER, PRESIDENT OF THE "TOWN CENTER PLAZA HOMEOWNERS' ASSOCIATION"

Thy M. School  
BY: \_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.  
MY COMMISSION EXPIRES: 11/3/08



## CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIECK, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

"TOWN CENTER 44/50 NO. 2"

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

AND THAT IF MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE 4th DAY OF December, 2008.

Alan R. Rieck  
ALAN R. RIECK, PLS 12468  
CITY SURVEYOR  
CITY OF LAS VEGAS, NEVADA  
DATE: 9/13/07

## DISTRICT BOARD OF HEALTH CERTIFICATE

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

Daniel L. LaBelle  
BY: DANIEL LABELLE, D.E.  
DATE: 6-15-07

## CERTIFICATE OF WATER RESOURCES DIVISION

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

Paul E. Estemiller  
PAUL E. ESTEMILLER, P.E.  
DIVISION OF WATER RESOURCES  
DATE: 6/19/07

## CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 18TH DAY OF August, 2007.

Margo Wheeler  
BY: MARGO WHEELER, A.L.P.  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS, NEVADA  
DATE: 8/14/07

## COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.F.S. 279,5695.



RECEIVED

DEC 15 2008

TOWN CENTER 44/50 NO.2  
FNP-17738

|                              |                         |
|------------------------------|-------------------------|
| INSTRUMENT NO.               | 4228                    |
| BOOK NO.                     | 20070814                |
| FILED AT THE REQUEST OF      | DIAMOND SURVEYING, INC. |
| DATE                         | 9-14-07                 |
| BOOK                         | 138                     |
| PAGE                         | 12                      |
| CLARK COUNTY, NEVADA RECORDS |                         |
| DEPT. OF COMMUNITY & RECORDS |                         |
| FILE #                       | 74-                     |
| DEPT.                        | 864                     |
| BOOK                         |                         |
| PAGE                         |                         |

SHEET 1 OF 3

JOB NO. 5101-99 DATE: 07/24/2008

DIAMOND SURVEYING, INC.

LAND SURVEY CONSULTING

5740 S. ARNOLD STREET, SUITE 205

LAS VEGAS, NV 89114

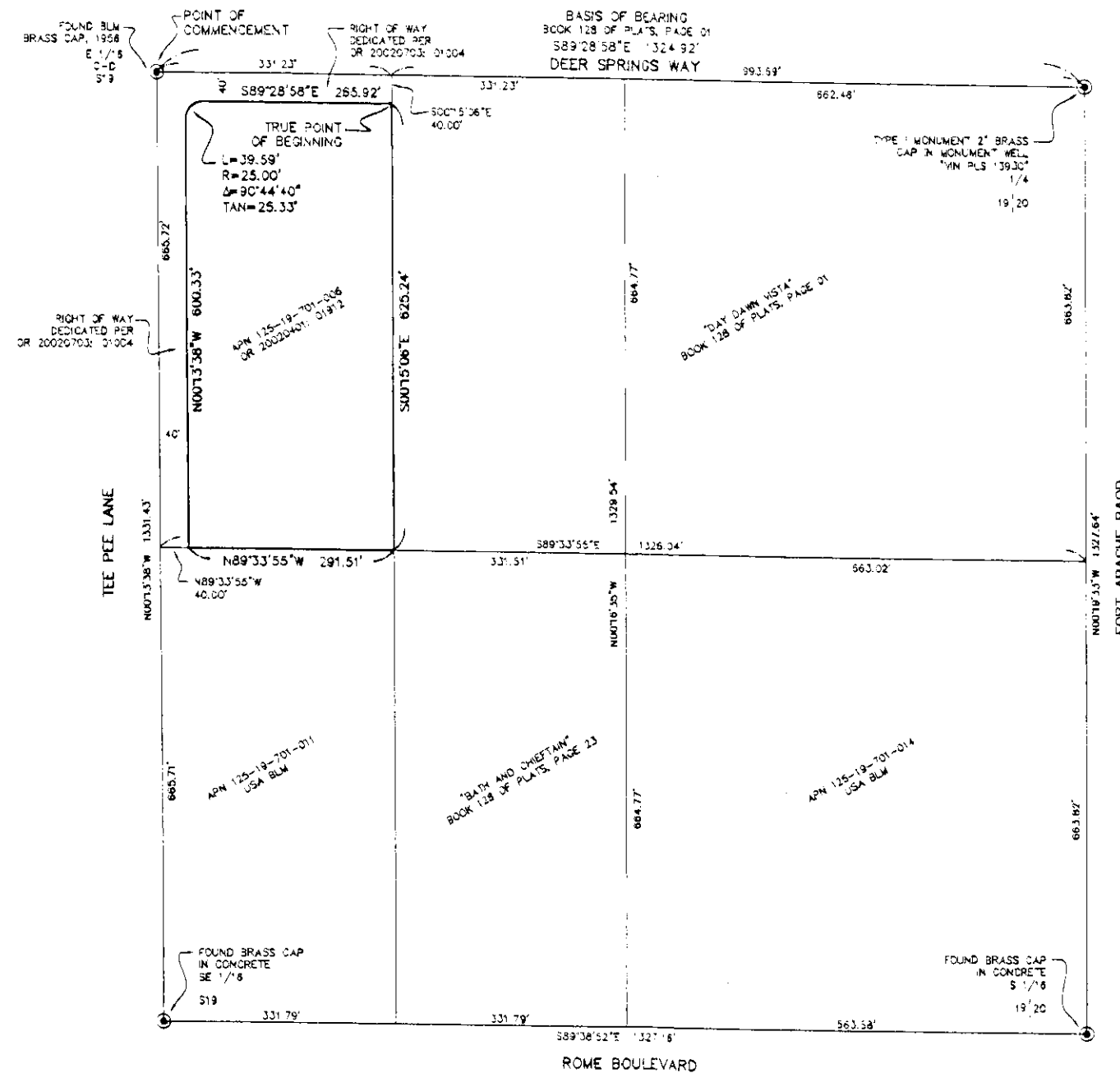
702.722.1987 FAX: 702.722.1983



VAC-36934  
01/28/10 PC

# FINAL MAP OF TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY  
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)  
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS,  
CLARK COUNTY, NEVADA



- LEGEND**
- ⊙ - DENOTES FOUND MONUMENTS AS NOTED
  - - - - - DENOTES SUBDIVISION BOUNDARY LINE
  - — — — — DENOTES STREET CENTERLINE
  - — — — — DENOTES LOT LINE
  - OR - DENOTES OFFICIAL RECORDS

**NOTE**  
REAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND, PLUS 15348" UNLESS A BLOCK WALL EXISTS; THEN A NAIL AND BRASS TAG STAMPED "DIAMOND, PLUS 15348" WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS ADJOINING ROADWAYS WILL BE WITNESSED BY A SAW CUT IN THE TOP OF CURB ON THE PROLONGATION OF THE PROPERTY LINE.

**LOT TABULATION**  
TOTAL RESIDENTIAL LOTS = 24  
TOTAL COMMON LOTS = 4

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DEC 15 2009

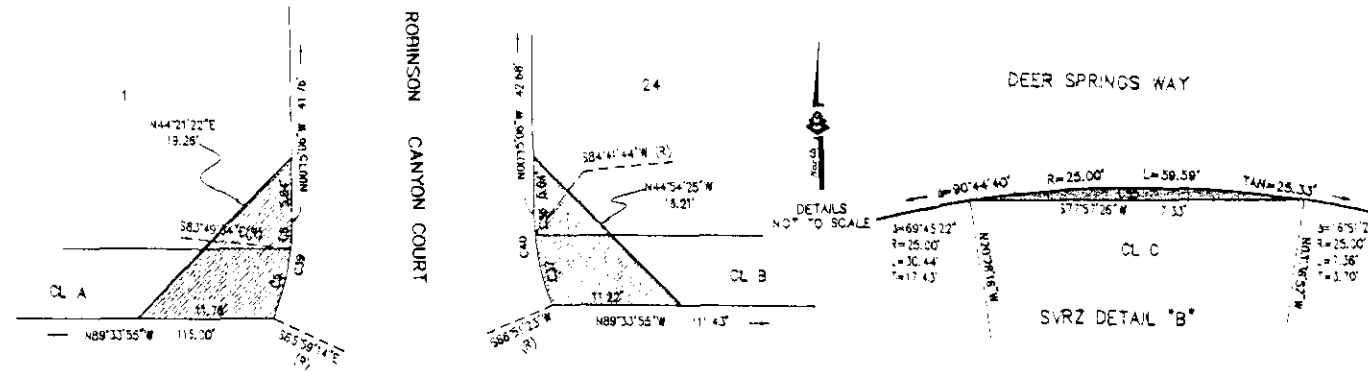


SCALE: 1"=100'  
SHEET 2 OF 3  
JOB NO. SHD108 DATE: 07/24/2008  
DIAMOND SURVEYING, INC.  
LAND SURVEY CONSULTING  
3740 E. ARVILLE STREET, SUITE 208  
LAS VEGAS, NV 89116  
702.212.3967 FAX: 702.212.3963

VAC-36934  
01/28/10 PC

# FINAL MAP OF TOWN CENTER 44/50 NO. 2

A COMMON INTEREST COMMUNITY  
BEING A SUBDIVISION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)  
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF THE SECTION 19 N.T. 19 S., R. 60 E., M.D.M. CITY OF LAS VEGAS,  
CLARK COUNTY, NEVADA



ENCHOLON POINT DRIVE

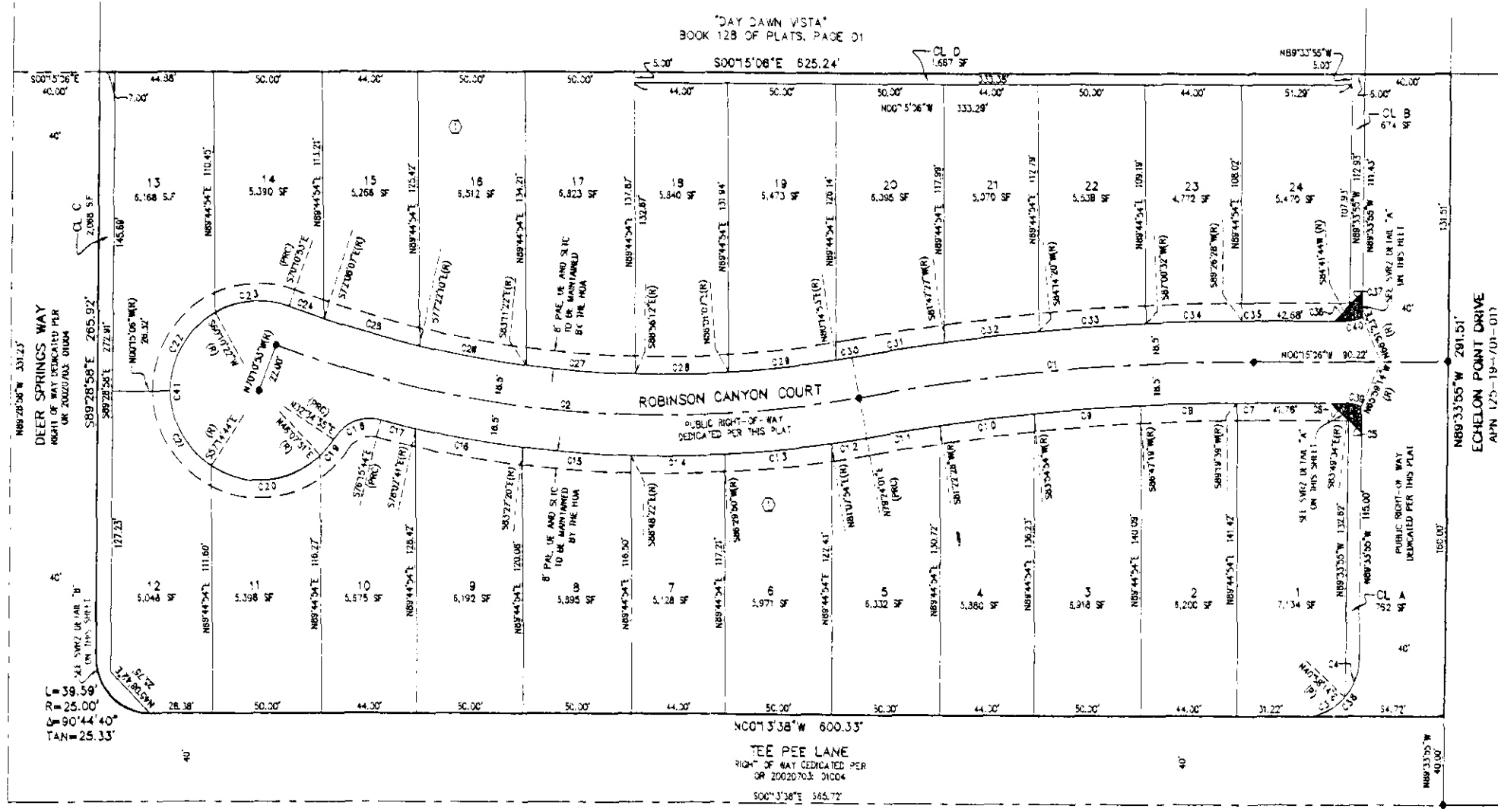
SVRZ DETAIL "A"

SVRZ NOTE:  
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY  
OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET  
LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT  
VISIBILITY RESTRICTION ZONE (SVRZ) UNLESS SAID OBJECT IS  
MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM  
ADJACENT TOP OF CURB OR WHERE NO CURB EXISTS, A HEIGHT OF  
27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL  
OR PAVEMENT STREET SURFACE. AREA SHALL BE LABELED AS  
"PRIVATELY MAINTAINED".

NOTE  
REAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND PLUS 15348"  
UNLESS A BLOCK WALL EXISTS; THEN A NAIL AND BRASS TAG STAMPED "DIAMOND PLUS 15348" WILL  
BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT OR SIDE LOT CORNERS  
ADJOINING ADJACENT WAYS WILL BE WITNESSED BY A SAW CUT IN THE TOP OF CURB ON THE  
PROLONGATION OF THE PROPERTY LINE.

PLAT RESTRICTIONS  
1) COMMON LOTS "A", "B" AND "C" SHALL HAVE A PAE, UE AND SUE OVER THEIR ENTIRETY  
(TO BE MAINTAINED BY THE HOA).  
2) COMMON LOTS "B" AND "C" HAS A PUBLIC DRAINAGE EASEMENT (TO BE PRIVATELY  
MAINTAINED BY THE HOA).  
3) DIRECT VEHICULAR ACCESS TO DEER SPRINGS WAY, TEE PEE LANE OR BATH DRIVE THROUGH  
COMMON LOTS, TRACTS OR FROM ADJUTING LOTS IS PROHIBITED.

- LEGEND
- DENOTES 5/8" ROD WITH 1/2" ALUMINUM CAP STAMPED "DIAMOND PLUS 15348" (TYPE II) WITH TYPE "N" MONUMENTS IN TOP OF CURB
  - 10 DENOTES LOT NUMBER
  - CL DENOTES COMMON LOT
  - CB DENOTES CURVE NUMBER
  - DENOTES SUBDIVISION BOUNDARY LINE
  - DENOTES STREET CENTERLINE
  - DENOTES LOT LINE
  - DENOTES EASEMENT LINE
  - DENOTES BLOCK DESIGNATION
  - JE, PAE AND SUE DENOTES UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, AND STREETLIGHT AND TRAFFIC CONTROL EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION PER THIS PLAT (TO BE PRIVATELY MAINTAINED BY THE HOA)
  - HOA DENOTES HOMEOWNERS ASSOCIATION
  - SF DENOTES SQUARE FEET
  - OR DENOTES OFFICIAL RECORDS
  - (R) DENOTES RADIAL
  - (PRC) DENOTES POINT OF REVERSE CURVATURE



| CURVE | DELTA     | RADIUS  | LENGTH | TANGENT |
|-------|-----------|---------|--------|---------|
| 01    | 10°20'53" | 148.50  | 83.35  | 92.23   |
| 02    | 30°23'06" | 518.50  | 275.27 | 140.36  |
| 03    | 48°48'08" | 25.00   | 21.29  | 11.34   |
| 04    | 40°32'29" | 25.00   | 17.69  | 9.23    |
| 05    | 1°50'20"  | 20.00   | 6.23   | 3.14    |
| 06    | 5°28'32"  | 20.00   | 2.24   | 1.12    |
| 07    | 0°26'55"  | 1000.00 | 7.63   | 3.82    |
| 08    | 2°31'20"  | 1000.00 | 44.02  | 22.02   |
| 09    | 2°52'25"  | 1000.00 | 30.15  | 25.08   |
| 10    | 2°32'27"  | 1000.00 | 44.34  | 22.8    |
| 11    | 1°58'27"  | 1000.00 | 34.45  | 17.23   |
| 12    | 1°43'53"  | 537.00  | 16.23  | 8.11    |
| 13    | 5°21'56"  | 537.00  | 30.29  | 25.6    |
| 14    | 4°41'47"  | 537.00  | 44.02  | 22.02   |
| 15    | 5°21'56"  | 537.00  | 30.3   | 25.29   |
| 16    | 5°24'40"  | 537.00  | 30.71  | 25.38   |
| 17    | 1°46'56"  | 537.00  | 16.70  | 8.35    |
| 18    | 7°29'21"  | 20.00   | 24.84  | 14.31   |
| 19    | 3°32'54"  | 40.50   | 3.58   | 4.81    |
| 20    | 76°37'25" | 40.50   | 54.16  | 32.00   |
| 21    | 56°58'38" | 40.50   | 40.29  | 21.99   |
| 22    | 50°25'28" | 40.50   | 42.71  | 23.58   |
| 23    | 48°38'45" | 40.50   | 35.09  | 18.73   |
| 24    | 1°57'14"  | 500.00  | 17.05  | 8.53    |
| 25    | 5°44'53"  | 500.00  | 45.59  | 22.05   |
| 26    | 5°49'12"  | 500.00  | 30.78  | 25.42   |
| 27    | 5°44'53"  | 500.00  | 30.15  | 25.0    |
| 28    | 5°22'41"  | 500.00  | 44.32  | 22.25   |
| 29    | 5°46'15"  | 500.00  | 50.36  | 25.20   |
| 30    | 0°50'52"  | 500.00  | 7.40   | 3.70    |
| 31    | 2°23'28"  | 1037.00 | 43.27  | 21.64   |
| 32    | 2°25'53"  | 1037.00 | 44.31  | 22.16   |
| 33    | 2°48'22"  | 1037.00 | 50.13  | 25.07   |
| 34    | 2°25'58"  | 1037.00 | 44.02  | 22.21   |
| 35    | 0°18'28"  | 1037.00 | 5.56   | 2.78    |
| 36    | 5°23'10"  | 20.00   | 1.76   | 0.88    |
| 37    | 1°50'20"  | 20.00   | 6.23   | 3.14    |
| 38    | 89°20'11" | 25.00   | 38.38  | 24.71   |
| 39    | 24°15'52" | 20.00   | 8.47   | 4.30    |
| 40    | 2°53'35"  | 20.00   | 7.39   | 4.05    |
| 41    | 25°14'12" | 40.50   | 181.83 | 50.70   |
| 42    | 16°51'24" | 25.00   | 7.36   | 3.70    |

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DEC 15 2009

VAC-36934  
01/28/10 PC

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When recorded mail to:  
City Clerk-City Hall  
400 Stewart Ave  
Las Vegas, Nevada 89101

Inst #: 201105240004748  
Fees: \$19.00  
N/C Fee: \$0.00  
05/24/2011 03:36:48 PM  
Receipt #: 787790  
Requestor:  
LAS VEGAS CITY  
Recorded By: SUO Pgs: 6  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN: 125-19-799-009, 125-19-713-025, -026, -027 & -028

## ORDER OF VACATION

WHEREAS, a petition dated the 15<sup>th</sup> day of December 2009, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on 28<sup>th</sup> day of January 2010, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the



City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 15<sup>th</sup> day of January 2010, and

WHEREAS, The City Council having held a hearing on the 3<sup>rd</sup> day of March 2010, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described real property, situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows:

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



**WALLACE • MORRIS SURVEYING, INC.**  
**Land Survey Consulting**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS VACATED STREETLIGHT-TRAFFIC CONTROL EASEMENTS, AND PUBLIC RIGHTS-OF-WAY.

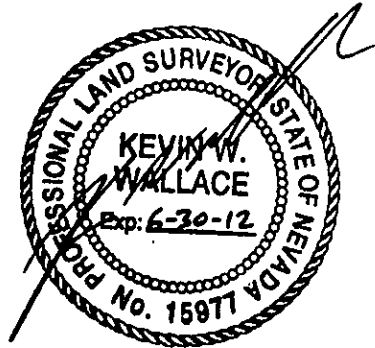
**DESCRIPTION**

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

**BEING** ALL THOSE PEDESTRIAN ACCESS, UTILITY, DRAINAGE, STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO CITY OF LAS VEGAS AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**TOGETHER WITH** ALL THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS ROBINSON CANYON COURT AS DEDICATED TO CITY OF LAS VEGAS, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

KEVIN W. WALLACE P.L.S.  
NEVADA LICENSE NO. 15977  
EXPIRES: JUNE 30, 2012



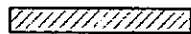
7-16-10



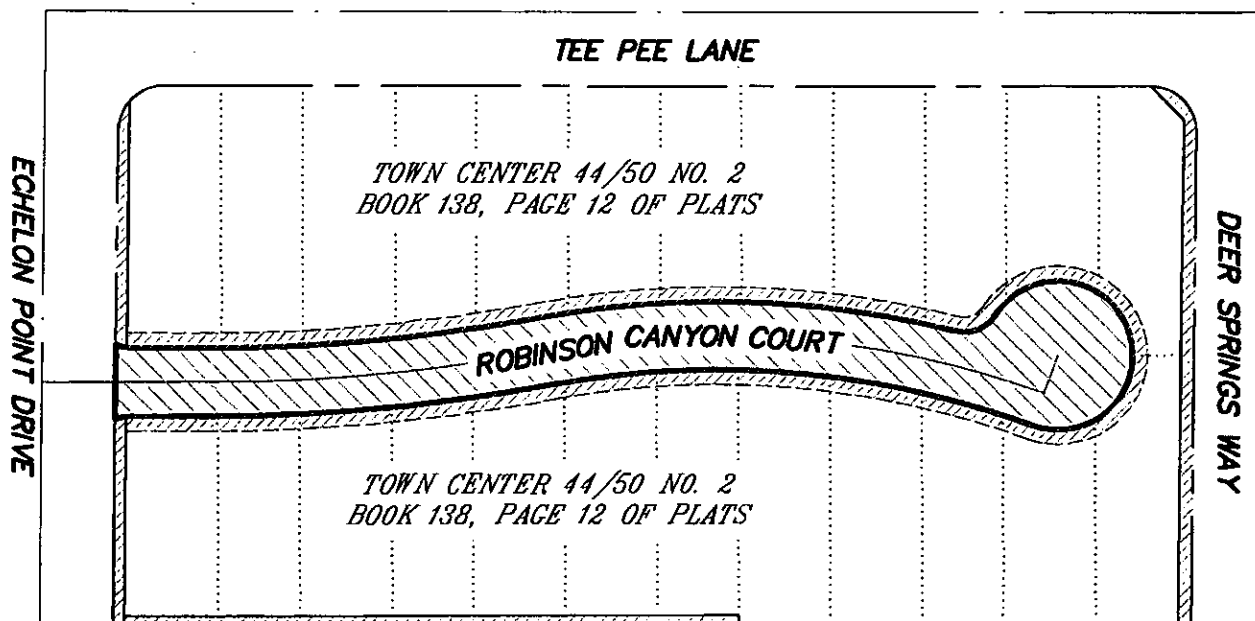
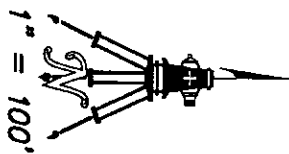
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PUBLIC RIGHT-OF-WAY VACATED



PEDESTRIAN ACCESS, UTILITY, DRAINAGE,  
STREETLIGHT AND TRAFFIC CONTROL  
EASEMENTS VACATED



S:\SHG-09114\1.dwg\EXHIBIT\SHG-09114-1-M.dwg

EXHIBIT "A"  
PAGE 2 OF 2

WALLACE-MORRIS  
SURVEYING, INC.  
LAND SURVEY CONSULTING  
5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118



be, and the same hereby is, vacated subject to the following conditions:

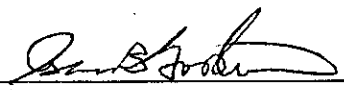
1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No.2 Final Map, Book 138, Page 12;
2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36937, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation;
3. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not;
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study;
5. 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;
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 provided, however, that conditions requiring modification of public

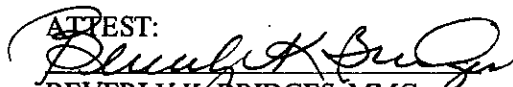


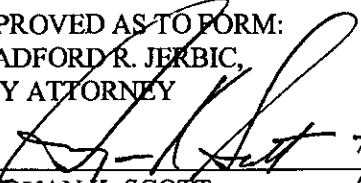
improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other 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; and

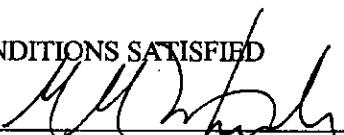
9. If the Order of Vacation is not recorded within one (1) year after approval by City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

DATED this 6<sup>th</sup> day of August, 2010

  
OSCAR B. GOODMAN, MAYOR

ATTEST:  
  
BEVERLY K. BRIDGES, MMC  
CITY CLERK

APPROVED AS TO FORM:  
BRADFORD R. JERBIC,  
CITY ATTORNEY  
By  7/29/10  
BRYAN K. SCOTT  
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED  
By   
PLANNING AND DEVELOPMENT DEPARTMENT  
M. MARGO WHEELER, DIRECTOR





April 28, 2010

CITY OF LAS VEGAS  
Department of Public Works  
Right-of-Way Division  
731 S. Fourth Street  
Las Vegas, Nevada 89101  
Attn: Mary Wulff

Reference: CLV VAC-36934  
NV Energy # RV 09-163

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the public right of way as described in VAC-36934, and no objection to the City of Las Vegas vacating their rights to the public utility easements as described in VAC-36934.

It is the intent and understanding of NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

NV Energy is processing the relinquishment of the utility easements granted on the plat map of Town Center 44/50 No. 2, Book 138 of Plats, Page 12, under our file #RV10-029.

Please call me if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA  
Supervisor, Special Projects & ROW Management



✓ **RECEIVED**

JAN 04 2010

**DIV. ENG.**

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

|                                                  |                                                                                                                                                                                          |                                                        |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b> |                                                                                                                                                                                          | <b>DATE: 12/18/09</b>                                  |
| <b>TO:</b>                                       | <b>COX COMMUNICATIONS<br/>NV ENERGY<br/>SOUTHWEST GAS CORPORATION<br/>SOUTHERN NEVADA WATER AUTHORITY<br/>CENTRAL TELEPHONE COMPANY d/b/a EMBARQ<br/>LAS VEGAS VALLEY WATER DISTRICT</b> | <b>ANN AMOS<br/><br/>MEGHAN O'NEAL<br/>SUE MULANAX</b> |
| <b>SUBJECT:</b>                                  | <b>PETITION OF VACATION</b>                                                                                                                                                              |                                                        |
| <b>APPLICANT:</b>                                | <b>PARDEE HOMES OF NEVADA</b>                                                                                                                                                            |                                                        |
| <b>FILE NUMBER:</b>                              | <b>VAC-36934</b>                                                                                                                                                                         |                                                        |

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA TO VACATE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS ALONG ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY FIVE-FOOT (35') WIDE RIGHT-OF-WAY APPROXIMATELY 40 FEET (40') NORTH OF THE CENTER POINT ECHELON POINT DRIVE AND ONE HUNDRED FORTY FEET (140') FEET EAST OF TEE PEE LANE. SAID PROPERTY IS LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

**COMMENTS DUE BY: DECEMBER 29, 2009**

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

*x582y558*

*WR# 676424  
S. Town Center 44/50#2  
canceled per wms.  
no obj..*

PLANNING COMMISSION MEETING: JANUARY 28, 2010

**ATTACHMENT:**

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)  
All others: Location Map

**SOUTHWEST GAS ENGINEERING**

**NO OBJECTION**

**Vickie L. Denny**

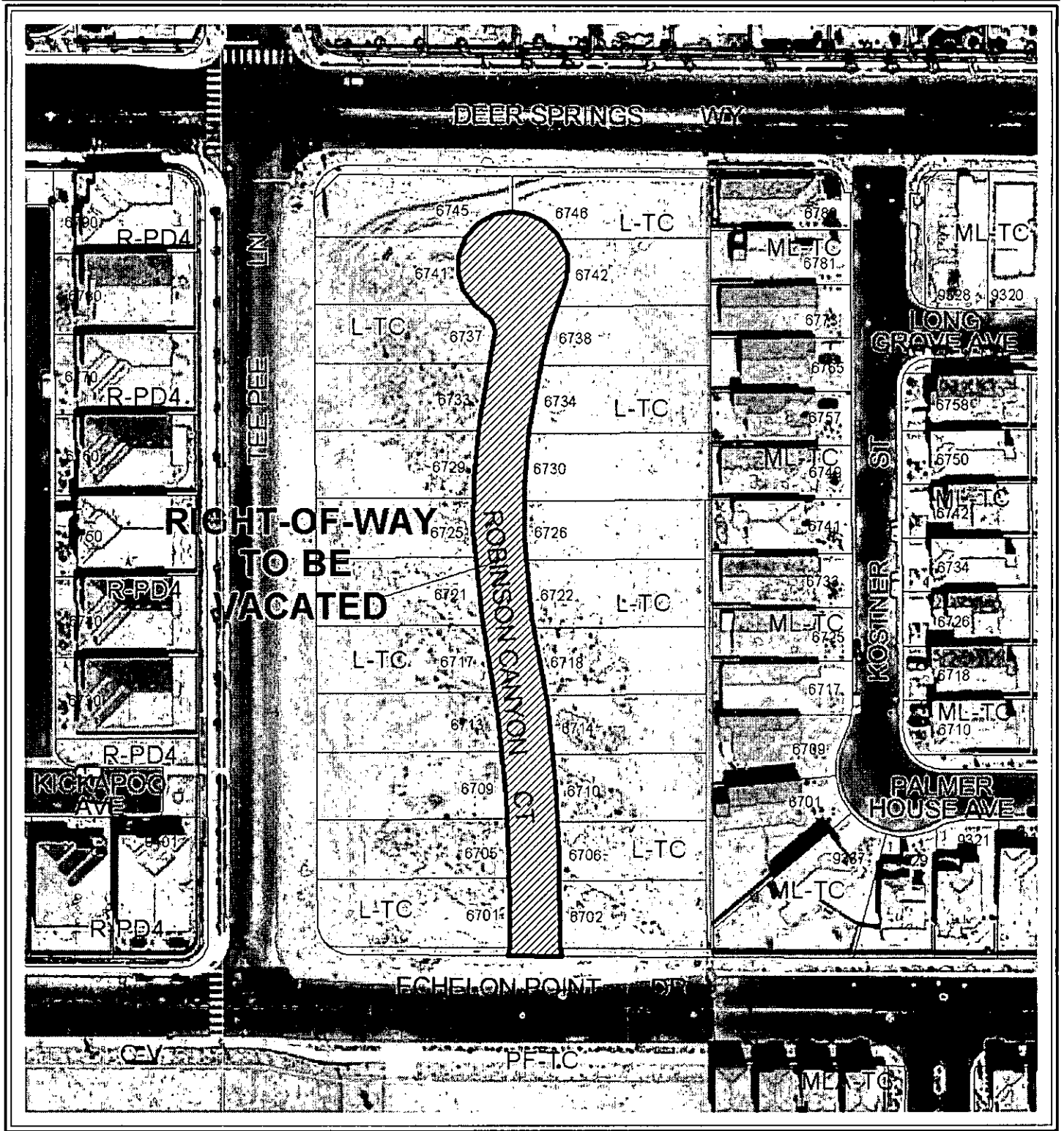
**EMRS**

*No objection*









CASE: VAC-36934

0 100 200 Feet







**LAS VEGAS VALLEY  
WATER DISTRICT**

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

January 19, 2010

City of Las Vegas  
Department of Public Works  
Right of Way Division  
731 South Fourth Street  
Las Vegas, Nevada 89101-2927

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED  
RIGHT-OF-WAY WITHIN VAC-36934-2009

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-36934-2009 received by the District on December 31, 2009. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

A handwritten signature in black ink, reading "Joseph D. Freeman".

Joseph D. Freeman, SR/WA  
Principal Right-of-Way Agent

JDF:PMB





CENTURYLINK  
330 South Valley View Boulevard  
Las Vegas, Nevada 89107  
(702) 244-7171

December 31, 2009

No Reservations  
VAC-36934

City of Las Vegas  
Department of Public Works  
Right-of-Way Division  
731 South Fourth Street  
Las Vegas, NV 89101

Attn: Carolyn Caviness

**RE: VAC-36934 Request from Pardee Homes of Nevada to vacate rights-of-way and public utility easements along Robinson Canyon Court generally located north of Echelon Point Drive approximately 140 feet east of Tee Pee Lane lying within the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 19 South, Range 60 East, MDM, City of Las Vegas, Clark County, Nevada.**  
**APN: 125-19-713-001 thru 028**

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

It is the intent and understanding of Embarq that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if Embarq facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by Embarq and all regulating entities. All relocations will be done under the supervision of an Embarq Inspector.

Sincerely,

**Ricky Naugle**  
Manager Engineering  
CENTURYLINK

PRN 448746  
North 5 WCE D.Jones





---

January 5, 2010

**Department of Public Works  
Right-of-Way Division  
731 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101  
Attn: Carolyn Caviness**

**Subject: VAC-36934 - Petition of Vacation for Pardee Homes @ Robinson Canyon Court & Echelon Point Drive.**

We have reviewed your request to vacate Rights-of-Way and Public Utility Easements along Robinson Canyon Court generally located North of Echelon Point Drive, approximately 140 Feet east of Tee Pee Lane, Ward 6 (Ross) as shown on the attached exhibit and legally described as:

*A Thirty Five-Foot (35') wide Right-of-Way approximately 40 Feet (40') North of the Center Point of Echelon Point Drive and One Hundred and Forty Feet (140') East of Tee Pee Lane. Said Property is lying within the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 19, Township 19 South, Range 60 East, M.D.M.*

We currently have **no overhead or underground CATV facilities** installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Prince'.

Tracy Prince  
Supervisor, Right-of-Way





---

April 12, 2010

Department of Public Works  
Right-of-Way Division  
731 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101  
Attn: Mary Wulff

**Subject: VAC-36934: Vacation of Right-of-Way for the City of Las Vegas-Town Center 44/50 #2**

We have reviewed your request to vacate the utility easements lying within Lots 1 through 24 and Common Element "A" through "D" of Town Center 44/50 No. 2 as shown, on the attached exhibit "A" and legally described as:

*Being all those Utility Easements lying within Lots 1 through 24 and Common Element "A" through "D" of Town Center 44/50 No. 2 as shown by map thereof on File in Book 138 of Plats, Page 12 in the Office of the Recorder of Clark County, Nevada, lying within the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 19, Township 19 South, Range 60 East, M.D.M.,*

We currently have **no overhead or underground CATV facilities** installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy Prince". The signature is fluid and cursive, with a large initial "T" and "P".

Tracy Prince  
Supervisor, Right-of-Way



W.O.# 10-04-04

Date: April 28, 2010

T0: Nancy Almanzan/ Bill Snyder

Re: VAC 36934

REQUEST TO CHECK LEGAL DESCRIPTION

APN: 125-19-799-009 (r/w) & 125-19-713-025, 026, 027 & 028 (common lots)

*EASEMENTS*

APN MAP ATTACHED

REF: Town Center 44/50

STAFF APPROVALS/COMMENTS:

SANITATION: JOE POLO 4/29/10 *HOLD TILL REVERSIONARY RECORDS CONCURRENTLY.*

TRAFFIC: John Miller 4-29-2010

FLOOD CTRL: Frank Cruz OK 4/29/10

SEE ATTACHED UTILITY LETTERS:

VACATION TO VACATE RIGHT-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS AS DEDICATED AND GRANTED BY THE TOWN CENTER 44/50 NO 2 FINAL MAP 138, PAGE 12

- 1) LEGAL DESCRIPTIONS TO BE CHECKED.
- 2) ATTACHED CITY COUNCIL CONDITIONS.
- 3) VESTING DOCUMENT

**CITY COUNCIL CONDITIONS**

ITEM #2- RECORD REVERSIONARY MAP PRIOR OR CONCURRENT. *FMP 36937*

ITEM #3-PROVIDE DOCUMENTATION OF WHAT IS CONSTRUCTED. *- DEVCO*

✓ITEM #4- DRAINAGE STUDY APPROVAL. *4/5/10*

*- Legal looks good.  
- Letter from developer  
encl.  
- record w/ FMP -  
36937  
PP 5/5/10  
OKay to Process  
hold Recordation  
for FMP - VAC  
& FMP must  
record simultaneously  
BA 5/5/10*





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

March 22, 2011

Mr. Larry Bross  
Vista Verde Holdings, LLC  
3455 Cliff Shadows Parkway, Suite #220  
Las Vegas, Nevada 89129

**RE: EOT-41117 - EXTENSION OF TIME - VACATION  
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36934), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

**Planning**

1. This Petition to Vacate (VAC-36934) shall expire on March 3, 2012 unless the Order of Vacation is recorded or another Extension of Time is approved by the Department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-36934) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Department of Planning staff on March 22, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:db

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

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

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



CITY OF LAS VEGAS  
PLANNING AND DEVELOPMENT DEPARTMENT  
CASE PLANNING DIVISION  
DEVELOPMENT SERVICES CENTER  
731 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

JANUARY 12, 2010

TO: LAS VEGAS REVIEW JOURNAL AND LAS VEGAS SUN  
FROM: PLANNING AND DEVELOPMENT DEPARTMENT  
SUBJECT: PUBLICATION OF PUBLIC HEARING NOTICES

PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING

RE: VAC-36929, VAC-36934 AND VAC-37100 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JANUARY 15, 2010

PLEASE SEND THIS OFFICE TWO (2) COPIES OF THE AFFIDAVIT OF PUBLICATION AT YOUR EARLIEST CONVENIENCE.

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN L BURNEY, AGENDA TECHNICIAN  
CASE PLANNING DIVISION

/CLB

ATTACHMENT





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

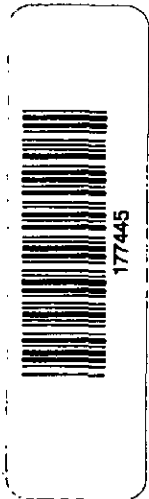
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER



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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

FM-0044-08-09

March 5, 2010

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

RE: VAC-36934 - VACATION  
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Hale:

The City Council at a regular meeting held March 3, 2010 APPROVED the Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No. 2 Final Map, Book 138, Page 12..
2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36937, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation.
3. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. 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.
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.



Mr. Dan Hale  
VAC-36934 – Page 2  
March 5, 2010

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 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.
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,

  
Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Barbara Baird  
B2 Developer Services  
1170 Center Point Drive  
Henderson, Nevada 89119



# 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](http://www.lasvegasnevada.gov)

January 29, 2010

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

**RE: VAC-36934 - VACATION**

Dear Mr. Hale:

Your Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

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

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No. 2 Final Map, Book 138, Page 12..
2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36937, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation.
3. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. 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.

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





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 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.
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 3, 2010, 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,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Barbara Baird  
B2 Developer Services  
1170 Center Point Drive  
Henderson, Nevada 89119



RECEIVED 01/21/2010 12:00

**CITY OF LAS VEGAS****ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: VAC-36934 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JANUARY 28, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JANUARY 22, 2010**.

Don Hale

Signature

1-22-10

Date

Don Hale

Please Print Name

Pardee

Company Name

Sincerely,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

**RECEIVED**  
JAN 22 2010

11/15/2011 11:11 AM  
11/15/2011 11:11 AM  
11/15/2011 11:11 AM

# 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](http://www.lasvegasnevada.gov)

January 15, 2010

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

**RE: VAC-36934 - VACATION**

Dear Mr. Hale:

Please be advised the City Planning Commission at its regular meeting on **January 28, 2010** as 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 available on-line on **Friday, January 22, 2010** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Barbara Baird  
B2 Developer Services  
1170 Center Point Drive  
Henderson, Nevada 89119

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





# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

To: Department of Planning and Development  
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)  
Date: January 4, 2010  
Re: **VAC-36934** Pardee Homes of Nevada SEC Deer Springs Way & Tee Pee Lane  
Request for a Petition of Vacation of right-of-way

## 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? *Neither, as the internal right-of-way will be completely eliminated.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the subdivision was never constructed.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No. It is to eliminate the dedicated internal right-of-way by the Town Center 44/50 No. 2 Final Map which is now being reverted to acreage.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *No.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- 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.*

If approved, the following conditions are recommended:

## CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and unused City of Las Vegas public sewer and drainage easements as dedicated and granted by the Town Center 44/50 No. 2 Final Map, Book 138, Page 12.
2. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36937, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise leave separate parcels without access to a public sewer easement by this Petition of Vacation.
3. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. 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.
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.

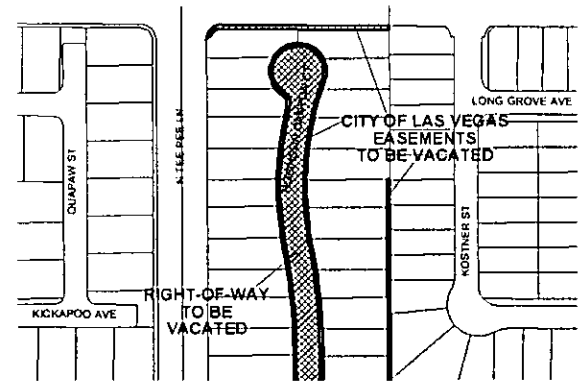


1

## Application Information

**VAC-36934 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA -**  
Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Robinson Canyon Court generally located north of Echelon Point Drive, approximately 140 feet east of Tee Pee Lane, Ward 6 (Ross)

## Application Location



The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

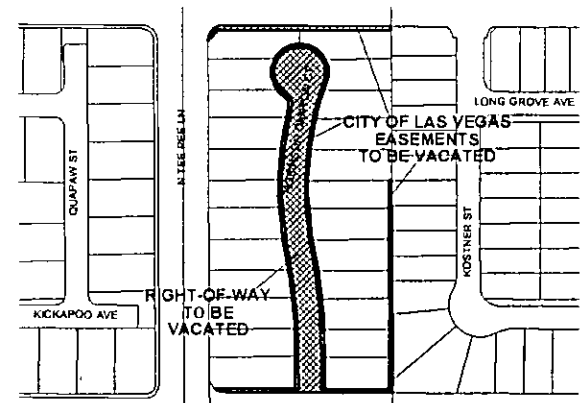
**Meeting:** Planning Commission  
**Date:** January 28, 2010  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

## Application Information

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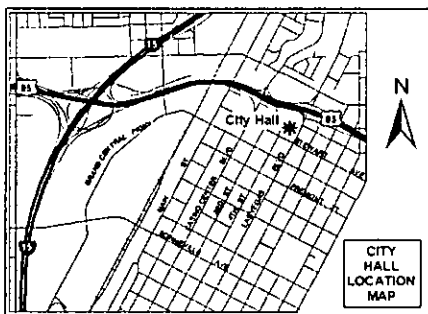
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City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

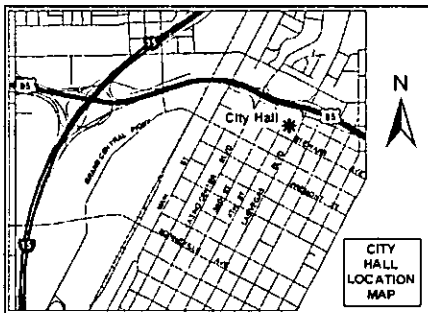
Please use available blank space on card for your comments.

**VAC-36934**

Planning Commission Meeting of 1/28/2010

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Return Service Requested**  
**Official Notice of Public Hearing**



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☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

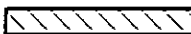
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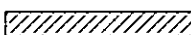
**VAC-36934**

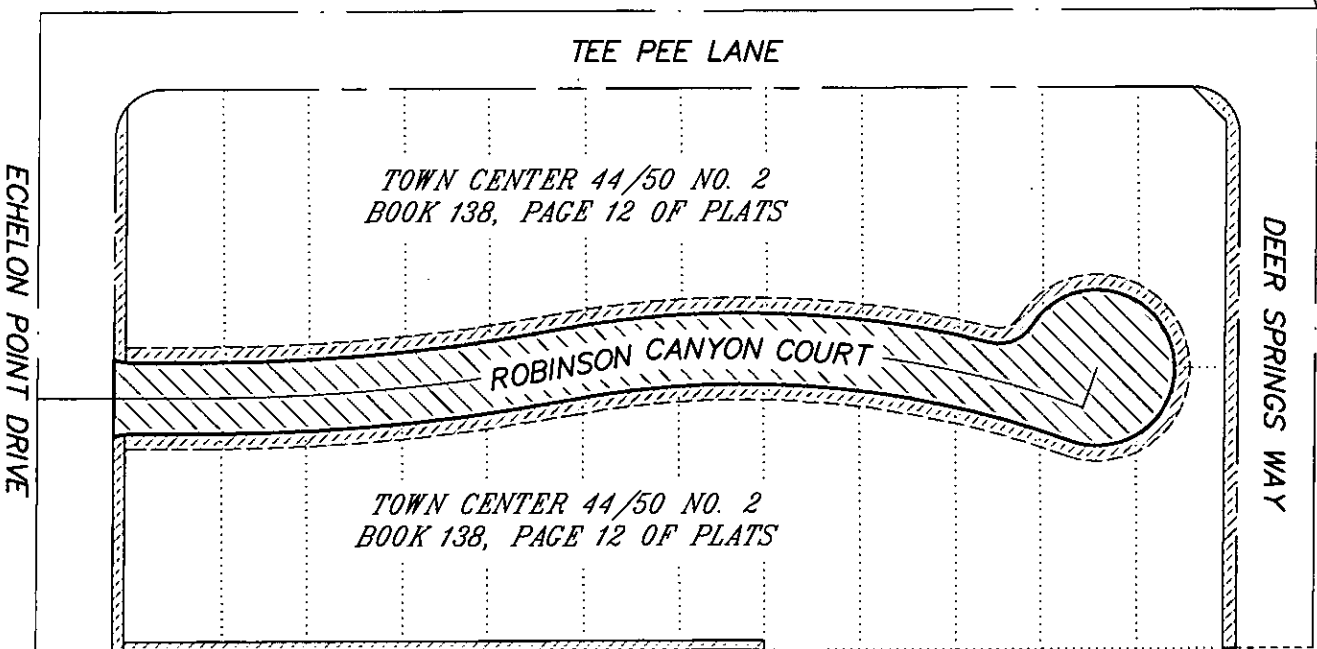
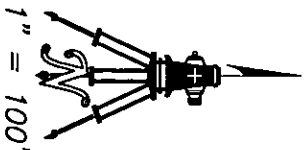
Planning Commission Meeting of 1/28/2010



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S19  
R60E

 PUBLIC RIGHT-OF-WAY VACATED

 PEDESTRIAN ACCESS, UTILITY, DRAINAGE,  
STREETLIGHT AND TRAFFIC CONTROL  
EASEMENTS VACATED



TOWN CENTER 44/50 NO. 2  
BOOK 138, PAGE 12 OF PLATS

TOWN CENTER 44/50 NO. 2  
BOOK 138, PAGE 12 OF PLATS

N.A.P.  
DAY DAWN VISTA  
BOOK 128, PAGE 01 OF PLATS

S:\SHG-09114\1\dwg\EXHIBIT\SHG-09114-1-1M.dwg

EXHIBIT "A"  
PAGE 2 OF 2

WALLACE-MORRIS  
SURVEYING, INC.  
LAND SURVEY CONSULTING  
5740 S. ARVILLE ST. #206  
LAS VEGAS, NEVADA 89118

VAC-36934

REVISED

01/28/10 PC



City of Las Vegas - Planning and Development Department.

## **Development Notification**

PC Meeting: January 28, 2010

**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-36934**

Centennial Park HOA

Providence Master Association

Remington Place HOA

Ridgegate Land Maintenance Association

Rosabella at Travato HOA

Somerset at Providence HOA

Spinnaker Homes At Centennial Hills HOA

Tapestry at Town Center-HOA

Terra Bella HOA

Town Center Village Community Association

Tripoly At Towne Center HOA

Valley Crest HOA



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

**FROM: PLANNING AND DEVELOPMENT DEPARTMENT**

**DATE: 12/18/09**

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

**TOM BURKART  
LINDA PERRI  
OZZIE MIRKHAH**

**ANNE KILPONEN  
BRIAN O'CALLAGHAN  
GEORGE DORSEY (ADMIN OFFICER)  
TIM SHATTLER (DEPT CHIEF SUPPORT SVCS)**

**SUBJECT: PETITION OF VACATION**

**APPLICANT: PARDEE HOMES OF NEVADA**

**FILE NUMBER: VAC-36934**

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA TO VACATE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS ALONG ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY FIVE-FOOT (35') WIDE RIGHT-OF-WAY APPROXIMATELY 40 FEET (40') NORTH OF THE CENTER POINT ECHELON POINT DRIVE AND ONE HUNDRED FORTY FEET (140') FEET EAST OF TEE PEE LANE. SAID PROPERTY IS LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

**COMMENTS DUE BY: DECEMBER 29, 2009**

PLANNING COMMISSION MEETING: JANUARY 28, 2010

ATTACHMENT:

All others: location map

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

**No Law Enforcement Issue**

(Revised 3/02)

Approved for release by NSA on 08-25-2014 pursuant to E.O. 13526

1. The information in this document is unclassified.

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

|                                                  |                                                                                                                                                                                      |                                                                                                                                                                   |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b> |                                                                                                                                                                                      | <b>DATE: 12/18/09</b>                                                                                                                                             |
| <b>TO:</b>                                       | <b>DEVELOPMENT COORDINATION<br/>TEFO<br/>FLOOD CONTROL<br/>LAND DEVELOPMENT<br/>RIGHT-OF-WAY<br/>ROADWAY PLANNING<br/>SANITARY SEWERS<br/>SID<br/>SURVEY<br/>TRAFFIC ENGINEERING</b> | <b>GARY REID<br/>REBECCA WHITLOCK<br/>RAUL CRUZ<br/>DAVID GUERRA<br/>CAROLYN CAVINESS<br/><br/>JOE PEÑA<br/>PATRICK MURPHY<br/>ALAN RIEKKI<br/>RICK SCHROEDER</b> |
| <b>SUBJECT: PETITION OF VACATION</b>             |                                                                                                                                                                                      |                                                                                                                                                                   |
| <b>APPLICANT: PARDEE HOMES OF NEVADA</b>         |                                                                                                                                                                                      |                                                                                                                                                                   |
| <b>FILE NUMBER: VAC-36934</b>                    |                                                                                                                                                                                      |                                                                                                                                                                   |

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**COMMENTS DUE TO BART ANDERSON BY: DECEMBER 29, 2008**

PLANNING COMMISSION MEETING: JANUARY 28, 2010

**ATTACHMENT:**

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

(Revised 1/02)



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                 |                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                   |                               |                     |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|---------------------|------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                 | <b>DATE: 12/18/09</b> |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                   |                               |                     |                  |
| <table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;"><b>TO:   OFFICE OF BUSINESS DEVELOPMENT<br/>         CCSD<br/>         FIRE ENGINEERING<br/>         FIRE SERVICES, COMMUNICATIONS<br/>         NEIGHBORHOOD SERVICES<br/>         METRO<br/>         DETENTION &amp; ENFORCEMENT<br/>         DETENTION &amp; ENFORCEMENT</b></td><td style="width: 50%; vertical-align: top;"><b>TOM BURKART<br/>LINDA PERRI<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>BRIAN O'CALLAGHAN<br/>GEORGE DORSEY (ADMIN OFFICER)<br/>TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)</b></td></tr></table> |                                                                                                                                                                                 |                       | <b>TO:   OFFICE OF BUSINESS DEVELOPMENT<br/>         CCSD<br/>         FIRE ENGINEERING<br/>         FIRE SERVICES, COMMUNICATIONS<br/>         NEIGHBORHOOD SERVICES<br/>         METRO<br/>         DETENTION &amp; ENFORCEMENT<br/>         DETENTION &amp; ENFORCEMENT</b> | <b>TOM BURKART<br/>LINDA PERRI<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>BRIAN O'CALLAGHAN<br/>GEORGE DORSEY (ADMIN OFFICER)<br/>TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)</b> |                   |                               |                     |                  |
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| <b>SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>PETITION OF VACATION</b>                                                                                                                                                     |                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                   |                               |                     |                  |
| <b>APPLICANT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>PARDEE HOMES OF NEVADA</b>                                                                                                                                                   |                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                   |                               |                     |                  |
| <b>FILE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>VAC-36934</b>                                                                                                                                                                |                       |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                   |                               |                     |                  |

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA TO VACATE RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS ALONG ROBINSON CANYON COURT GENERALLY LOCATED NORTH OF ECHELON POINT DRIVE, APPROXIMATELY 140 FEET EAST OF TEE PEE LANE, WARD 6 (ROSS).

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**COMMENTS DUE BY: DECEMBER 29, 2009**

PLANNING COMMISSION MEETING: JANUARY 28, 2010

ATTACHMENT:  
All others: location map



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

|                                                  |                                                                                                                                                                                          |                                                                  |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b> |                                                                                                                                                                                          | <b>DATE: 12/18/09</b>                                            |
| <b>TO:</b>                                       | <b>COX COMMUNICATIONS<br/>NV ENERGY<br/>SOUTHWEST GAS CORPORATION<br/>SOUTHERN NEVADA WATER AUTHORITY<br/>CENTRAL TELEPHONE COMPANY d/b/a EMBARQ<br/>LAS VEGAS VALLEY WATER DISTRICT</b> | <b>ANN AMOS<br/><br/><br/>MEGHAN O'NEAL<br/><br/>SUE MULANAX</b> |
| <b>SUBJECT:</b>                                  | <b>PETITION OF VACATION</b>                                                                                                                                                              |                                                                  |
| <b>APPLICANT:</b>                                | <b>PARDEE HOMES OF NEVADA</b>                                                                                                                                                            |                                                                  |
| <b>FILE NUMBER:</b>                              | <b>VAC-36934</b>                                                                                                                                                                         |                                                                  |

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**COMMENTS DUE BY: DECEMBER 29, 2009**

**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: JANUARY 28, 2010**

**ATTACHMENT:**

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)  
All others: Location Map



## INTER - OFFICE M E M O R A N D U M

Date

December 15, 2009

TO:

City Clerk's Office

FROM:

Ben Sticka, Planner II  
Current Planning  
X6893

SUBJECT:

Stamp In Planning Applications

COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Current Planning:

VAC-36934 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate Robinson Canyon Court generally located at the northeast corner of Echelon Point Drive and Tee Pee Lane, Ward 6 (Ross)

*Please return the stamped Planning Application to Carman, x6897. Please contact me if there are any questions.*

RECEIVED  
CITY CLERK

2009 DEC 16 P 5:42



11/28 PC  
BLS

Report Date 12/15/2009 05:29 PM

Submitted By

Page 1

A/P # 36934 VACATION

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 12/15/2009 12:13 | 984387 | Temp COO   |             |    |
| Approved  |                  |        | COO issued |             |    |
| Final     |                  |        | Expires    |             |    |

Associated Information

|                  |                                                  |            |                      |      |
|------------------|--------------------------------------------------|------------|----------------------|------|
| Type of Work     | # Plans                                          | 0          | Declared Valuation   | 0.00 |
| Dept of Commerce | # Plans                                          | 0          | Calculated Valuation | 0.00 |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

VAC-36934 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate Robinson Canyon Court generally located at the northeast corner of Echelon Point Drive and Tee Pee Lane, Ward 6 (Ross)

Parent A/P #

Project # 36934 Project/Phase Name RIGHT-OF-WAY VACATION WITHIN S Phase #  
Size/Area 3.37 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 12519713001

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6701 ROBINSON CANYON CT  
LAS VEGAS, 89149-

A/P Addresses

No Dther Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519713001  
12519713002  
12519713003  
12519713004



Report Date 12/15/2009 05:29 PM

Submitted By

Page 2

## A/P Linked Parcels

12519713005  
12519713006  
12519713007  
12519713008  
12519713009  
12519713010  
12519713011  
12519713012  
12519713013  
12519713014  
12519713015  
12519713016  
12519713017  
12519713018  
12519713019  
12519713020  
12519713021  
12519713022  
12519713023  
12519713024  
12519713025  
12519713026  
12519713027  
12519713028

## Applicants/Contacts

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

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



Report Date 12/15/2009 05:29 PM

Submitted By

Page 3

## Applicants/Contacts

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

## Contractors

No Contractors

## Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC) Modified By MREX Modified Date/Time 12/15/2009 12:13  
Comments  
No Comments

## SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors, Parcel Map
- Y Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter
  
- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION Modified By BSTICKA  
Comments  
No Comments

Modified Date/Time 12/15/2009 17:18



Report Date 12/15/2009 05:29 PM

Submitted By

Page 4

## PLANNING LEGAL

## Enter legal description

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA TO VACATE ROBINSON CANYON COURT GENERALLY LOCATED AT THE NORTHEAST CORNER OF ECHELON POINT DRIVE AND TEE PEE LANE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY FIVE-FOOT (35') WIDE RIGHT-OF-WAY APPROXIMATELY 40 FEET (40') NORTH OF THE CENTER POINT ECHELON POINT DRIVE AND ONE HUNDRED FORTY FEET (140') FEET EAST OF TEE PEE LANE. SAID PROPERTY IS LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

## VACATION

## Vacation Routing Process after City Council

N Parent Project link required?

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

| Meeting Information                  | Meeting Type | Meeting Status               | YES Votes | NO Votes | ABSTENTIONS |
|--------------------------------------|--------------|------------------------------|-----------|----------|-------------|
| Meeting Date<br>Comments<br>Added By | Add Date     | Modified By<br>Modified Date |           |          |             |
| 01/28/2010                           | PC           | SCHEDULED                    |           |          |             |
| MREX                                 | 12/15/2009   | MREX 12/15/2009              | 0         | 0        | 0           |

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

There are no items in this list

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

No children exist for this project

| Employee    | Last | First | MI | Comments |
|-------------|------|-------|----|----------|
| Employee ID |      |       |    |          |

No Employee Entries



Report Date 12/15/2009 05:29 PM

Submitted By

Page 5

| Log<br>Action<br>Comments | Description                                                                              | Entered By | Start            | Stop | Hours |
|---------------------------|------------------------------------------------------------------------------------------|------------|------------------|------|-------|
| PAYMNT                    | CO NAME WHO PICKED UP CONTACT#<br>BARBARA BAIRD; PARDEE HOMES; CK#02605953; 702-451-3510 | 890381     | 12/15/2009 12:45 |      | 0.00  |



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Vacation  
 Project Address (Location) Tee Pee Lane / Deer Springs  
 Project Name Town Center 44/50 No. 2 Proposed Use N/A  
 Assessor's Parcel #(s) 125-19-713-001 thru 028 Ward # 6  
 General Plan: existing L-TC proposed L-TC Zoning: existing T-C proposed T-C  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres 4.18 +/- Lots/Units \_\_\_\_\_ Density N/A  
 Additional Information To vacate all municipal, utility and private easements and right-of-way in conjunction with reverting land to acreage.

RECEIVED  
CITY CLERK  
2009 DEC 11 AM 5:12  
Vicki S. H. H. H.

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

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

REPRESENTATIVE B2 Developer Services Contact Barbara Baird  
 Address 1170 Center Point Drive Phone: (702) 451-3510 Fax: (702) 451-4988  
 City Henderson State Nevada Zip 89119  
 E-mail Address barbara@b2ds.com

Property Owner Signature\* Dan Hale

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

Print Name Dan Hale

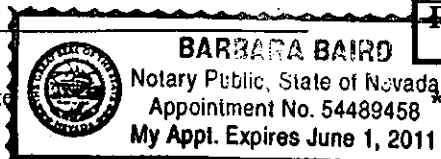
Subscribed and sworn before me

This 9th day of December, 20 09

Barbara Baird

Barbara Baird

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>VAC-36934</u> |
| Meeting Date:   | <u>1/28/09</u>   |
| Total Fee:      | <u>1000.00</u>   |
| Date Received:* | <u>12/15/09</u>  |
| Received By:    | <u>M REX</u>     |

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

COPY



REVISED January 4, 2010

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

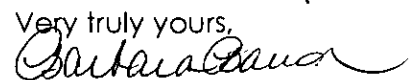
Subject: Town Center 44/50 #2  
Request for Vacation (VAC-36934)

To Whom It May Concern:

On behalf of the applicant, Pardee Homes, we respectfully request review and approval of the attached application for Vacation. The subject property is located at the southeast corner Deer Springs Way and Tee Pee Lane and comprises approximately 3.37 acres. The residential subdivision was originally approved and recorded to include 24 residential lots and 4 common elements. A copy of the recorded Final Map, Book 138, Page 12, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie within the subdivision boundaries - specifically all City of Las Vegas rights-of-way, drainage easements, sewer easements, streetlight and traffic control easements and pedestrian access easements. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is submitted concurrently with this Vacation request.

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

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

Very truly yours,  
  
Barbara Baird

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

**VAC-36934**

**REVISED  
01/28/10 PC**

**RECEIVED**  
**JAN 04 2010**





December 15, 2009

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

Subject: Town Center 44/50 #2  
Request for Vacation

To Whom It May Concern:

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

Very truly yours,

A handwritten signature in cursive script that reads 'Barbara Baird'.

Barbara Baird

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

RECEIVED

DEC 15 2009

VAC-36934

01/28/10 PC





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number. **VAC-36934** APN: 125-19-713-001 thru 028  
Name of Property Owner: Pardee Homes of Nevada, Inc.  
Name of Applicant: Pardee Homes of Nevada, Inc., Dan Hale  
Name of Representative: Barbara Baird, R2 Developer Services

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

\_\_\_\_\_ Yes

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: \_\_\_\_\_

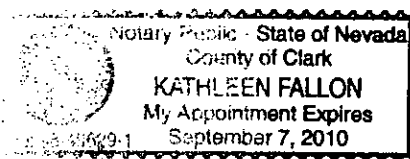
Signature of Property Owner: Dan Hale

Print Name: Dan Hale

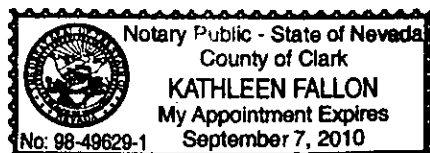
Subscribed and sworn before me

This 3 day of November, 2009

Kathleen Fallon  
Notary Public in and for said County and State



Revised 11-14-06



f:\depo\Application Packet\Statement of Financial Interest.doc

# COPY

RECEIVED

DEC 15 2009

COPY

## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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\_\_\_\_\_ Yes

X \_\_\_\_\_ No

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Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

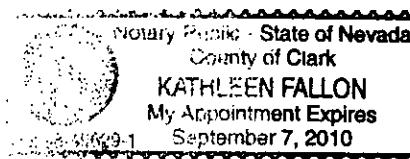
Signature of Property Owner: Dan Hale

Print Name: Dan Hale

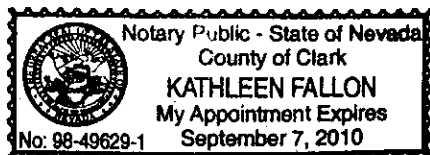
Subscribed and sworn before me

This 3 day of November, 2009

Kathleen Fallon  
Notary Public in and for said County and State



Revised 11-14-06



F:\depot\Application Packet\Statement of Financial Interest.doc

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DEC 15 2009



**WALLACE • MORRIS SURVEYING, INC.**  
**Land Survey Consulting**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS VACATED STREETLIGHT-TRAFFIC CONTROL EASEMENTS, AND PUBLIC RIGHTS-OF-WAY.

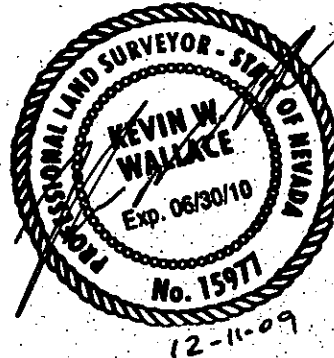
**DESCRIPTION**

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

**BEING ALL THOSE STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO CITY OF LAS VEGAS AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.**

**TOGETHER WITH ALL THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS ROBINSON CANYON COURT AS DEDICATED TO CITY OF LAS VEGAS, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

KEVIN W. WALLACE P.L.S.  
NEVADA LICENSE NO. 15977  
EXPIRES: JUNE 30, 2010



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DEC 15 2009

Page 1 of 2

S:\SHG-09114.1\LEGALS\shg-09114-1-Vacation.doc

5740 S. Arville Street, Suite 206 • Las Vegas, Nevada 89118 • Ph: 702.212.3967 • Fx: 702.212.3963

**COPY**

**VAC-36934**  
**01/28/10 PC**

COPIES

State of Nevada  
Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-701-006

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land  
c) ☐ Condo/Townhse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) ☐ Other \_\_\_\_\_

- b) ☐ Single Fam. Res.  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☐ Mobile House

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: 12/15/09  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$555,000.00

Deed in Lieu of Foreclosure Only (value of property): ( )

Transfer Tax Value:

\$555,000.00

Real Property Transfer Tax Due:

\$1,387.50

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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

[Signature]  
Signature

[Signature] Mr. Vice President  
Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Pardee Homes of Nevada  
Address: 8880 Wilshire Blvd #1900  
City: Los Angeles  
State: CA Zip: 90024

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Pardee Homes of Nevada  
Address: 8880 Wilshire Blvd #1900  
City: Los Angeles  
State: CA Zip: 90024

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

Print Name: United Title of Nevada  
Address: P.O. Box 70480  
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 01122408-027

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

912 COPY

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DEC 15 2009

COPY

1000

MAIL TAX STATEMENTS TO:

APN: 125-19-701-006

Affix R.P.T.T. \$1387.50

WHEN RECORDED MAIL TO:

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

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Peggy Louise Westbrook, a single woman; as to an undivided 1/2 interest; and  
Lorne Froats and Anne Froats, husband and wife as joint tenants, as to an undivided 1/2 interest

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

Pardee Homes of Nevada, a Nevada corporation

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

The West Half (W 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 19, Township 19 South, Range 60 East, M.D.M., Clark County,  
Nevada.

- 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 hand(s) this 14th day of June, 2001

NOTARY PUBLIC: STATE OF HI  
CITY AND COUNTY  
OF HONOLULU

SELLERS:

Peggy Louise Westbrook  
Peggy Louise Westbrook

Lorne Froats  
Lorne Froats

Anne Froats  
Anne Froats

STATE OF California )  
COUNTY OF Riverside ) ss.

Escrow No. 01122408-027-FB

On this June 12, 2001

appeared before me, a Notary Public,

Lorne Froats, and Anne Froats

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.

Notary Public

My commission expires: 6/7/05



COPY

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DEC 15 2009

COPY



100

ASSESSOR'S  
COPY

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

UNITED TITLE OF NEVADA  
04-01-2002 14:13 DGI 2  
BOOK: 20020401 INST: 01512  
FEE: 15.00 RPT: 1,387.50

RECEIVED

DEC 15 2009

COPY

1-20

20020401  
01912

State of Nevada  
Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-701-006

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land  
c) ☐ Condo/Townhouse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) ☐ Other

- b) ☐ Single Fam. Resi  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

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Notes:

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Deed in Lieu of Foreclosure Only (value of property):

( )

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Real Property Transfer Tax Due:

\$1,387.50

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a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred:

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Signature: [Signature]  
Signature:

Signature: [Signature] r. Vice President  
Capacity:

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Gene Proats  
Address: 47390 Xpny Ln  
City: Indio, Calif  
State: CA Zip: 92240

~~BIDDER INFORMATION~~

(REQUIRED)

~~Pardee Homes of Nevada~~  
Address: 20880 Wilshire Blvd #1900  
City: Los Angeles  
State: CA Zip: 90024

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

Print Name: United Title of Nevada  
Address: P.O. Box 70480  
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow # (0) 22408-027

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

912 COPY

RECEIVED

DEC 15 2009



MAIL TAX STATEMENTS TO:

APN: 125-19-701-006

AMT: R.P.T.T. \$1387.50

WHEN RECORDED MAIL TO:

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

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

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Pardee Homes of Nevada, a Nevada corporation

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Southeast Quarter (SE 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M., Clark County,  
Nevada.

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 hand(s) this 14th day of June, 2001.

NOTARY PUBLIC: STATE OF HI  
CITY AND COUNTY  
OF HONOLULU

SELLERS:

Peggy Louise Westbrook  
Peggy Louise Westbrook

Lorne Froats  
Lorne Froats

Amalia C Marcos  
Commission expires: July 1, 2002

Anne Froats  
Anne Froats

STATE OF California )  
COUNTY OF Riverside ) ss.

Escrow No. 01122408-027-FB

On this June 12, 2001

appeared before me, a Notary Public,

Lorne Froats, and Anne Froats

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.

Notary Public

My commission expires: 6/7/05



COPY

RECEIVED

DEC 15 2009



ASSESSOR'S COPY

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

UNITED TITLE OF NEVADA  
04-01-2002 14:13 DBI 2  
BOOK: 20020401 PAGE: 01912  
FEE: 15.00 RPT: 1,387.50

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**WALLACE • MORRIS SURVEYING, INC.**  
**Land Survey Consulting**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS VACATED STREETLIGHT-TRAFFIC CONTROL EASEMENTS, AND PUBLIC RIGHTS-OF-WAY.

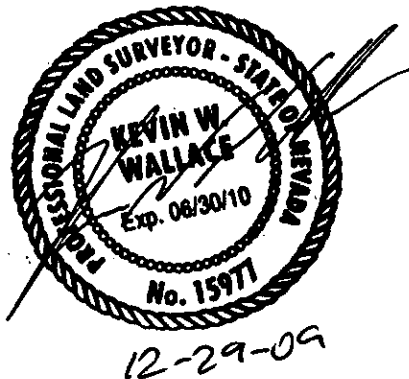
**DESCRIPTION**

LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, DESCRIBED AS FOLLOWS:

**BEING** ALL THOSE PEDESTRIAN ACCESS, UTILITY, DRAINAGE, STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO CITY OF LAS VEGAS AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

**TOGETHER WITH** ALL THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS ROBINSON CANYON COURT AS DEDICATED TO CITY OF LAS VEGAS, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

KEVIN W. WALLACE P.L.S.  
NEVADA LICENSE NO. 15977  
EXPIRES: JUNE 30, 2010



Page 1 of 2

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5740 S. Arville Street, Suite 206 • Las Vegas, Nevada 89118 • Ph: 702.212.3967 • FAX: 702.212.3963

**VAC-36934**  
**REVISED**  
**01/28/10 PC**

**RECEIVED**  
**JAN 04 2010**



507  
10

**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:17 ORIGINAL

**MAP LEGEND**

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- - - PM/LD BOUNDARY
- - - NDN-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
M. W. Schofield, Assessor

|                        |             |                       |
|------------------------|-------------|-----------------------|
| AVERAGE DA VALUE<br>45 | 881<br>1.00 | PARCEL NUMBER         |
| 202                    | 5           | ACREAGE               |
| 5                      | 5           | PARCEL SUB/SEQ NUMBER |
| 5                      | 5           | PLAT RECORDING NUMBER |
| 5                      | 5           | BLOCK NUMBER          |
| 5                      | 5           | LOT NUMBER            |
| 5                      | 5           | GOV. LOT NUMBER       |

**T19S R60E**

|      |      |      |
|------|------|------|
| RS9E | R60E | R61E |
| 118S | 99   | 100  |
| 119S | 126  | 125  |
| 120S | 137  | 138  |

**19**

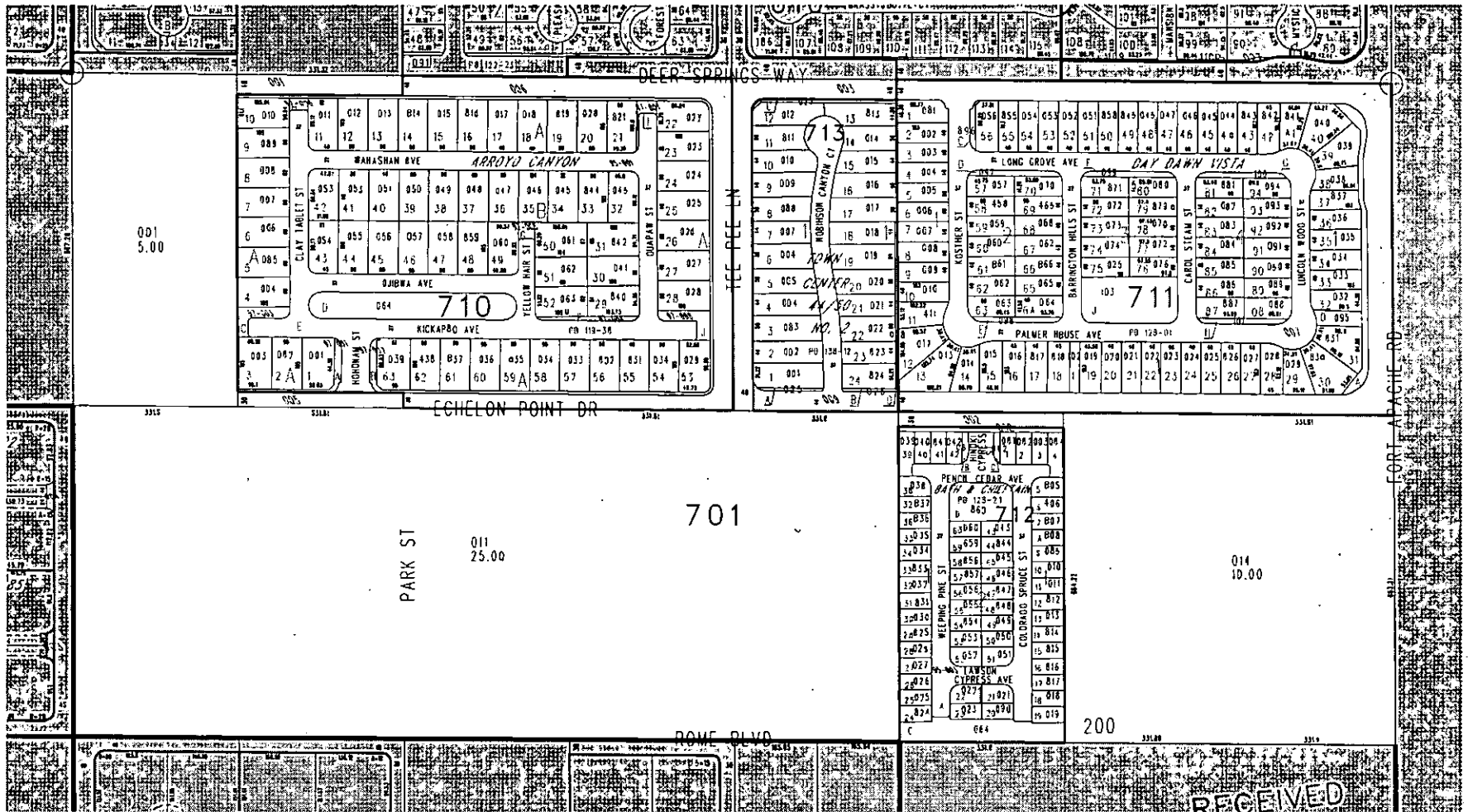
|    |    |    |    |    |
|----|----|----|----|----|
| 4  | 5  | 6  | 7  | 8  |
| 9  | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 | 33 |

**N 2 SE 4**

|    |    |    |    |    |
|----|----|----|----|----|
| 4  | 5  | 6  | 7  | 8  |
| 9  | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 | 33 |

**125-19-7**

Scale: 1"=200' Rev: 09/27/07



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TAX DIST 200



PARCELS 28  
LABELS 1

**Report of All Selected Parcels**

Case Number: VAC-36934

Printed On: Fri: December 18, 2009

| <u>Owner</u>        | <u>Address</u>                           | <u>Parcel Number</u> |
|---------------------|------------------------------------------|----------------------|
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713006          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713012          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713013          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713011          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713014          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713010          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713015          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713009          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713016          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713008          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713017          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713007          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713027          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713018          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713026          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713019          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713005          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713020          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713004          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713021          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713003          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713022          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713002          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713023          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713001          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713024          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713025          |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519713028          |

