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PL 136 0048
CLERK

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. 1"

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, EMBARQ, LAS VEGAS VALLEY WATER DISTRICT, A, 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 ABUTTING 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 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 AND EGRESS THERETO, PROVIDED, HOWEVER, THAT NO ABOVE-GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, NOR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

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 ABUT 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 PLACE 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

* COX COMMUNICATIONS
LAS VEGAS, INC., AND

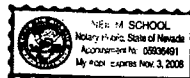
Dan Hale
BY: DAN HALE
DIRECTOR OF COMMUNITY DEVELOPMENT

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

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

Neil M. School
BY: NEIL M. SCHOOL
NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES: 11/13/08



UTILITY / AGENCY APPROVALS

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

Galen J. Gordon 1/05/07
BY: EMARQ - NEVADA DATE

Karl Woodard 1-4-07
BY: KARL WOODARD DATE
NEVADA POWER COMPANY

Kevin Campbell 1-4-07
BY: KEVIN CAMPBELL DATE
SOUTHWEST GAS CORPORATION

Michael Thompson 1-22-07
BY: COX COMMUNICATIONS LAS VEGAS, INC. DATE

Gary Lange 01/05/07
BY: GARY LANGE DATE
LAS VEGAS VALLEY WATER DISTRICT

George Cervantes 2-19-07
BY: GEORGE CERVANTES, P.E. # 13977, P.T.O.E. DATE
CITY ENGINEER - CITY OF LAS VEGAS

FINAL MAP OF TOWN CENTER 44/50 NO. 1

A COMMON INTEREST COMMUNITY

BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 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 LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1 2004.
3. THIS PLAT COMPLIES 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 1/2/2007 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

A TRACT OF LAND BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44, TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER COMMON TO SECTION 18 AND SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SOUTH 00°13'22" EAST A DISTANCE OF 50.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ELKHORN ROAD (100 FOOT WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89°11'50" EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°11'50" EAST A DISTANCE OF 300.27 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID WEST LINE NORTH 00°14'41" WEST A DISTANCE OF 50.01 FEET TO THE NORTH LINE OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE, SOUTH 89°11'50" EAST A DISTANCE OF 330.25 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°18'01" EAST A DISTANCE OF 50.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF ELKHORN ROAD (100 FOOT WIDTH); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°11'50" EAST A DISTANCE OF 557.57 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°53'10" AN ARC DISTANCE OF 83.77 FEET TO THE WEST RIGHT OF WAY LINE OF FORT APACHE ROAD (100 FOOT WIDTH); THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°18'40" EAST A DISTANCE OF 531.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 48°54'05" EAST; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 49°39'10" AN ARC DISTANCE OF 26.00 FEET TO THE NORTH RIGHT OF WAY LINE OF WITTIG AVENUE (37.00 FOOT WIDTH); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°14'55" WEST A DISTANCE OF 918.42 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19; THENCE ALONG SAID EAST LINE SOUTH 00°14'41" EAST A DISTANCE OF 18.50 FEET; THENCE NORTH 89°14'55" WEST A DISTANCE OF 300.50 FEET TO THE EAST RIGHT OF WAY LINE OF TEE PEE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°13'22" WEST A DISTANCE OF 614.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 760,496 SQUARE FEET OR 17.459 ACRES MORE OR LESS

BASIS OF BEARINGS

NORTH 89°17'58" WEST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST 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 FILE 114 OF PLATS, PAGE 66 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

HOMEOWNER'S ASSOCIATION

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

Robert B. Harper 1-8-07
BY: ROBERT B. HARPER DATE
PRESIDENT

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, 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. 1"

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 19th DAY OF OCTOBER, 2008.

Nancy J. Peace 1/19/07
NANCY J. PEACE, PLS 12469
BY: ALAN R. RIEKKI, PLS 12469 DATE
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA



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.

Glenn D. Savage 1/12/07
BY: GLENN D. SAVAGE DATE
SOUTHERN NEVADA HEALTH DISTRICT

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.

Robert Coache, P.E. 1-22-07
BY: ROBERT COACHE, P.E. DATE
DIVISION OF WATER RESOURCES

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES 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 22nd DAY OF FEBRUARY, 2007.

M. Margo Wheeler, A.I.C.P. 02/22/07
BY: M. MARGO WHEELER, A.I.C.P. DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

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.E.S. 278.5695

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON JANUARY 5th, 2007
BY ROBERT B. HARPER, PRESIDENT OF THE "TOWN CENTER
PLACE HOMEOWNERS ASSOCIATION"

Neil M. School
BY: NEIL M. SCHOOL
NOTARY PUBLIC, IN AND FOR
SAID COUNTY AND STATE.
MY COMMISSION EXPIRES: 11/03/08



SHEET 1 OF 6

JOB NO.: SHG1168 DATE: 05/26/2006

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
702.212.3967 FAX: 702.212.3963

TOWNCENTER 44/50 NO. 1
FMP-17208

INSTRUMENT NO. 3911
OFFICIAL RECORDS
BOOK NO. 20070420.0003911

FILED AT THE REQUEST OF
DIAMOND SURVEYING, INC.

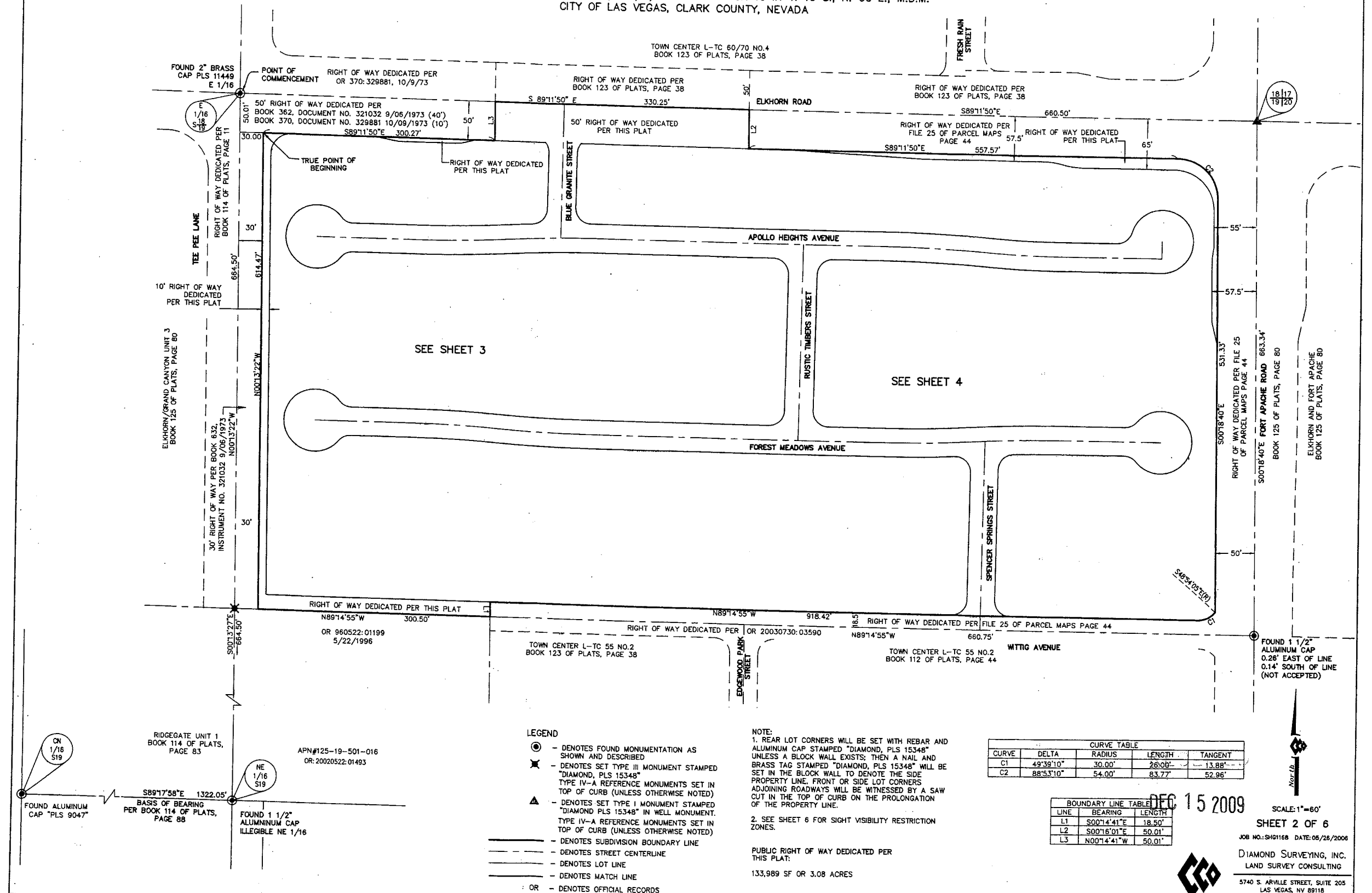
DATE 4-20-07 AT 14:52
BOOK 136 PAGE 0048
OF PLATS

CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ 104 DEPUTY 88

BOOK 136 PAGE 0048

VAC-36929
01/28/10 PC

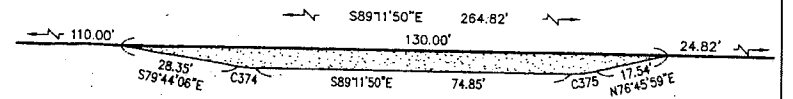
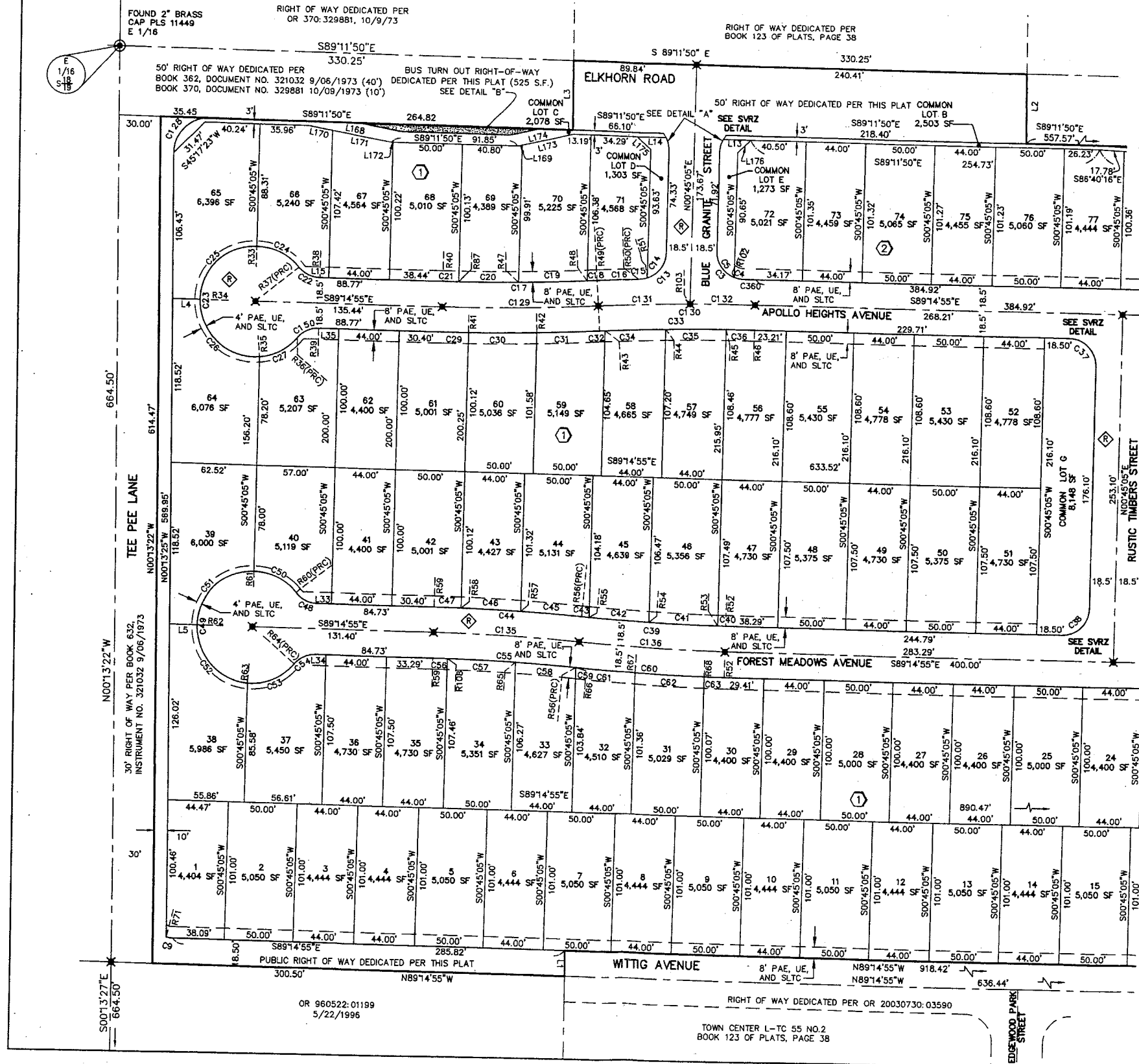
TOGETHER BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



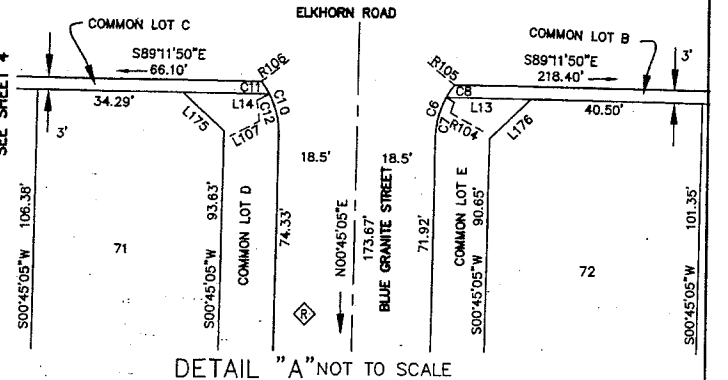
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FINAL MAP OF TOWN CENTER 44/50 NO. 1

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



- LEGEND
- - DENOTES FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ▲ - DENOTES SET TYPE I MONUMENT STAMPED "DIAMOND PLS 15348" IN WELL MONUMENT. TYPE IV-A REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - ✱ - DENOTES SET TYPE III MONUMENT STAMPED "DIAMOND PLS 15348" TYPE IV-A REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - 17 - DENOTES LOTS NUMBER
 - CL - DENOTES COMMON LOT
 - C12 - DENOTES CURVE NUMBER
 - - DENOTES SUBDIVISION BOUNDARY LINE
 - - DENOTES STREET CENTERLINE
 - - DENOTES LOT LINE
 - - DENOTES SLTC, PAE AND UE LINE
 - "HOA" - DENOTES HOMEOWNER'S ASSOCIATION
 - SF - DENOTES SQUARE FEET
 - CL - DENOTES COMMON ELEMENT
 - ◇ - DENOTES PUBLIC UTILITY EASEMENT, PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT GRANTED PER THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
 - ◇ - DENOTES 20' WIDE PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT GRANTED PER THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
 - UE, PAE AND SLTC - DENOTES UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT AND STREETLIGHT AND TRAFFIC CONTROL EASEMENT GRANTED TO THE HOA PER THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
 - OR - DENOTES OFFICIAL RECORDS
 - ① - DENOTES BLOCK DESIGNATION



- PLAT RESTRICTIONS:
- COMMON LOT J HAS A PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT ACROSS ITS ENTIRETY. (TO BE MAINTAINED BY THE HOA)
 - COMMON LOTS D, E, F, G, H, K AND L SHALL HAVE PEDESTRIAN ACCESS EASEMENT, STREET LIGHT AND TRAFFIC CONTROL EASEMENTS ACROSS THEIR ENTIRETY. (TO BE MAINTAINED BY THE HOA.)
 - COMMON ELEMENTS "A" THROUGH "L" SHALL HAVE A UTILITY EASEMENT ACROSS THEIR ENTIRETY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - DIRECT VEHICULAR ACCESS TO ELKHORN ROAD, FORT APACHE ROAD AND/OR TEE PEE LANE THROUGH COMMON LOTS FROM ADJUTING LOTS IS PROHIBITED.
 - COMMON LOT "A", FRONTING FORT APACHE ROAD SHALL HAVE A MULTI-USE TRANSPORTATION TRAIL EASEMENT; SAID EASEMENT BEING A PORTION OF THE OVERALL 20-FOOT WIDE-USE TRANSPORTATION TRAIL ALONG FORT APACHE ROAD OF WHICH THE ENTIRE TRAIL IS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE:
1. REAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND, PLS 15348" UNLESS A BLOCK WALL EXISTS; THEN A NAIL AND BRASS TAG STAMPED "DIAMOND, PLS 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.

2. SEE SHEET 6 FOR SIGHT VISIBILITY RESTRICTION ZONES.

DEC 15 2009

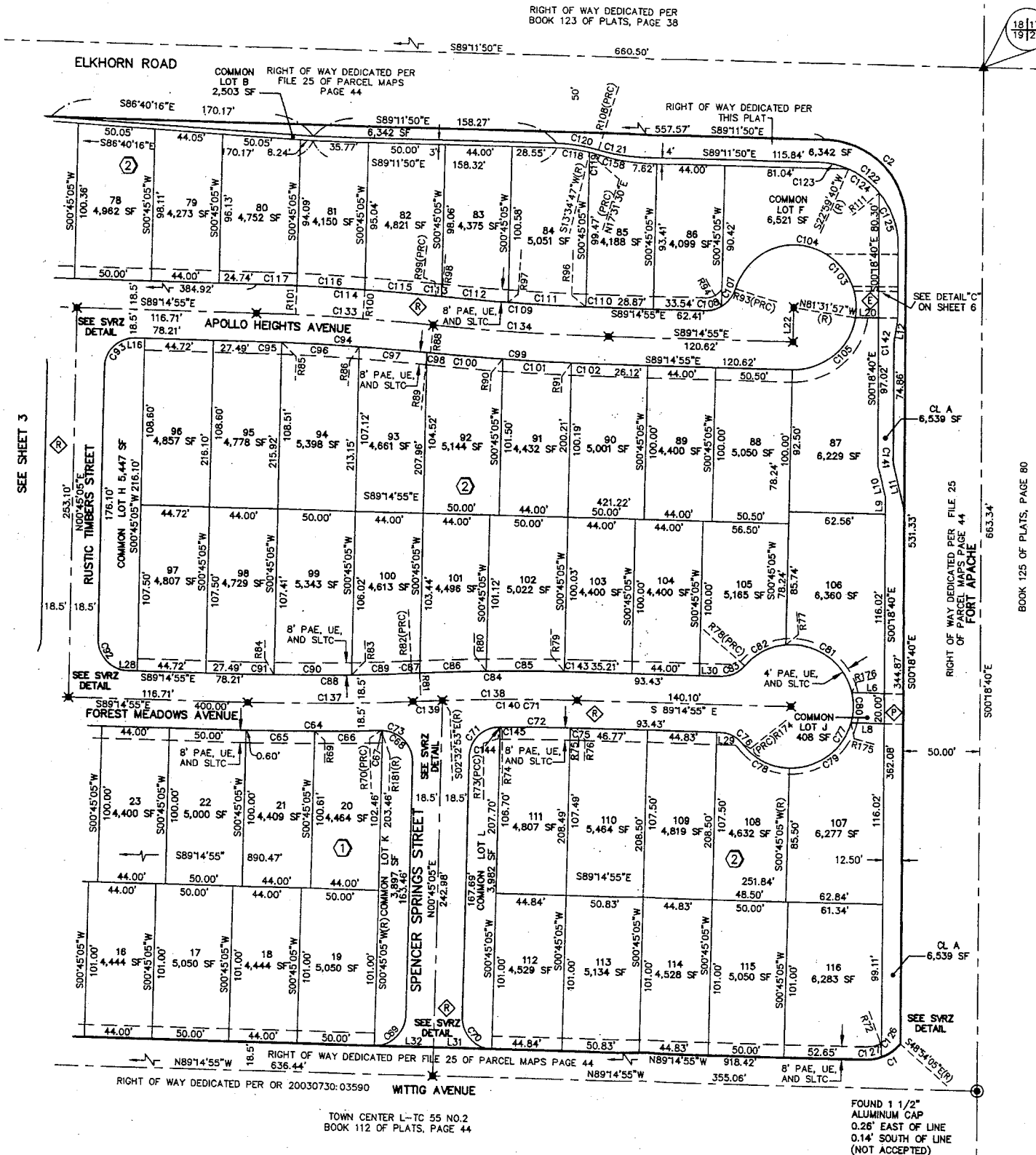
SCALE: 1"=40'
SHEET 3 OF 6

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE STREET, SUITE 205
LAS VEGAS, NV 89118
702.212.3967 FAX 702.212.3963

FINAL MAP OF TOWN CENTER 44/50 NO. 1

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2)

OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



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OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

RADIAL LINE TABLE	
R33	N00°45'05"E
R34	N89°14'55"W
R35	S04°57'50"E
R36	N45°43'39"W
R37	N51°13'49"E
R38	N00°45'05"E
R39	N00°45'05"E
R40	N00°45'05"E
R41	N00°45'05"E
R42	N00°01'15"E
R44	S01°50'38"E
R44	S01°43'27"E
R45	S15°16'57"E
R46	S00°45'05"W
R47	N47°36'51"W
R48	S03°17'03"E
R49(ARC)	S03°17'03"E
R50(ARC)	S02°24'31"E
R51	S19°44'09"E
R52	N00°45'05"E
R53	N00°58'10"E
R54	N02°52'47"E
R55	N04°33'46"E
R56(ARC)	N04°46'44"E
R57	N03°07'22"E
R58	N01°28'55"E
R59	N00°45'05"E
R60(ARC)	N51°13'49"E
R61	N00°45'05"E
R62	N89°14'55"W
R63	S04°17'27"W
R64(ARC)	N49°43'39"E
R65	N03°04'16"E
R66	N04°46'44"E
R67	S03°09'58"W
R68	S01°17'44"W
R69	S00°52'00"E
R70(ARC)	S02°28'00"E
R71	S14°15'14"W
R72	S19°46'56"E
R73	N04°17'27"E
R74	S01°07'00"E
R77	S05°28'44"E
R78	N49°43'39"W
R79	N00°25'25"E
R80	N01°26'47"W
R81	N53°05'00"E
R82(ARC)	S03°16'34"E
R83	S01°47'24"E
R84	S00°07'15"W
R85	S01°22'55"W
R88	S05°03'51"W
R89	N04°58'35"E
R90	S03°16'58"W
R91	S01°38'30"W
R93	N73°25'19"E
R94	S30°45'59"E
R96	S01°19'46"W
R97	S03°14'25"W
R98	S04°55'26"W
R99(ARC)	S05°03'51"W
R100	N03°20'02"E
R101	N01°41'35"E
R102	S21°14'19"E
R103	N01°41'35"E
R104	N60°50'15"W
R105	N50°30'53"W
R106	N52°07'13"E
R107	N62°26'36"E
R108(ARC)	N16°32'36"E
R109	N01°08'38"E
R110	N22°59'40"E
R111	N49°54'36"E
R159	S03°18'50"E
R160	N16°09'39"W
R174	S51°13'49"W
R175	S74°57'11"E
R176	N76°27'23"E
R177	N52°07'13"E
R178	N50°30'53"W
R179	N60°50'15"W
R180	N62°26'36"W
R181	N00°45'01"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°14'41"E	18.50'
L2	S00°16'01"E	50.01'
L3	N00°14'41"W	50.01'
L4	N89°14'55"W	20.00'
L5	S89°14'55"E	20.00'
L6	S89°15'44"E	21.07'
L7	S00°13'02"E	20.00'
L8	S89°14'55"E	21.44'
L9	S00°18'40"E	10.93'
L10	S14°20'29"E	20.62'
L11	N14°20'29"W	27.84'
L12	N09°08'51"E	13.12'
L13	S89°11'50"E	20.10'
L14	N89°11'50"W	20.32'
L15	N89°14'55"W	6.33'
L16	S89°14'55"E	6.00'
L17	S89°41'20"W	14.76'
L18	S89°41'20"W	22.33'
L19	N89°41'20"E	12.50'
L20	N89°41'20"E	15.06'
L21	N89°41'20"E	12.50'
L22	S00°45'05"W	22.00'
L27	N89°14'55"W	18.50'
L28	N89°14'55"W	6.00'
L29	S89°14'55"E	1.83'
L30	N89°14'55"W	14.23'
L31	N89°14'55"W	38.50'
L32	N89°14'53"W	38.50'
L33	S89°14'55"E	10.33'
L34	N89°14'55"W	7.44'
L35	S89°14'55"E	14.36'
L109	N45°46'38"E	22.83'
L110	N81°58'03"E	8.87'
L111	N00°45'05"E	5.00'
L112	S89°11'50"E	20.52'
L113	N44°13'22"W	20.35'
L114	N00°45'05"E	5.00'
L115	N85°39'29"W	50.30'
L116	N44°10'17"E	20.88'
L117	N78°37'38"E	56.58'
L118	N00°45'05"E	3.70'
L119	N44°24'40"W	21.31'
L120	N82°27'22"W	71.27'
L121	S89°14'55"E	57.06'
L122	N00°45'05"E	3.48'
L123	N44°14'55"W	21.12'
L124	N82°17'58"W	70.80'
L125	S89°14'55"E	65.22'
L126	N00°45'05"E	3.50'
L127	N45°45'05"E	21.57'
L128	N81°49'53"E	53.19'
L129	S89°14'55"E	47.80'
L130	N00°45'05"E	3.50'
L132	N81°49'53"E	53.19'
L133	S45°45'05"W	21.57'
L134	N44°14'55"W	21.12'
L135	N82°17'58"W	70.80'
L136	S89°14'55"E	47.80'
L137	N00°45'05"E	3.50'
L138	N00°45'05"E	3.50'
L139	S89°14'55"E	65.22'
L140	S84°57'52"E	77.08'
L141	N45°51'27"W	22.07'
L142	N44°48'17"E	20.94'
L143	N80°19'16"E	51.78'
L144	N00°45'05"E	3.31'
L145	N00°45'05"E	3.62'
L146	S89°14'53"E	47.80'
L147	N00°45'05"E	3.50'
L148	S45°45'05"W	21.57'
L149	N81°49'53"E	53.19'
L150	S89°14'56"E	65.22'
L151	N82°17'58"W	70.80'
L152	N44°14'55"W	21.12'
L153	N00°45'05"E	3.50'
L154	N00°13'25"W	9.19'
L155	S89°14'55"W	5.09'
L156	N44°44'10"W	13.90'
L158	S80°15'46"W	5.59'
L162	S89°11'50"E	17.55'
L163	N83°54'09"W	36.48'
L164	N89°14'09"W	4.91'
L165	N00°18'45"W	56.56'
L166	N03°28'11"E	41.98'
L167	N45°13'13"E	35.31'
L168	S79°44'06"E	60.83'
L169	N76°45'59"E	3.29'
L170	S79°44'06"E	17.28'
L171	S79°44'06"E	43.55'
L172	S89°11'50"E	1.05'
L173	N76°45'59"E	37.94'
L174	N76°45'59"E	41.23'
L175	N46°36'47"W	13.20'
L176	N45°46'38"E	13.44'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	49°39'10"	30.00'	26.00'	13.88'
C2	88°53'10"	54.00'	83.77'	52.96'
C3	90°19'29"	20.00'	31.53'	20.11'
C4	20°48'44"	20.00'	7.26'	3.67'
C5	69°30'46"	20.00'	24.26'	13.88'
C6	38°44'02"	20.00'	13.52'	7.03'
C7	28°24'40"	20.00'	9.92'	5.06'
C8	10°19'22"	20.00'	3.60'	1.81'
C9	13°30'09"	20.00'	4.71'	2.37'
C10	38°37'52"	20.00'	13.48'	7.01'
C11	10°19'24"	20.00'	3.60'	1.81'
C12	28°18'29"	20.00'	9.88'	5.04'
C13	86°50'24"	20.00'	30.31'	18.93'
C14	69°30'46"	20.00'	24.26'	13.88'
C15	17°19'39"	20.00'	6.05'	3.05'
C16	1°09'11"	1537.00'	30.93'	15.46'
C17	4°18'46"	1500.00'	112.91'	56.48'
C18	0°16'38"	1500.00'	7.26'	3.63'
C19	1°54'46"	1500.00'	50.07'	25.04'
C20	1°40'52"	1500.00'	44.01'	22.01'
C21	0°26'30"	1500.00'	11.56'	5.78'
C22	50°28'44"	20.00'	17.62'	9.43'
C23	280°57'27"	40.50'	198.60'	33.41'
C24	50°28'44"	40.50'	35.68'	19.09'
C25	90°00'00"	40.50'	63.62'	40.50'
C26	95°42'55"	40.50'	67.66'	44.76'
C27	44°45'49"	40.50'	31.64'	16.68'
C29	0°43'50"	1537.00'	19.60'	9.80'
C30	1°51'53"	1537.00'	50.02'	25.01'
C31	1°43'03"	1537.00'	46.08'	23.04'
C33	0°09'13"	1500.00'	4.02'	2.01'
C34	4°18'46"	1500.00'	112.91'	56.48'
C35	1°41'01"	1500.00'	44.08'	22.04'
C36	1°40'53"	1500.00'	44.02'	22.01'
C37	0°47'38"	1500.00'	20.79'	10.40'
C38	90°00'00"	20.00'	31.42'	20.00'
C39	4°01'39"	1500.00'	105.44'	52.74'
C40	0°13'05"	1500.00'	5.71'	2.85'
C41	1°54'37"	1500.00'	50.01'	25.01'
C42	1°40'59"	1500.00'	44.06'	22.03'
C43	0°12'58"	1500.00'	5.66'	2.83'
C44	4°01'39"	1537.00'	108.04'	54.04'
C45	1°39'22"	1537.00'	44.43'	22.21'
C46	1°38'27"	1537.00'	44.02'	22.01'
C47	0°43'50"	1537.00'	19.60'	9.80'
C48	50°28'44"	20.00'	17.62'	9.43'
C49	280°57'27"	40.50'	198.60'	33.41'
C50	50°28'44"	40.50'	35.68'	19.09'
C51	90°00'00"	40.50'	63.62'	40.50'
C52	86°27'38"	40.50'	61.12'	38.07'
C53	54°01'06"	40.50'	38.18'	20.64'
C54	50°28'44"	20.00'	17.62'	9.43'
C55	4°01'39"	1500.00'	105.44'	52.74'
C56	0°24'33"	1500.00'	10.71'	5.35'
C57	1°54'38"	1500.00'	50.02'	25.01'
C58	1°41'00"	1500.00'	44.07'	22.04'
C59	0°01'29"	1500.00'	0.65'	0.32'
C60	4°01'39"	1537.00'	108.04'	54.04'
C61	1°37'08"	1537.00'	43.43'	21.71'
C62	1°51'52"	1537.00'	50.02'	25.01'
C63	0°32'38"	1537.00'	14.59'	7.30'
C64	3°13'05"	1537.00'	86.33'	43.17'
C65	1°37'06"	1537.00'	43.41'	21.71'
C66	1°35'59"	1537.00'	42.92'	21.46'
C67	3°13'01"	20.00'	1.12'	0.56'
C68	90°00'00"	20.00'	31.42'	20.00'
C69	90°00'00"	20.00'	31.42'	20.00'
C70	90°00'00"	20.00'	31.42'	20.00'
C71	88°06'24"	20.00'	30.75'	19.35'
C72	1°53'37"	1500.00'	49.57'	24.79'
C73	93°13'05"	20.00'	32.54'	21.16'
C75	0°09'19"	1500.00'	4.06'	2.03'
C76	50°28'44"	20.00'	17.62'	9.43'
C77	280°57'27"	40.50'	198.60'	33.41'
C78	50°28'44"	40.50'	35.68'	19.09'
C79	75°42'18"	40.50'	53.51'	31.47'
C80	28°35'24"	40.50'	20.21'	10.32'
C81	81°58'07"	40.50'	57.92'	35.17'
C82	44°14'55"	40.50'	31.28'	16.47'
C83	50°28'44"	20.00'	17.62'	9.43'

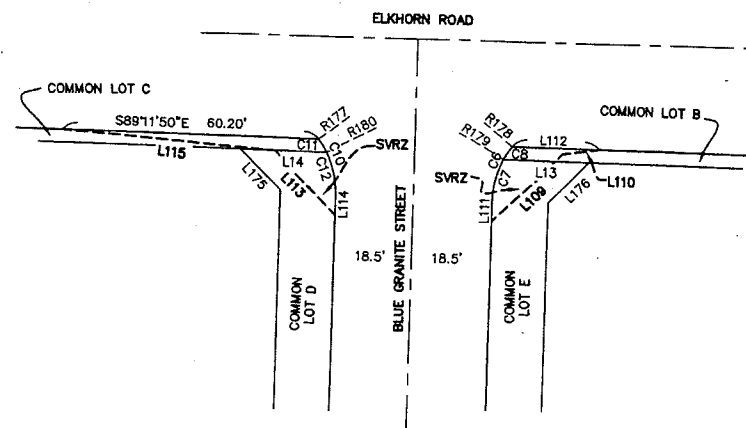
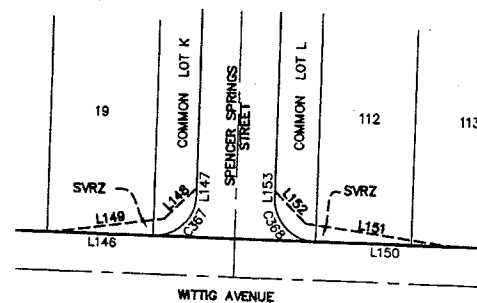
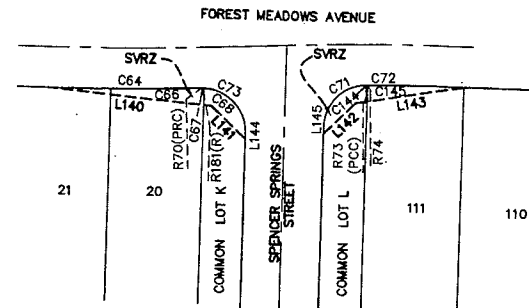
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C84	4°01'39"	1537.00'	108.04'	54.04'
C85	1°51'52"	1537.00'	50.01'	25.01'
C86	1°38'33"	1537.00'	44.06'	22.03'
C87	0°11'34"	1537.00'	5.17'	2.59'
C88	4°01'39"	1500.00'	105.44'	52.74'
C89	1°29'10"	1500.00'	38.91'	19.45'
C90	1°54'38"	1500.00'	50.02'	25.01'
C91	0°37'50"	1500.00'	16.51'	8.26'
C92	90°00'00"	20.00'	31.42'	20.00'
C93	90°00'00"	20.00'	31.42'	20.00'
C94	4°18'46"	1500.00'	112.91'	56.48'
C95	0°37'50"	1500.00'	16.51'	8.25'
C96	1°54'38"	1500.00'	50.02'	25.01'
C97	1°41'01"	1500.00'	44.08'	22.04'
C98	0°05'16"	1500.00'	2.30'	1.15'
C99	4°18'46"	1537.00'	115.70'	57.88'
C100	1°46'54"	1537.00'	47.79'	23.90'
C101	1°38'28"	1537.00'	44.02'	22.01'
C102	0°53'25"	1537.00'	23.88'	11.94'
C103	254°10'24"	40.50'	179.66'	53.58'
C104	171°53'22"	40.50'	121.50'	57.125'
C105	82°17'03"	40.50'	58.16'	35.38'
C106	39°14'55"	40.50'	27.74'	14.44'
C107	42°39'20"	20.00'	14.89'	7.81'
C108	31°31'04"	20.00'	11.00'	5.64'
C109	4°18'46"	1500.00'	112.91'	56.48'
C110	0°34'41"	1500.00'	15.14'	7.57'
C111	1°54'38"	1500.00'	50.02'	25.01'
C112	1°41'01"	1500.00'	44.08'	22.04'
C113	0°08'26"	1500.00'	3.68'	1

SVRZ DETAILS (SIGHT VISIBILITY RESTRICTION ZONES)

SIGHT VISIBILITY RESTRICTION ZONE STATEMENT:

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 SIGHT VISIBILITY RESTRICTION ZONE (S.V.R.Z.) 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 "PRIVATELY MAINTAINED."

NOT TO SCALE



Mary A. Wulff

From: barbara@b2ds.com
Sent: Thursday, April 05, 2012 1:47 PM
To: Mary A. Wulff
Subject: Re: vacation 36929

Mary, thanks for following up. Pardee is not pursuing an extension as they are no longer the owner...if things change I let them know that they would have to start from scratch.

Barbara Baird
B2 Development Services
702.451.3510 office
702.604.5966 mobile

On Apr 5, 2012, at 1:44 PM, Mary A. Wulff wrote:

Barbara, any news? Mary

From: Mary A. Wulff
Sent: Wednesday, March 07, 2012 12:36 PM
To: 'barbara@b2ds.com'
Subject: RE: vacation 36929

Barbara, did you find out anything? This expires on 3/3/12 (last Friday), Mary

From: barbara@b2ds.com [mailto:barbara@b2ds.com]
Sent: Wednesday, January 11, 2012 8:25 AM
To: Mary A. Wulff
Subject: Re: vacation 36929

Thanks for the reminder, Mary. I will be in contact with Pardee to see what they want to do.

Barbara Baird
B2 Development Services
702.451.3510 office
702.604.5966 mobile

On Jan 10, 2012, at 11:12 AM, Mary A. Wulff wrote:

Barbara, vacation 36929 will expire on march 3, 2012, just giving you a heads up if you need to do an eot, Mary



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-41116 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36929), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, 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-36929) 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-36929) 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

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
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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-41116 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36929), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, 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-36929) 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-36929) 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

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DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

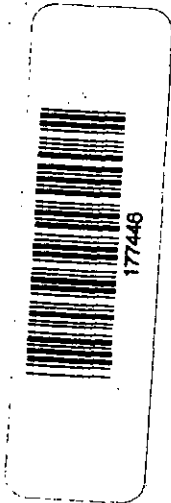
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RICKI Y. BARLOW

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ELIZABETH N. FRETWELL
CITY MANAGER



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

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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-36929 - 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 Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road. 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. 1 Final Map, Book 136, Page 48.
2. This Petition of Vacation shall be modified to retain Public Sewer Easements over the existing sewer lines located within the streets proposed to be vacated and all within the easements identified by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48. Alternatively, the existing sewer may be abandoned or removed with the approval of the Collection Systems Planning Section of the Department of Public Works.
3. This Petition of Vacation shall be modified to retain the Public Multi-use trail easement.
4. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36932, 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.
5. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
6. 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

Mr. Dan Hale
VAC-36929 – Page 2
March 5, 2010

application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All existing public improvements, if any, adjacent to and in conflict with this Vacation application shall be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. 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 rights-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.
11. 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



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108
www.lasvegasnevada.gov

January 29, 2010

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

RE: VAC-36929 - VACATION

Dear Mr. Hale:

Your Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, 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. 1 Final Map, Book 136, Page 48.
2. This Petition of Vacation shall be modified to retain Public Sewer Easements over the existing sewer lines located within the streets proposed to be vacated and all within the easements identified by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48. Alternatively, the existing sewer may be abandoned or removed with the approval of the Collection Systems Planning Section of the Department of Public Works.
3. This Petition of Vacation shall be modified to retain the Public Multi-use trail easement.
4. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36932, 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.
5. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
6. 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.

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



7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All existing public improvements, if any, adjacent to and in conflict with this Vacation application shall be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. 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 rights-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.
11. 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-36929 - 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**.

 _____ Signature	<u>1-22-10</u> _____ Date
<u>Dan Hale</u> _____ Please Print Name	
<u>Pardee</u> _____ Company Name	

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED
JAN 22 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

January 15, 2010

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

RE: VAC-36929 - 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. 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

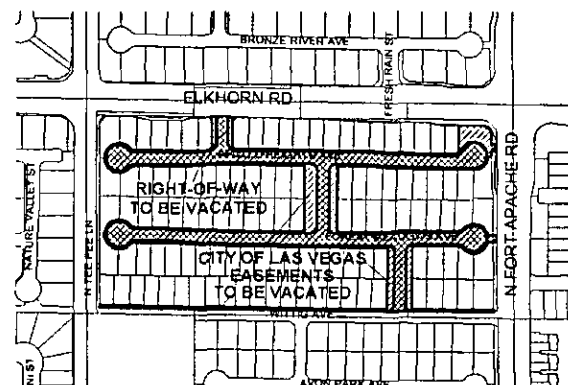
Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

VAC-36929 - 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 Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross)

Application Location



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

Public Hearing Information

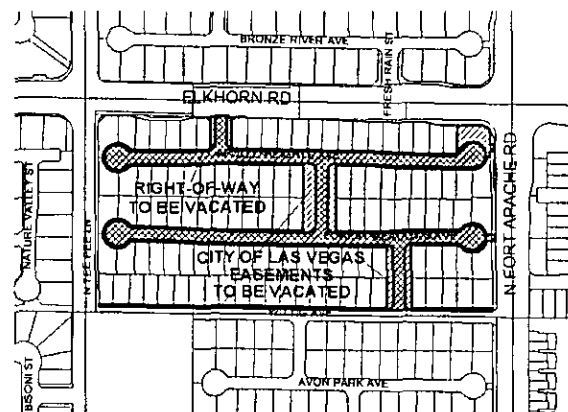
Meeting: Planning Commission
Date: January 28, 2010
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewart Avenue
 Las Vegas, Nevada

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

VAC-36929 - 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 Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross)

Application Location



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

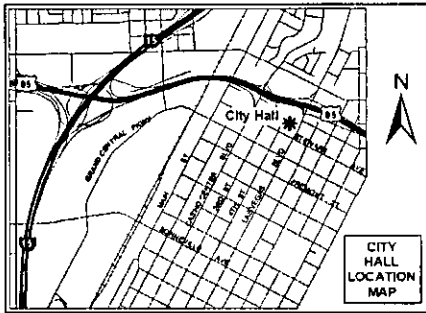
Public Hearing Information

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>.

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

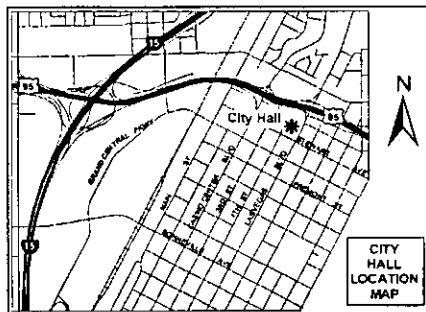
Please use available blank space on card for your comments.

VAC-36929

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



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-36929

Planning Commission Meeting of 1/28/2010

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. G. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 4, 2010
Re: **VAC-36929** Pardee Homes of Nevada SWC Elkhorn Rd. & Fort Apache Rd.
Request for a Petition of Vacation of public rights-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 rights-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 rights-of-way by the Town Center 44/50 No. 1 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. Condition #5 requires a Reversionary Map to be recorded which eliminates the conflict.*
- 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 or drainage easements as dedicated and granted by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48.
- 2. This Petition of Vacation shall be modified to retain Public Sewer Easements over the existing sewer lines located within the streets proposed to be vacated and all within the easements identified by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48. Alternatively, the existing sewer may be abandoned or removed with the approval of the Collection Systems Planning Section of the Department of Public Works.
- 3. This Petition of Vacation shall be modified to retain the Public Multi-use trail easement.
- 4. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36932, 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.
- 5. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
- 6. 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.
- 7. 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.
- 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.

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-36929

Antelope HOA

Aventine-Tramonti HOA

Cascade HOA

Centennial Heights HOA

Centennial Park HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Pine Meadows Community 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-36929

A REQUEST HAS BEEN RECEIVED FROM PARDEE HOMES OF NEVADA TO VACATE PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS WITHIN THE NORTHEAST QUARTER (NE¼) 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)



REVISED January 4, 2010

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

Subject: Town Center 44/50 #1
Request for Vacation (VAC-36929)

To Whom It May Concern:

On behalf of the applicant, Pardee Homes, we respectfully request review and approval of the attached application for Vacation. The subject property is located at the southwest corner Elkhorn Road and Fort Apache Road and comprises approximately 16.65 acres. The residential subdivision was originally approved and recorded to include 116 residential lots and 13 common elements. A copy of the recorded Final Map, Book 136, Page 48, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie *within* the subdivision boundaries – 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-36929
REVISED
01/28/10 PC

RECEIVED
JAN 04 2010

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 SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEING ALL THOSE PEDESTRIAN ACCESS, UTILITY, DRAINAGE, SEWER, STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO THE CITY OF LAS VEGAS AND SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS, IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA.

TOGETHER WITH ALL THOSE CERTAIN PUBLIC RIGHTS-OF-WAYS KNOWN AS SPENCER SPRINGS STREET, FOREST MEADOWS AVENUE, RUSTIC TIMBERS STREET, APOLLO HEIGHTS AVENUE, AND BLUE GRANITE STREET AS DEDICATED TO CLARK COUNTY, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS, IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RESERVING THEREFROM THAT CERTAIN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED JULY 10, 2008, IN BOOK 20080710 AS INSTRUMENT NO. 01633 OF OFFICIAL RECORDS.

FURTHER RESERVING THEREFROM THAT CERTAIN LAS VEGAS SEWER EASEMENT LYING WITHIN COMMON LOT "F" AS GRANTED AND SHOWN BY SAID PLAT.

FURTHER RESERVING THEREFROM A CITY OF LAS VEGAS SEWER AND LAS VEGAS VALLEY WATER DISTRICT EASEMENT, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE ALONG THE NORTH LINE OF SAID SECTION 19, NORTH 89°11'50" WEST, 877.97 FEET;

THENCE PERPENDICULAR TO SAID NORTH LINE, SOUTH 00°48'10" WEST, 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM THE BEGINNING OF A NON-TANGENT CURVE OF WHICH THE RADIUS POINT BEARS SOUTH 50°30'53" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF

Page 1 of 6

VAC-36929
REVISED
01/28/10 PC

RECEIVED
JAN 04 2010

20.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF $38^{\circ}44'02''$, AN ARC LENGTH OF 13.52 FEET;

THENCE SOUTH $00^{\circ}45'05''$ WEST, 71.92 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}19'29''$, AN ARC LENGTH OF 31.53 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $00^{\circ}19'29''$, AN ARC LENGTH OF 8.71 FEET;

THENCE SOUTH $89^{\circ}14'55''$ EAST, 384.92 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 115.70 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 112.91 FEET;

THENCE SOUTH $89^{\circ}14'55''$ EAST, 62.41 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $74^{\circ}10'24''$, AN ARC LENGTH OF 25.89 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $254^{\circ}10'24''$, AN ARC LENGTH OF 179.66 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 120.62 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 115.70 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 112.91 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 78.21 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 37.00 FEET;

THENCE FROM THE BEGINNING OF A NON-TANGENT CURVE OF WHICH THE RADIUS POINT BEARS NORTH $89^{\circ}14'55''$ WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 89°14'55" WEST, 229.71 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 112.91 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 115.70 FEET;

THENCE NORTH 89°14'55" WEST, 88.77 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°28'44", AN ARC LENGTH OF 17.62 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 280°57'27", AN ARC LENGTH OF 198.60 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°28'44", AN ARC LENGTH OF 17.62 FEET;

THENCE SOUTH 89°14'55" EAST, 88.77 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 112.91 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 01°09'11", AN ARC LENGTH OF 30.93 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 86°50'24", AN ARC LENGTH OF 30.31 FEET;

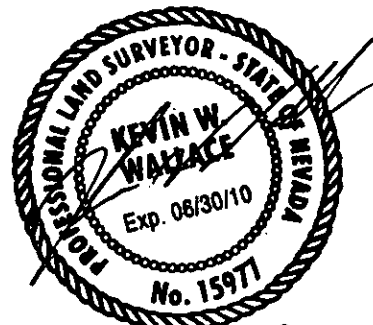
THENCE NORTH 00°45'05" EAST, 74.33 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 38°37'52", AN ARC LENGTH OF 13.48 FEET;

THENCE SOUTH 89°11'50" EAST, 45.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,439 SQUARE FEET, MORE OR LESS.

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



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

December 16, 2009-

TO:

City Clerk's Office

FROM:

Alberta Obodai, Planner I
Current Planning
X2082

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-36929- VACATION - PUBLIC HEARING – APPLICANT/ OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, 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 1:40

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/18/09
TO:	DEVELOPMENT COORDINATION	GARY REID
	TEFO	REBECCA WHITLOCK
	FLOOD CONTROL	RAUL CRUZ
	LAND DEVELOPMENT	DAVID GUERRA
	RIGHT-OF-WAY	CAROLYN CAVINESS
	ROADWAY PLANNING	
	SANITARY SEWERS	JOE PEÑA
	SID	PATRICK MURPHY
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: PARDEE HOMES OF NEVADA		
FILE NUMBER: VAC-36929		

A REQUEST HAS BEEN RECEIVED FROM PARDEE HOMES OF NEVADA TO VACATE PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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**

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 (DEPTY CHIEF SUPPORT SVCS)	
SUBJECT: PETITION OF VACATION		
APPLICANT: PARDEE HOMES OF NEVADA		
FILE NUMBER: VAC-36929		

A REQUEST HAS BEEN RECEIVED FROM PARDEE HOMES OF NEVADA TO VACATE PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS WITHIN THE NORTHEAST QUARTER (NE¼) 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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/18/09
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	PARDEE HOMES OF NEVADA	
FILE NUMBER:	VAC-36929	

A REQUEST HAS BEEN RECEIVED FROM PARDEE HOMES OF NEVADA TO VACATE PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

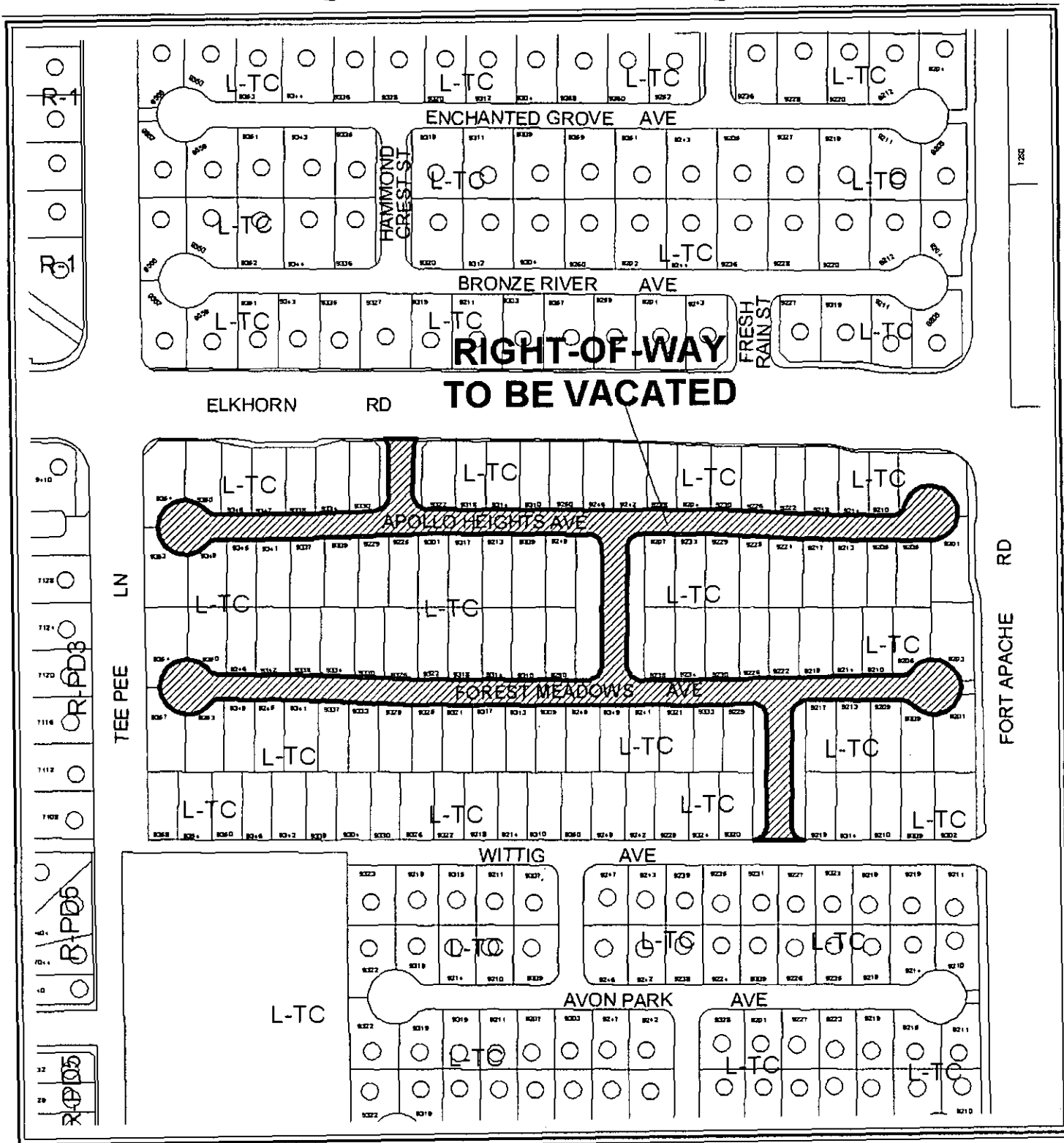
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

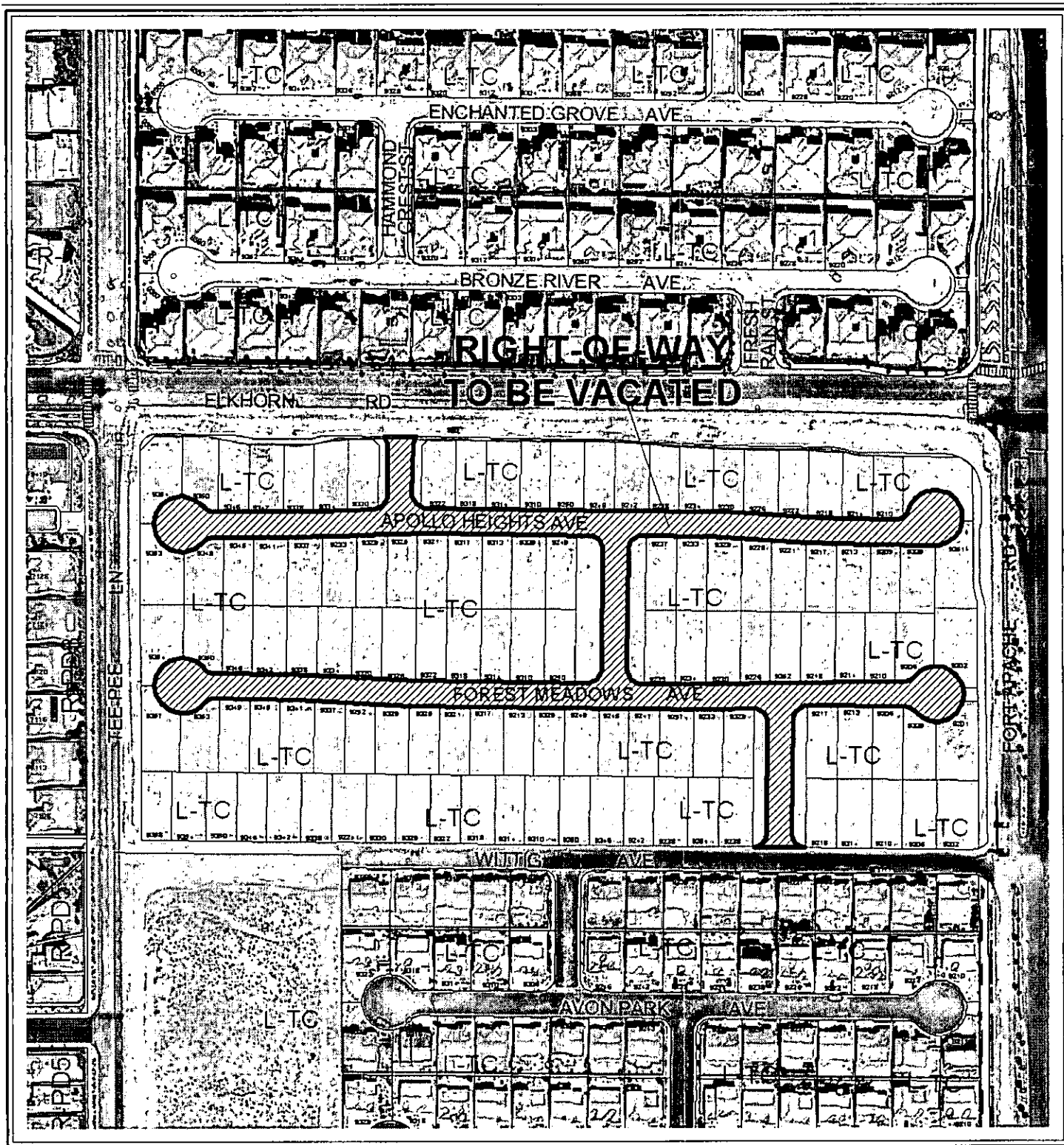
PLANNING COMMISSION MEETING: JANUARY 28, 2010

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



CASE: VAC-36929





CASE: VAC-36929

0 200 400 Feet



Report Date 12/16/2009 12:16 PM

Submitted By

Page 1

A/P # 36929 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/15/2009 11:49	984387	Temp CDO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAC-36929- VACATION - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, Ward 6 (Ross)

Parent A/P #
Project # 36929 Project/Phase Name TOWN CENTER 44/50 NO.1 Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12519516001

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9358 WITTIG AVE
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519516001
12519516002
12519516003
12519516004

Report Date 12/16/2009 12:16 PM

Submitted By

Page 2

AP/Linked Parcels

12519516005
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Report Date 12/16/2009 12:16 PM

Submitted By

Page 3

A/P Linked Parcels

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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/16/2009 12:16 PM**Submitted By**

Page 4

AP Linked Parcels12519516123
12519516124
12519516125
12519516126
12519516127**Applicants/Contacts**

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

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

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

Contractors

No Contractors

Item Description**Item Status**

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 12/16/2009 12:16 PM

Submitted By

Page 5

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
FIRE COMM	
NEIGH P&S	
SEWER	
LAND DEV	
FLOOD	
ROW	
SID	
SURVEY	
TEFO	
TRAFFIC	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	12/15/2009 12:39	500.00
NOTIFICATION & ADVERTISING FEE	P	12/15/2009 12:39	500.00
Total Unpaid		0.00	Total Paid 1000.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
370482	DEVCO	1	Incomplete	☐	12/16/2009 11:52			
370483	FIRE COMM	1	Incomplete	☐	12/16/2009 11:52			
370484	NEIGH P&S	1	Incomplete	☐	12/16/2009 11:52			
370485	SEWER	1	Incomplete	☐	12/16/2009 11:52			
370486	LAND DEV	1	Incomplete	☐	12/16/2009 11:52			

Report Date 12/16/2009 12:16 PM

Submitted By

Page 6

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
370487	FLOOD	1	Incomplete	☐	12/16/2009 11:52			
370488	ROW	1	Incomplete	☐	12/16/2009 11:52			
370489	SID	1	Incomplete	☐	12/16/2009 11:52			
370490	SURVEY	1	Incomplete	☐	12/16/2009 11:52			
370491	TEFO	1	Incomplete	☐	12/16/2009 11:52			
370492	TRAFFIC	1	Incomplete	☐	12/16/2009 11:52			
370493	FIRE ENG	1	Incomplete	☐	12/16/2009 11:52			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By MREX

Modified Date/Time 12/15/2009 11:49

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 AOBODAI

Modified Date/Time 12/16/2009 11:52

Comments

No Comments

Report Date 12/16/2009 12:16 PM

Submitted By

Page 7

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN SUBMITTED BY PARDEE HOMES OF NEVADA TO VACATE FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, WARD 6 (ROSS)

THE ABOVE PRDPRITY IS LEGALLY DESCRIBED AS WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Check Conditions Condition	Approval Supervisor/Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
-------------------------------	---------------------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VACATION

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

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

01/28/2010	PC	SCHEDULED		0	0	0
MREX	12/15/2009	MREX	12/15/2009			

Report Date 12/16/2009 12:16 PM

Submitted By

Page 8

Meeting Information

Meeting Date

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Comments

Added By

Add Date

Modified By

Modified Date

Vacation Final Review Process

CC Expiration Date

Request for Legal

Planning Received Legal

Request for Order

Recorded Doc Number

Devco Received Legal

Order Received

Legal sent back to ROW

Request for Recordation

Recorded Date

There are no items in this list

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Description

Entered By

Start

Stop

Hours

Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381
BARBARA BAIRD; PARDEE HOMES; CK#02605952; 702-451-3510

12/15/2009 12:44

0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation
 Project Address (Location) Tee Pee Lane/Elkhorn Road
 Project Name Town Center 44/50 No. 1 Proposed Use N/A
 Assessor's Parcel #(s) 125-19-516-001 thru 127 Ward # 6
 General Plan: existing I-TC proposed I-TC Zoning: existing I-C proposed I-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 17.46 +/- 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 16
4:17 PM
Micki Baird

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

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

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

Property Owner Signature* Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 9th day of December, 2009

Barbara Baird
Barbara Baird

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-36929</u>
Meeting Date:	<u>11/28/09</u>
Total Fee:	<u>\$1000.00</u>
Date Received:	<u>12/15/09</u>
Received By:	<u>MREX</u>

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



December 15, 2009

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

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

To Whom It May Concern:

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

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

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

Very truly yours,

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

Barbara Baird

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

RECEIVED
DEC 21 2009

VAC-36929
01/28/10 PC

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-36929 APN: 125-19-516-001 thru 127

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

☒ 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: _____

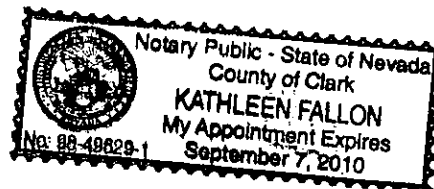
Signature of Property Owner: Dan Hale

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



COPY

20060712-0003965

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

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

07/12/2006 14:57:35

T20060121627

Requestor:
LAND TITLE OF NEVADA

Frances Deane ARO
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

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

Pardee Homes of Nevada, a Nevada Corporation

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

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

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

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

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

Property Holding Corporation, a Nevada Corporation

Mark Bogdanovich, Vice President

RECEIVED

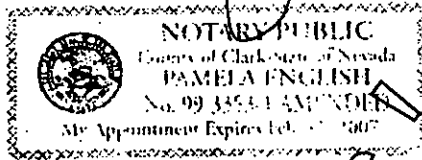
DEC 15 2006

COPY

STATE OF NEVADA
COUNTY OF CLARK

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

Pamela English
Notary Public in and for said County and State.



RECEIVED

DEC 15 2009

COPY

Exhibit "A"

Legal Description

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

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

SAID LAND FORMERLY KNOWN AS:

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

ASSESSOR

RECEIVED

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 SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEING ALL THOSE STREETLIGHT AND TRAFFIC CONTROL EASEMENTS AS GRANTED TO CLARK COUNTY AND SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS, IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA.

TOGETHER WITH ALL THOSE CERTAIN PUBLIC RIGHTS-OF-WAYS KNOWN AS SPENCER SPRINGS STREET, FOREST MEADOWS AVENUE, RUSTIC TIMBERS STREET, APOLLO HEIGHTS AVENUE, AND BLUE GRANITE STREET AS DEDICATED TO CLARK COUNTY, NEVADA AND SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 OF PLATS, IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RESERVING THEREFROM THAT CERTAIN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED JULY 10, 2008, IN BOOK 20080710 AS INSTRUMENT NO. 01633 OF OFFICIAL RECORDS.

FURTHER RESERVING THEREFROM THAT CERTAIN LAS VEGAS SEWER EASEMENT LYING WITHIN COMMON LOT "F" AS GRANTED AND SHOWN BY SAID PLAT.

FURTHER RESERVING THEREFROM A CITY OF LAS VEGAS SEWER AND LAS VEGAS VALLEY WATER DISTRICT EASEMENT, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE ALONG THE NORTH LINE OF SAID SECTION 19, NORTH 89°11'50" WEST, 877.97 FEET;

THENCE PERPENDICULAR TO SAID NORTH LINE, SOUTH 00°48'10" WEST, 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM THE BEGINNING OF A NON-TANGENT CURVE OF WHICH THE RADIUS POINT BEARS SOUTH 50°30'53" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF

Page 1of 6

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

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01/28/10 PC

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20.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF $38^{\circ}44'02''$, AN ARC LENGTH OF 13.52 FEET;

THENCE SOUTH $00^{\circ}45'05''$ WEST, 71.92 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}19'29''$, AN ARC LENGTH OF 31.53 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $00^{\circ}19'29''$, AN ARC LENGTH OF 8.71 FEET;

THENCE SOUTH $89^{\circ}14'55''$ EAST, 384.92 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 115.70 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 112.91 FEET;

THENCE SOUTH $89^{\circ}14'55''$ EAST, 62.41 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $74^{\circ}10'24''$, AN ARC LENGTH OF 25.89 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $254^{\circ}10'24''$, AN ARC LENGTH OF 179.66 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 120.62 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 115.70 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}18'46''$, AN ARC LENGTH OF 112.91 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 78.21 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH $89^{\circ}14'55''$ WEST, 37.00 FEET;

THENCE FROM THE BEGINNING OF A NON-TANGENT CURVE OF WHICH THE RADIUS POINT BEARS NORTH $89^{\circ}14'55''$ WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 31.42 FEET;

COPY

THENCE NORTH 89°14'55" WEST, 229.71 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 112.91 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 115.70 FEET;

THENCE NORTH 89°14'55" WEST, 88.77 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°28'44", AN ARC LENGTH OF 17.62 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 280°57'27", AN ARC LENGTH OF 198.60 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50°28'44", AN ARC LENGTH OF 17.62 FEET;

THENCE SOUTH 89°14'55" EAST, 88.77 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,500.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04°18'46", AN ARC LENGTH OF 112.91 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,537.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 01°09'11", AN ARC LENGTH OF 30.93 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 86°50'24", AN ARC LENGTH OF 30.31 FEET;

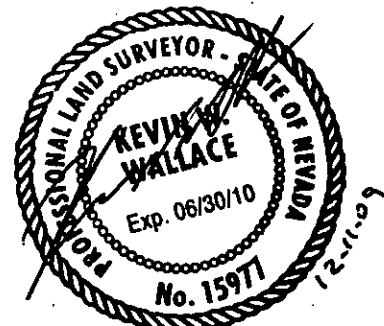
THENCE NORTH 00°45'05" EAST, 74.33 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 38°37'52", AN ARC LENGTH OF 13.48 FEET;

THENCE SOUTH 89°11'50" EAST, 45.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,439 SQUARE FEET, MORE OR LESS.

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



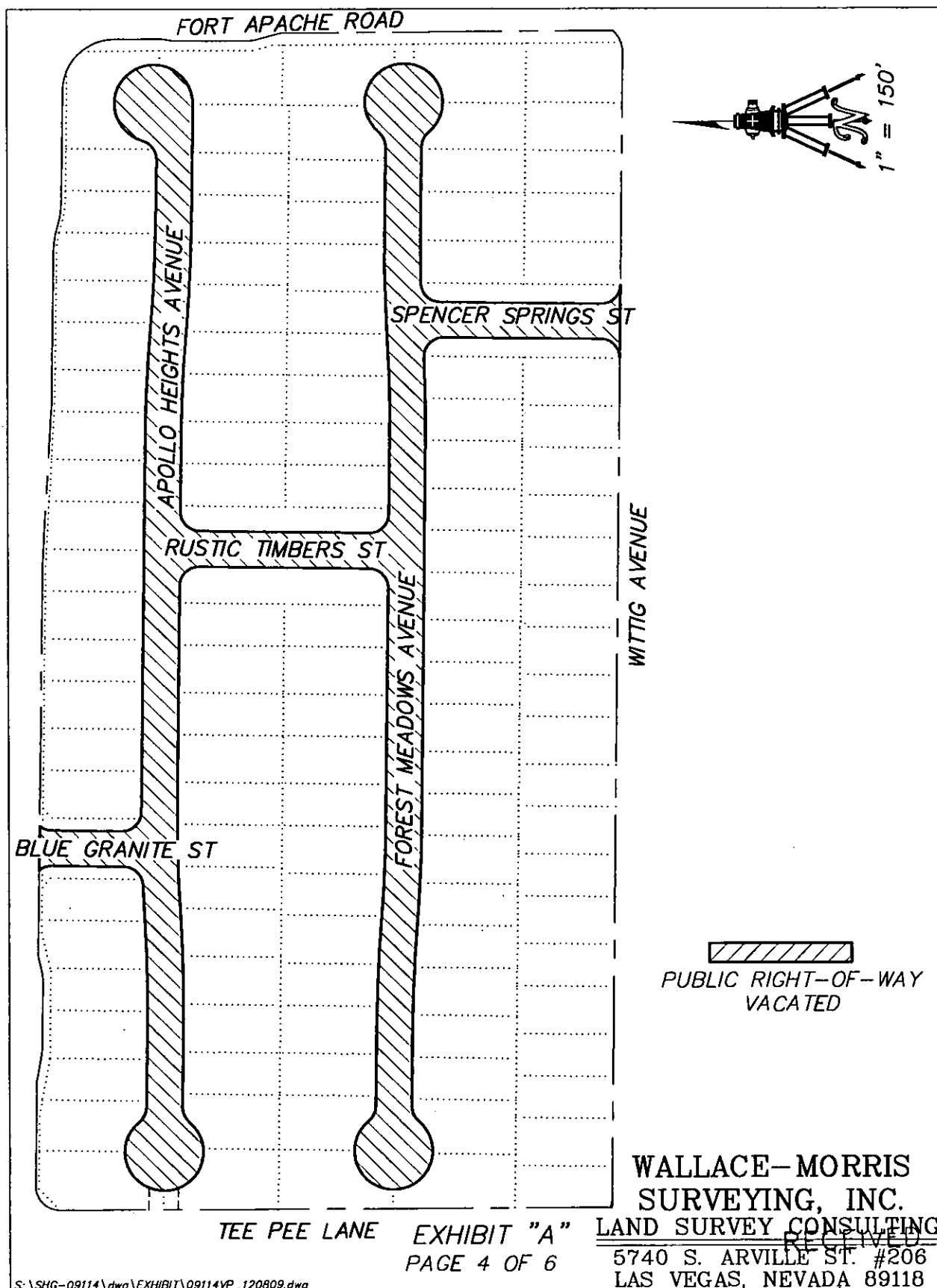
Page 3 of 6

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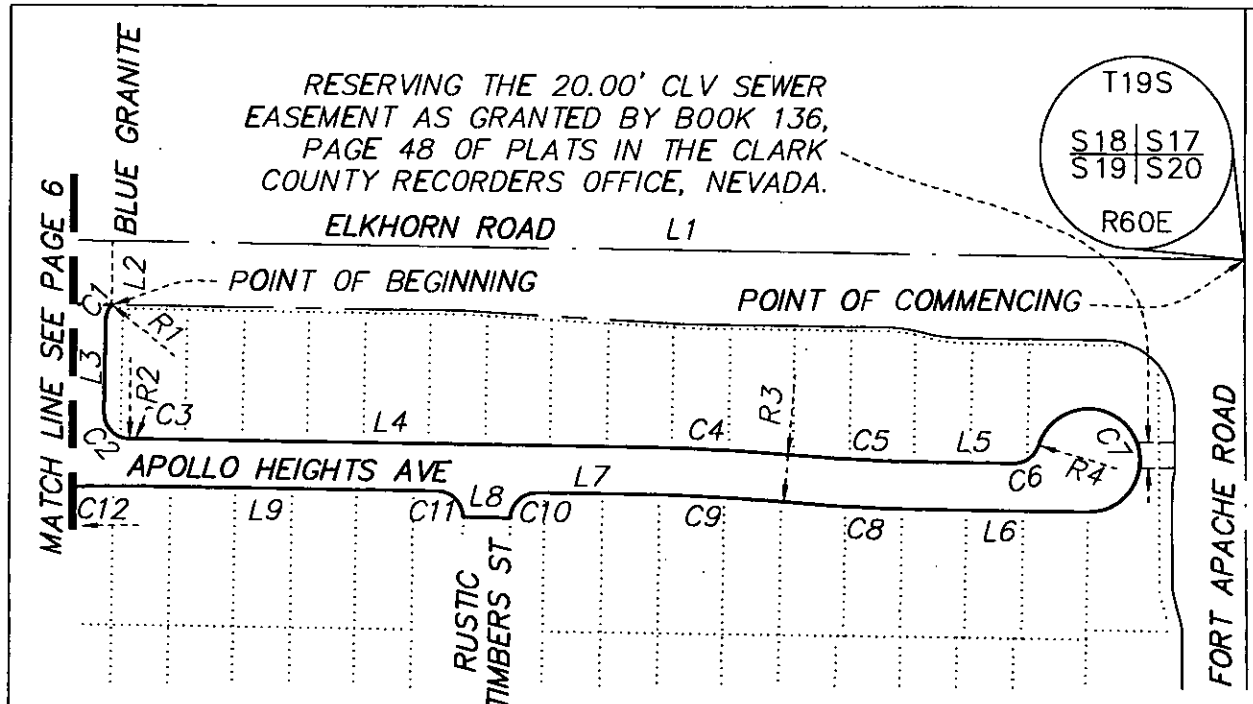
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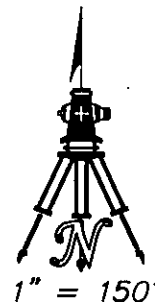
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CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	38°44'02"	20.00'	13.52'	7.03'
C2	90°19'29"	20.00'	31.53'	20.11'
C3	00°19'29"	1537.00'	8.71'	4.36'
C4	04°18'46"	1537.00'	115.70'	57.88'
C5	04°18'46"	1500.00'	112.91'	56.48'
C6	74°10'24"	20.00'	25.89'	15.12'
C7	254°10'24"	40.50'	179.66'	53.58'
C8	04°18'46"	1537.00'	115.70'	57.88'
C9	04°18'46"	1500.00'	112.91'	56.48'
C10	90°00'00"	20.00'	31.42'	20.00'
C11	90°00'00"	20.00'	31.42'	20.00'
C12	04°18'46"	1500.00'	112.91'	56.48'



LINE	BEARING	DISTANCE
L1	N89°11'50"W	877.97'
L2	N00°48'10"E	50.00'
L3	N00°45'05"E	71.92'
L4	S89°14'55"E	384.92'
L5	S89°14'55"E	62.41'
L6	S89°14'55"E	120.62'
L7	S89°14'55"E	78.21'
L8	S89°14'55"E	37.00'
L9	S89°14'55"E	229.71'

LINE	BEARING
R1	S50°30'53"E
R2	N00°25'36"E
R3	N05°03'51"E
R4	S73°25'19"E

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

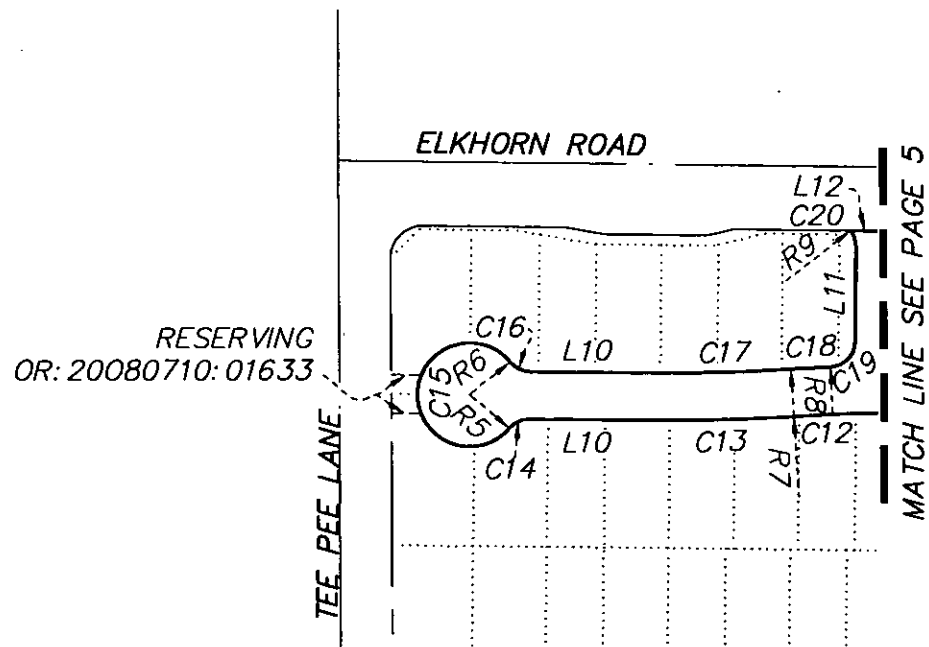
EXHIBIT "B"
PAGE 5 OF 6

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DEC 15 2009

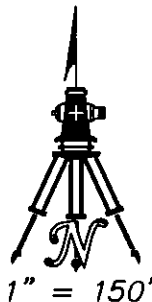
COPY



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C12	04°18'46"	1500.00'	112.91'	56.48'
C13	04°18'46"	1537.00'	115.70'	57.88'
C14	50°28'44"	20.00'	17.62'	9.43'
C15	280°57'27"	40.50'	198.60'	33.41'
C16	50°28'44"	20.00'	17.62'	9.43'
C17	04°18'46"	1500.00'	112.91'	56.48'
C18	01°09'11"	1537.00'	30.93'	15.46'
C19	86°50'24"	20.00'	30.31'	18.93'
C20	38°37'52"	20.00'	13.48'	7.01'

LINE	BEARING	DISTANCE
L10	S89°14'55"E	88.77'
L11	N00°45'05"E	74.33'
L12	S89°11'50"E	45.78'

LINE	BEARING
R5	N49°43'39"W
R6	S51°13'49"W
R7	S03°33'41"E
R8	S02°24'31"E
R9	S52°07'13"W



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SURVEYING, INC.
LAND SURVEY CONSULTING

EXHIBIT "B"
PAGE 6 OF 6

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

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Center](#)[Election
Center](#)[Business
Center](#)[Licensing
Center](#)[My Data Reports](#) [Business Entity Search](#) [L](#)

PARDEE HOMES OF NEVADA

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

Business Entity Information

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

Registered Agent Information

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

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

Financial Information

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

No stock records found for this company

Officers

Secretary - ANTHONY P DOLIM

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

Treasurer - ANTHONY P DOLIM

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

Director - JON E LASH

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

President - MICHAEL V MCGEE

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

Actions\Amendments

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

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

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

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

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

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

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

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

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

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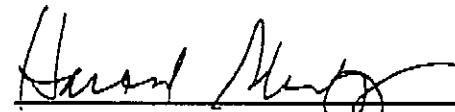
FURTHER RESOLVED, that a Ceiling shall not be deemed to pertain to any Development Documentation that merely implements a financial obligation, rather than creates, renews, extends or otherwise modifies a financial obligation, and that a Ceiling may not be circumvented by separating any one transaction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

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

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

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


Michael V. McGee, Director

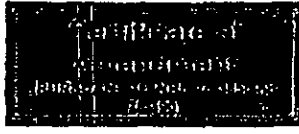

Harold Struck, Jr., Director

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14
DEAN HELLER
Secretary of State

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



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FEB 26 2002

DEAN HELLER, SECRETARY OF STATE

Important: Read attached instructions before completing form.

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

1. Name of corporation: Pardee Construction Company of Nevada

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

The First Article has been amended to read:

FIRST: That the name of this corporation shall be

PARDEE HOMES OF NEVADA

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

4. Officer Signature (Required):

Michael V. Miller

David Sturges

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

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

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Assessor's

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

FEB 26 2002

Dean Heller
Dean Heller
By *Laurel M. Wingen*

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
03-08-2002 13:59 STX 2
OFFICIAL RECORDS
BOOK 20020302 INST: 01983
FEE: 15.00 RPTT: .00

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RECORDED AT THE REQUEST OF
UNITED TITLE OF NEVADA

01-30-2004 14:02 SLD

OFFICIAL RECORDS

BOOK/INSTR 20040130-03735

PAGE COUNT: 3

FEE: 16.00
RPTT: 5,865.00

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

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

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

ESCROW NO: 03206217-113-SDL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kimball Hill Homes of Nevada, a Nevada corporation

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

Pardee Homes of Nevada, a Nevada corporation

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

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

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

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

SELLERS:

Kimball Hill Homes Nevada, Inc.

By: Stan Orsholt, Vice President

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ESCROW NO: 03206217-113-SDL

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this January 28, 2004

appeared before me, a Notary Public,

Stan Gutshall, Vice President of Kimball Hill

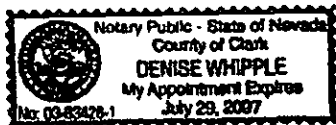
Homes of Nevada

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

Denise Whipple

Notary Public

My commission expires: 7/29/07



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.03735

Exhibit A

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

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

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

ASSESSOR'S

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DEC 15 2009

NOTES

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

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,500 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

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

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

AVERAGE DA VALUE
45

PARCEL NUMBER
001
1.00

ACREAGE
202

PARCEL SUB/SED NUMBER
PA 12-145

PLAT RECORDING NUMBER
5

BLOCK NUMBER
5

LOT NUMBER
5

GOV. LOT NUMBER
G15

T19S R60E

R59E	R60E	R61E
99	100	101
126	125	124
137	138	139

Scale: 1"=200'

19

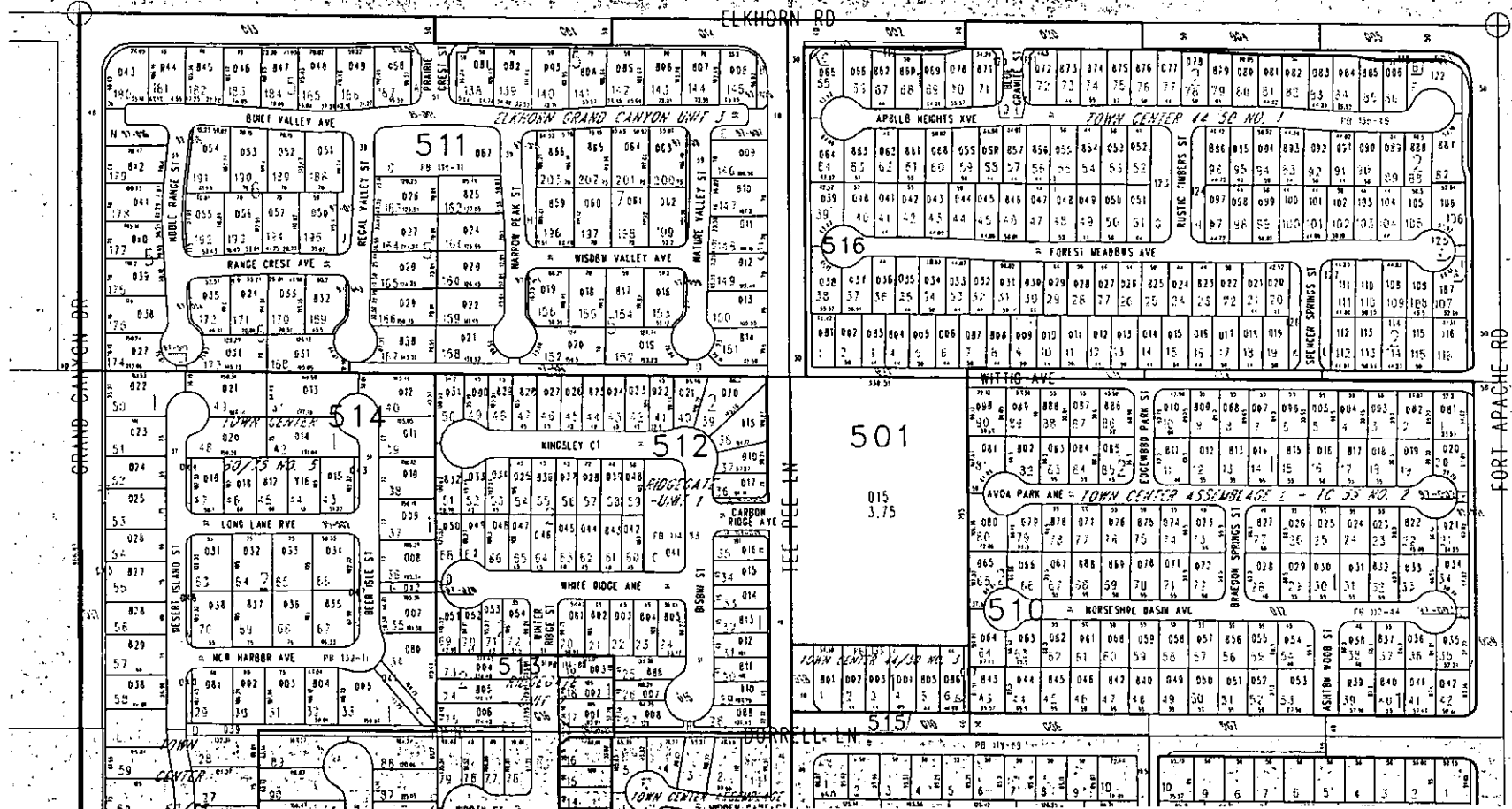
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31	32	33	34	35	36

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8	4	8	4
5	1	5	1
6	2	6	2
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8	4	8	4
5	1	5	1

125-19-5



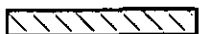
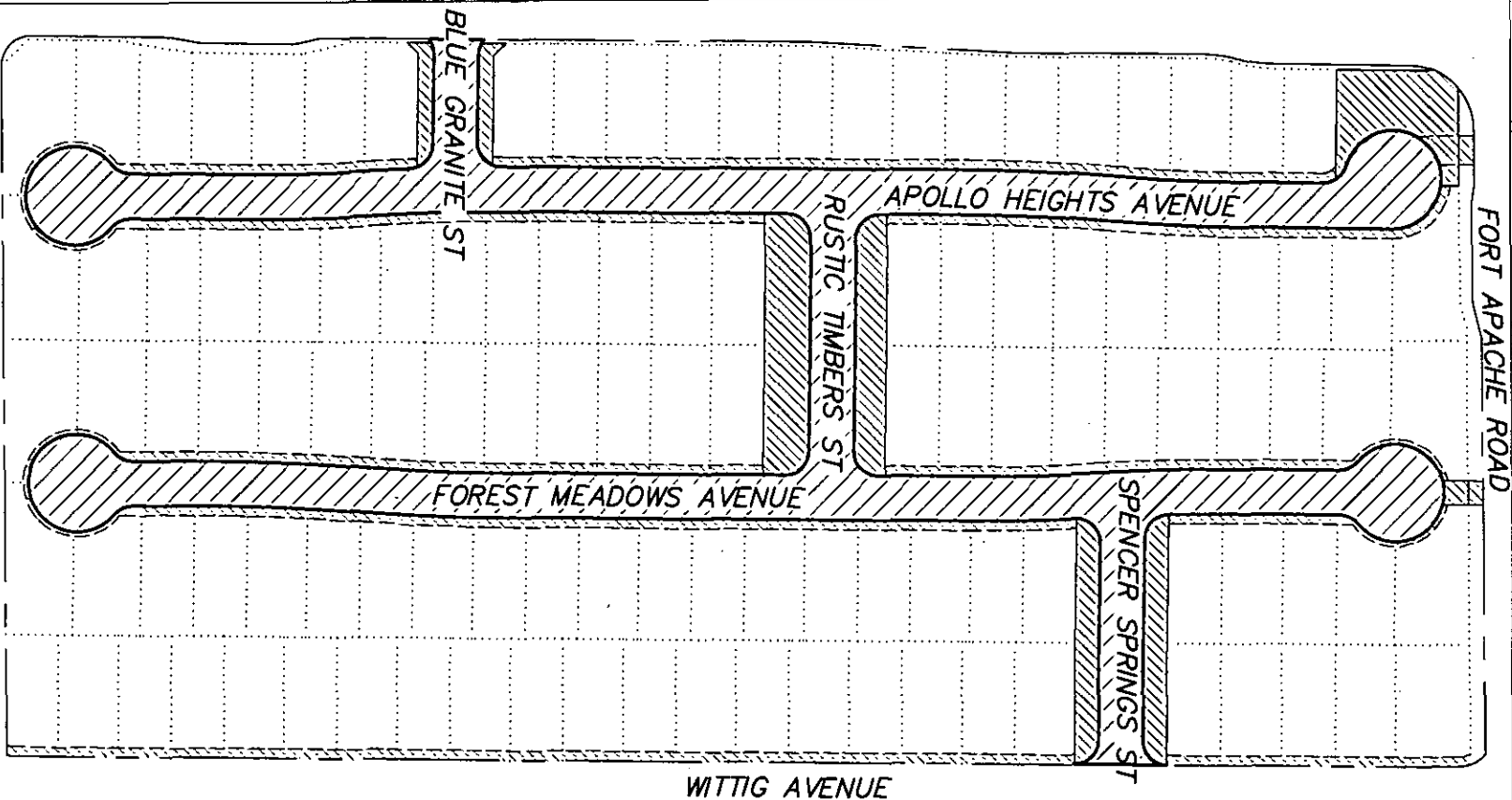


VAC-36929
01/28/10 PC

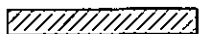
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PUBLIC RIGHT-OF-WAY VACATED



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



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

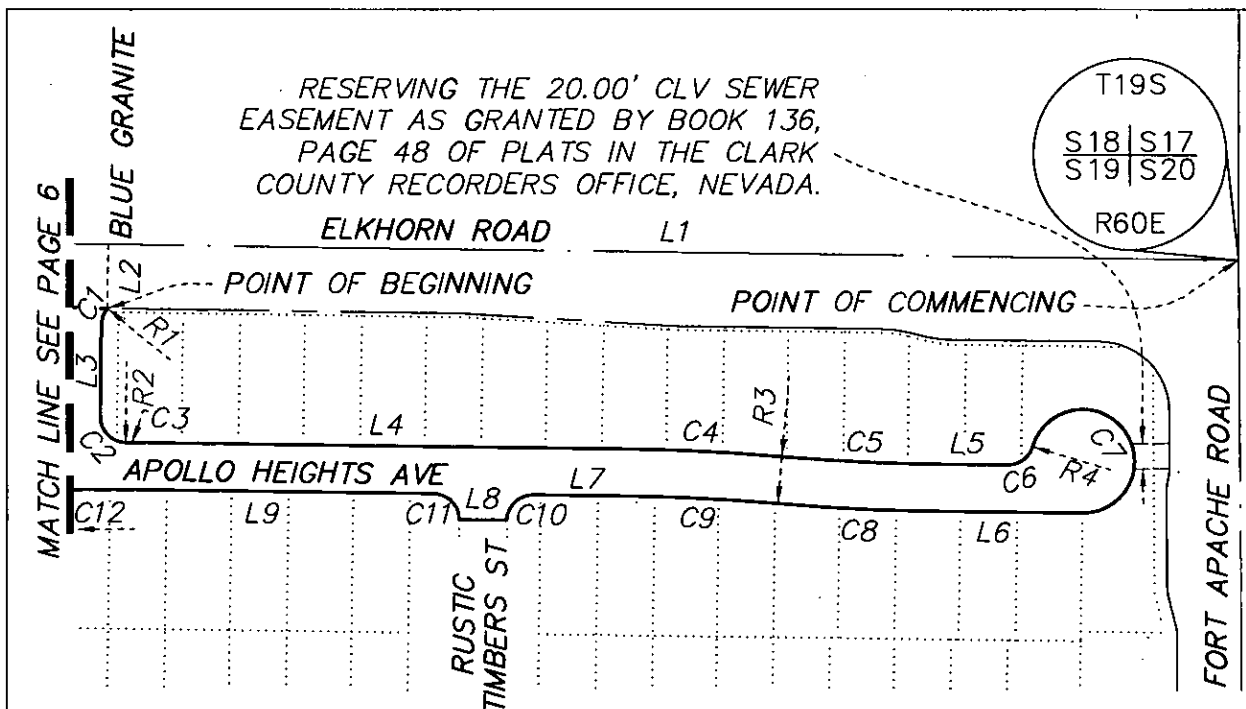
EXHIBIT "A"

PAGE 4 OF 6

VAC-36929

REVISED

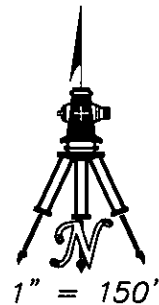
01/28/10 PC



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	38°44'02"	20.00'	13.52'	7.03'
C2	90°19'29"	20.00'	31.53'	20.11'
C3	00°19'29"	1537.00'	8.71'	4.36'
C4	04°18'46"	1537.00'	115.70'	57.88'
C5	04°18'46"	1500.00'	112.91'	56.48'
C6	74°10'24"	20.00'	25.89'	15.12'
C7	254°10'24"	40.50'	179.66'	53.58'
C8	04°18'46"	1537.00'	115.70'	57.88'
C9	04°18'46"	1500.00'	112.91'	56.48'
C10	90°00'00"	20.00'	31.42'	20.00'
C11	90°00'00"	20.00'	31.42'	20.00'
C12	04°18'46"	1500.00'	112.91'	56.48'

LINE	BEARING	DISTANCE
L1	N89°11'50"W	877.97'
L2	N00°48'10"E	50.00'
L3	N00°45'05"E	71.92'
L4	S89°14'55"E	384.92'
L5	S89°14'55"E	62.41'
L6	S89°14'55"E	120.62'
L7	S89°14'55"E	78.21'
L8	S89°14'55"E	37.00'
L9	S89°14'55"E	229.71'

LINE	BEARING
R1	S50°30'53"E
R2	N00°25'36"E
R3	N05°03'51"E
R4	S73°25'19"E



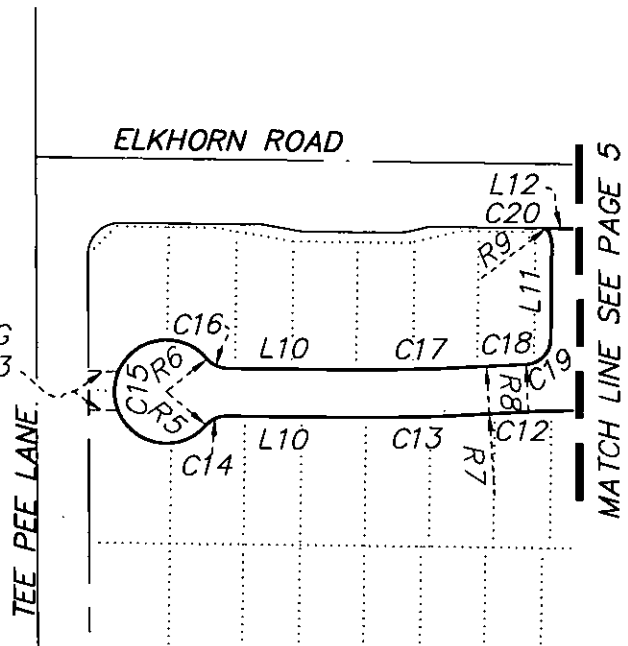
WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
PAGE 5 OF 6

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VAC-36929
REVISED
01/28/10 PC

RESERVING
OR: 20080710: 01633



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C12	04°18'46"	1500.00'	112.91'	56.48'
C13	04°18'46"	1537.00'	115.70'	57.88'
C14	50°28'44"	20.00'	17.62'	9.43'
C15	280°57'27"	40.50'	198.60'	33.41'
C16	50°28'44"	20.00'	17.62'	9.43'
C17	04°18'46"	1500.00'	112.91'	56.48'
C18	01°09'11"	1537.00'	30.93'	15.46'
C19	86°50'24"	20.00'	30.31'	18.93'
C20	38°37'52"	20.00'	13.48'	7.01'

LINE	BEARING	DISTANCE
L10	S89°14'55"E	88.77'
L11	N00°45'05"E	74.33'
L12	S89°11'50"E	45.78'

LINE	BEARING
R5	N49°43'39"W
R6	S51°13'49"W
R7	S03°33'41"E
R8	S02°24'31"E
R9	S52°07'13"W



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VAC-36929
REVISED
01/28/10 PC

PARCELS 127
LABELS 1

Report of All Selected Parcels

Case Number: VAC-36929

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	12519516074
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516113
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516114
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516115
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516116
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516119
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516065
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516066
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516118
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516070
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516071
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516067
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516120
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516121
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516127
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516069
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516085
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516084
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516083
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516082
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516081
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516072
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516079
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516073
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516068
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516078
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516077
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516076
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516075
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516018
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516080
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516024

Report of All Selected Parcels**Case Number:** VAC-36929**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	12519516112
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516001
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516021
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516022
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516023
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516003
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516020
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516004
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516025
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516026
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516108
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516027
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516109
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516028
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516126
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516011
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516117
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516017
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516016
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516015
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PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516009
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516005
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516013
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516106

Report of All Selected Parcels**Case Number:** VAC-36929**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	12519516044
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516101
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516100
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516099
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516098
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516103
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516051
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516104
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516050
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516049
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516048
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PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516111
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PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516058

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516045
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PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516110
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12519516053
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