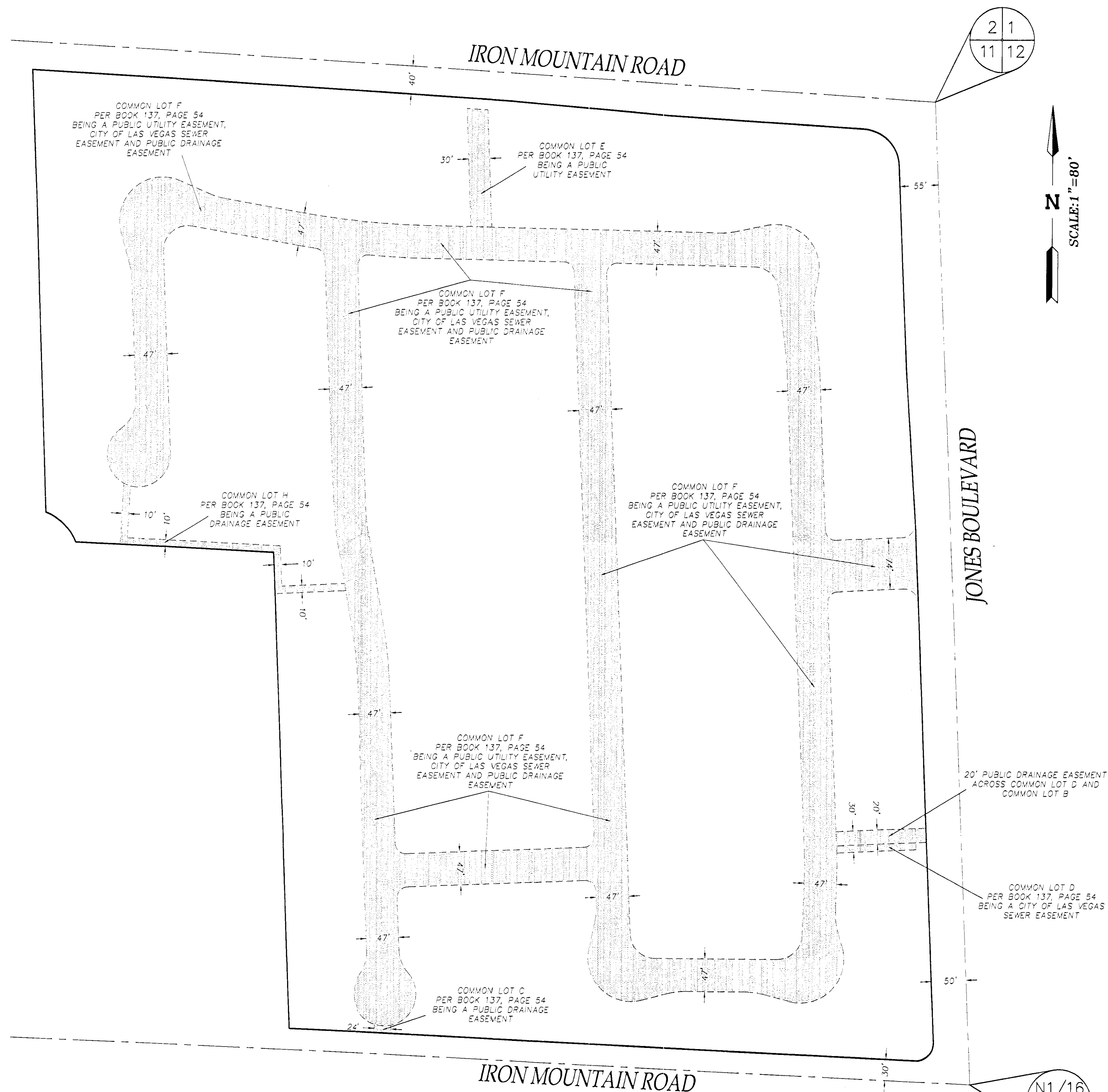


VACATION EXHIBIT



2 1
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LEGEND

- PUBLIC EASEMENT TO BE VACATED
- SUBDIVISION BOUNDARY
- CENTERLINE

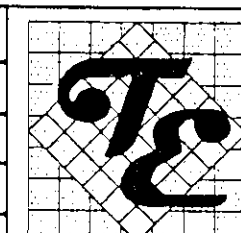
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RECEIVED

AUG 10 2010

City of Las Vegas

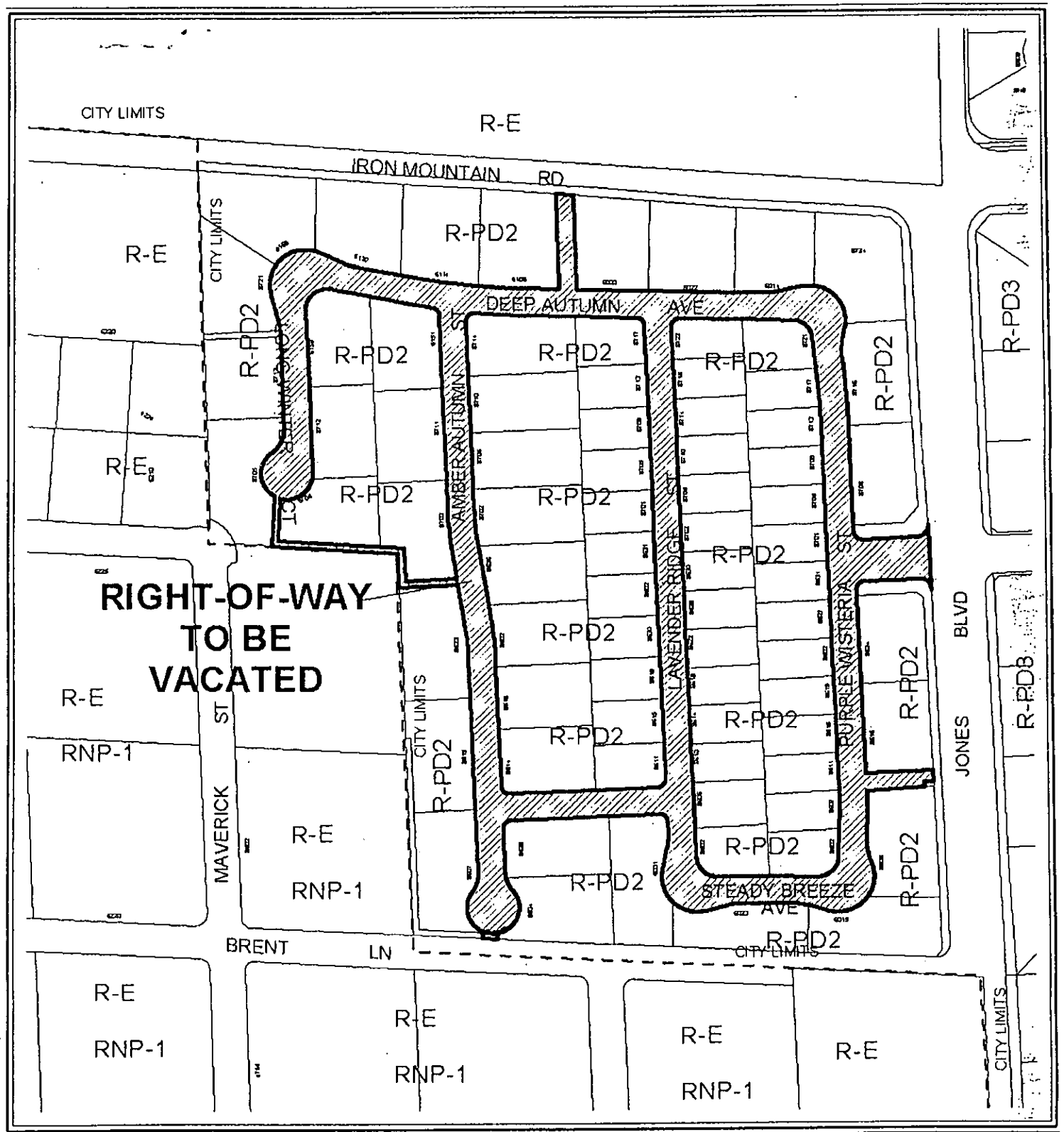
Date: 08.03.10
Drawn: SD
Check: SD
Scale: 1" = 80'
Sheet: 1 of 1



TANEY ENGINEERING
6030 SO. JONES BLVD. #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

VAC-39142

09/23/10 PC

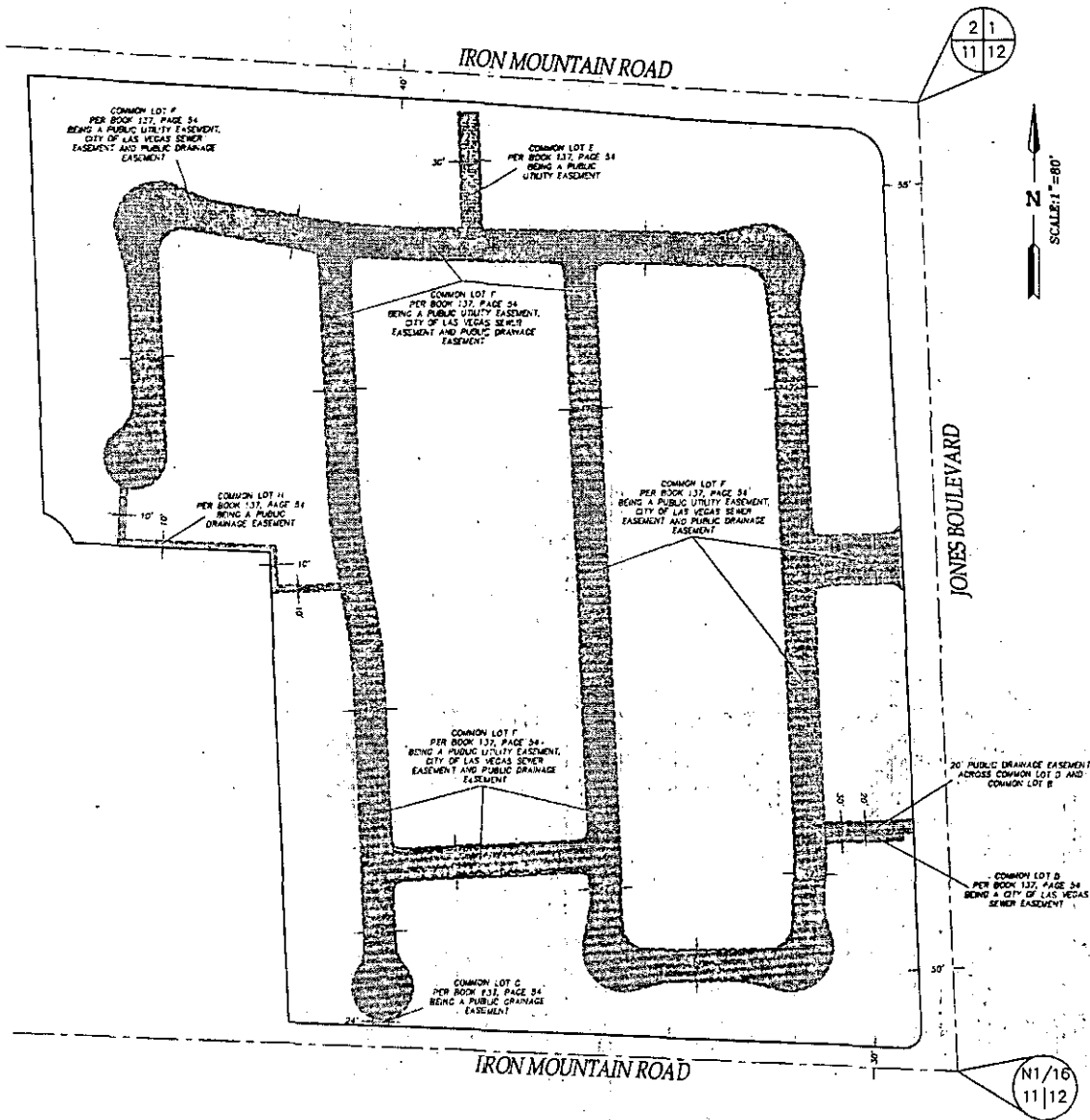


CASE: VAC-39142

0 200 400 Feet



VACATION EXHIBIT

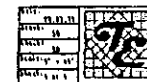


LEGEND

- PUBLIC EASEMENT TO BE VACATED
- SUBDIVISION BOUNDARY
- CENTERLINE

RECEIVED
AUG 10 2010

RECEIVED
AUG 10 2010
City of Las Vegas

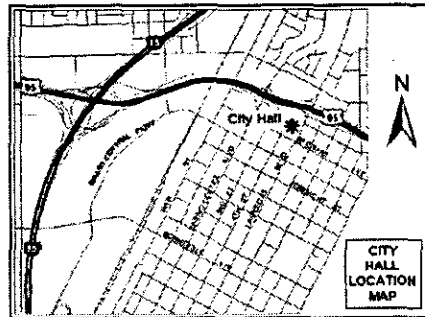


TANEY ENGINEERING
6030 SO. JONES BLVD. #100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

VAC-39142

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-39142

Planning Commission Meeting of 9/23/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.414
SEP 10 2010
PITNEY BOWES

RECEIVED
SEP 22 2010

12511507001
LEONARD MARVIN & KARLA
9041 WIND WARRIOR AVE
LAS VEGAS NV 89143-5415

Case: VAC-39142

09/23/2010 09:14:30



20p

Inst #: 201011230001153
Fees: \$22.00
N/C Fee: \$0.00
11/23/2010 10:39:12 AM
Receipt #: 588025
Requestor:
LAS VEGAS CITY
Recorded By: BRT Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

9

APH 125-11-595-002

**WHEN RECORDED MAIL
& SEND TAX STATEMENTS TO:**

City Clerk – City Hall
400 E. Stewart Ave
Las Vegas, Nevada 89101

APN#: 125-11-595-002

**TITLE ON DOCUMENT: ORDER OF EMERGENCY ACCESS,
DRAINAGE, SEWER AND PUBLIC UTILITY EASEMENT VACATION**

REFERENCE NO./INFORMATION: VACATION 39142

This page has been added to comply with NRS 247.110, Section 4.

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

APN: 125-11-595-002

ORDER OF EMERGENCY ACCESS, DRAINAGE, SEWER AND PUBLIC UTILITY EASEMENT VACATION

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of Emergency Access, Public Drainage, Public Sewer and Public Utility Easements ("Easement Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated August 10, 2010, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its consideration and final action; and

WHEREAS, not less than ten business days before consideration by the Planning Commission, notice of the Planning Commission public hearing, setting forth the extent of the proposed easement vacation and setting the date for the public hearing was sent by mail on September 9, 2010, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed Easement Area. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on September 10, 2010; and

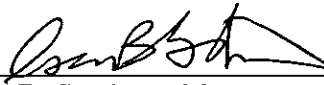
WHEREAS, the Planning Commission public hearing to consider the Petition was held on September 23, 2010, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission determined that the public will not be materially injured by the proposed easement vacation, and pursuant to Chapter 18.20.060 of the Municipal Code of the City, the Planning Commission's action shall be final, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

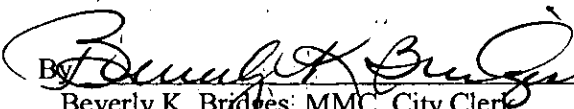
This Order vacates only the City's easement interest as described herein in the Easement Area. Any other property interest over the Easement Area, including any City utility, traffic or other City easements, shall remain in place and this Order shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 17th day of November, 20 10.

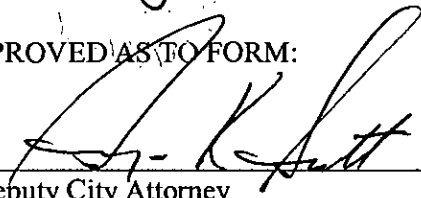
CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:

By:  11/19/10
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By:  11/10/10
Deputy City Attorney Date

CONDITIONS SATISFIED:

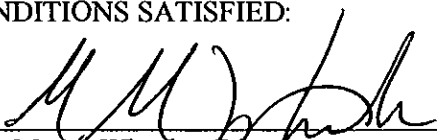
By: 
M. Margo Wheeler, Director Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

EXHIBIT A

THE PURPOSE IS TO VACATE PUBLIC EASEMENTS WITHIN THE BOUNDARIES OF STRATTON 35.

LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 11; TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C;

THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D;

THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE EASTERLY PROJECTION OF SAID NORTH 20 FEET ACROSS COMMON LOT B;

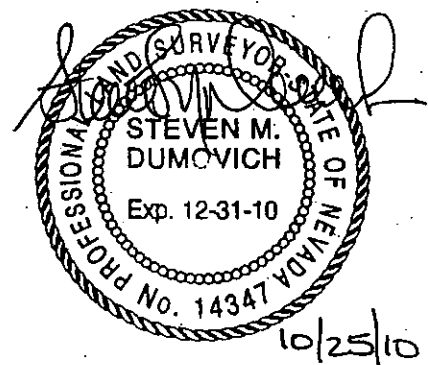
THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E;

THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F;

AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

EXCEPTING THEREFROM ALL EASEMENT RIGHTS AND INTERESTS GRANTED TO THE CITY OF LAS VEGAS BY THE AMENDED FINAL MAP OF STRATTON 35, ON FILE IN BOOK 142, PAGE 77, IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, THAT LIE WITHIN ANY AND ALL OF THE ABOVE-DESCRIBED PARCELS OF LAND.

PURPOSE:	PUBLIC EASEMENT VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118
JOB NAME:	STRATTON 35
JOB NUMBER:	WLL-10-067
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	EASE VACATION.DOC



WILLIAM LYON HOMES, INC.

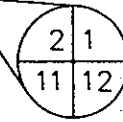
EXHIBIT B

IRON MOUNTAIN ROAD

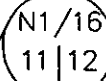


NORTH

SCALE 1"=300'

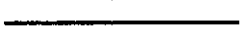


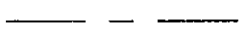
JONES BOULEVARD



BRENT LANE

 EFFECTIVE AREA OF VACATION

 SUBDIVISION BOUNDARY

 CENTERLINE

 COMMON LOT F PER BOOK 137, PAGE 54 OF PLATS BEING A PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT. (TO BE RELINQUISHED)

 COMMON ELEMENT A PER BOOK 142, PAGE 77 OF PLATS BEING A PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT. (GRANTED UPON RECORDATION OF PLAT)

*CITY OF LAS VEGAS EASEMENT
RELINQUISHMENT
EXHIBIT*



TANEY ENGINEERING

6030 S. JONES BLVD. #100

LAS VEGAS, NV 89118

(702) 362-8844 FAX: (702) 362-5233

EXHIBIT B

CONDITIONS OF APPROVAL LETTER

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

September 24, 2010

Mr. Scott Swapp
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

**RE: VAC-39142 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Swapp:

Your Petition to Vacate the sewer and drainage easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

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

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in the recorded plat of Stratton 35, Book 137 Page 54, including but not limited to Public Drainage Easements, Public Sewer Easements, and Public Access Easements located within all private streets and common lots, excluding those areas overlapping the private streets and common elements of the Amended Plat of Stratton 35 [FMP-38588]. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

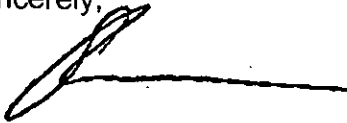


Mr. Scott Swapp
William Lyon Homes
VAC-39142 - Page Two
September 24, 2010

5. 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 action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Shaelyn Sandoval
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118



August 24, 2010

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

Reference: CLV VAC-39142
NV Energy # RV 0103-2010

Dear Ms. Wulff,

Nevada Power Company d/b/a NV Energy has **no objection** to the City of Las Vegas vacating their rights to the public utility easements as described in VAC-39142.

Nevada Power Company d/b/a NV Energy's Land Services Director signed the amended Final Map of Stratton 35 on August 9, 2010, that contained the language to relinquish the easements granted to the utilities in the owner's dedication of Stratton 35, as shown by map thereof on file in Book 137, Page 54 of Plats, in favor of the new easements granted on the amended final map.

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

Sincerely,

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

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

paula

VLO 8-20-10

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED

AUG 18 2010

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
TO: COX COMMUNICATIONS	YANCY GREEN	DIV. ENG.
NV ENERGY		
SOUTHWEST GAS CORPORATION		
SOUTHERN NEVADA WATER AUTHORITY	MEGHAN O'NEAL	
CENTRAL TELEPHONE COMPANY d/b/a EMBARQ		
LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX	
SUBJECT: PETITION OF VACATION		
APPLICANT: WILLIAM LYON HOMES		
FILE NUMBER: VAC-39142	SOUTHWEST GAS CORPORATION NO OBJECTION	

A REQUEST HAS BEEN SUBMITTED BY WILLIAM LYON HOMES TO VACATE THE CITY OF LAS VEGAS SEWER AND PUBLIC UTILITY EASEMENTS GENERALLY LOCATED SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD WARD 6 (ROSS).

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C; THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D; THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B; THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E; THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F; AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

COMMENTS DUE BY: AUGUST 24, 2010

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

SOUTHWEST GAS CORPORATION
NO OBJECTION

Proposed WR# 1157693
The Crossings

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

X603Y570
9.10.10 No objections. No existing facilities within area being vacated only proposed facilities. Amended Final Map will offer and dedicate new easements. RastHeller



**LAS VEGAS VALLEY
WATER DISTRICT**

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

September 28, 2010

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

Attention: Mary Wulff

SUBJECT: VACATION AND ABANDONMENT OF EASEMENTS OF INTEREST
WITHIN VAC-39142-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Easements of Interest as described in VAC-39142-2010 received by the District on August 18, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

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

Sincerely,

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

JDF:PMB

THIS DOCUMENT IS A COPY OF THE ORIGINAL DOCUMENT AND IS NOT A SUBSTITUTE FOR THE ORIGINAL DOCUMENT. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DISTRICT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



CenturyLink
6700 Via Austi Parkway
Las Vegas, Nevada 89119
(702) 244 7055

September 1, 2010

VAC-39142
No Reservations

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

SUBJECT: VAC-39142
Project Name: Iron Mountain Road/Jones Boulevard
APN: 125-11-511-001 thru 085

Re: Request by William Lyon Homes to vacate the City of Las Vegas Sewer and Public Utility Easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard lying within the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 11, Township 19 South, Range 60 East, MDM, City of Las Vegas, Clark County, Nevada.

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area, including, but no limite to those rights granted per

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

Sincerely yours,

Rick Naugle
Manager of Plant Facilities
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

PRN: 457556
North 5 WCE: D.Jones



August 27, 2010

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

Subject: Review requested Vacate: VAC-39142

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

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II
702-545-1674
Right of Way Dept.
Cox Communications

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-39142 - APPLICANT/OWNER: WILLIAM LYON HOMES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 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 **SEPTEMBER 23, 2010**.

K. Martin - Jensen

Signature

9-20-10

Date

K. Martin - Jensen

Please Print Name

WILLIAM LYON HOMES, INC

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

SEP 20 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

September 10, 2010

Mr. Scott Swapp
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

**RE: VAC-39142 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Swapp:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 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, September 17, 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. Shaelyn Sandoval
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

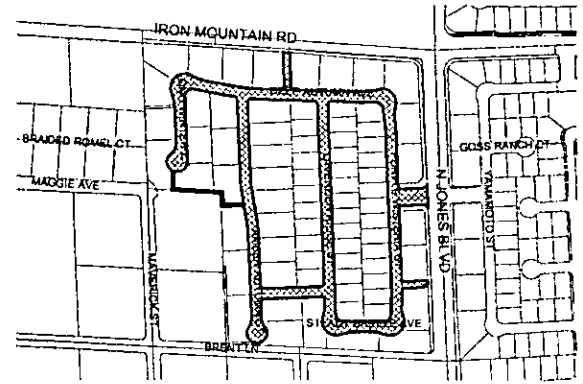
Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Walfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell



Application Information

VAC-39142 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the sewer and drainage easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).

Application Location



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

Public Hearing Information

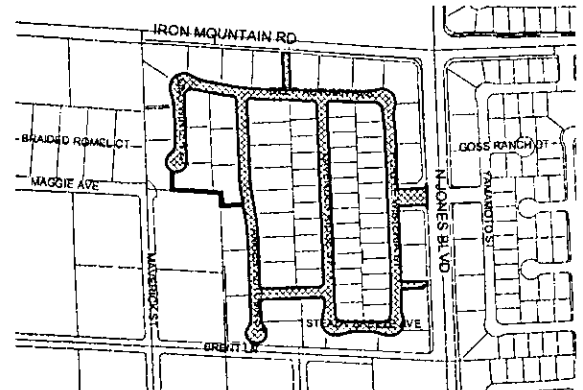
Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-39142 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the sewer and drainage easements generally located at the southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).

Application Location



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

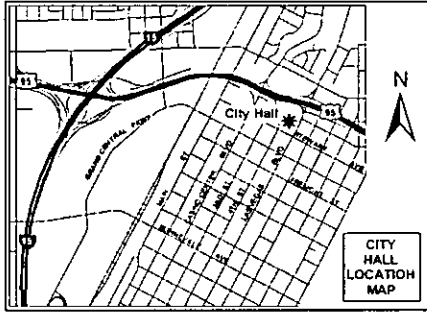
Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 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

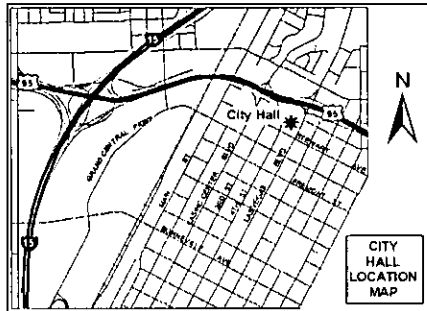
Please use available blank space on card for your comments.

VAC-39142

Planning Commission Meeting of 9/23/2010

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-39142

Planning Commission Meeting of 9/23/2010

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **VAC-39142** William Lyon Homes SWC Iron Mountain Rd. & Jones Blvd.
Request for a Petition of Vacation of CLV sewer easements and public utility easements

COMMENTS:

This Vacation application proposes to vacate the City of Las Vegas sewer and existing public utility easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest.

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in the recorded plat of Stratton 35, Book 137 Page 54, including but not limited to Public Drainage Easements, Public Sewer Easements, and Public Access Easements located within all private streets and common lots, excluding those areas overlapping the private streets and common elements of the Amended Plat of Stratton 35 [FMP-38588]. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. 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.

P/L 100/10

Report of All Selected Parcels

Case Number: VAC-39142

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		12512197040
		12512197033
ALEXANDER FAMILY TRUST	8820 MAVERICK ST LAS VEGAS NV	12511507003
DELDIN MICHAEL B	802 IOWA AVE LOS BANOS CA	12511604004
EHLERS JOEL & KIMBERLY TRUST	6225 MAGGIE AVE LAS VEGAS NV	12511506002
H K R L L C	%R KURTH 6220 BRENT LN LAS VEGAS NV	12511506003
LATHAM TIGNER G & MARYANNA	7275 SEVERANCE LN LAS VEGAS NV	12511502002
LEONARD MARVIN & KARLA	9041 WIND WARRIOR AVE LAS VEGAS NV	12511507001
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511065
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511020
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511045
LYDN WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511025
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511077
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511063
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511044
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511049
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511060
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511050
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511021
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511019
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511083
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511027
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511064
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511059
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511051
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511018
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511043
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511026
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511062
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511078
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511068
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511069

10/13/10

10/13/10

10/13/10

Report of All Selected Parcels

Case Number: VAC-39142

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511070
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511071
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511082
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511072
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511073
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511074
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511024
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511067
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511046
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511061
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511048
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511047
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511023
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511022
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511076
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511042
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511066
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511084
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511075
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511010
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511028
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511012
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511055
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511085
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511034
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511037
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511011
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511081
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511033
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511003
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511038
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511056

Report of All Selected Parcels

Case Number: VAC-39142

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511006
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511008
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511036
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511009
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511007
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511004
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511005
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511080
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511035
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511015
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511017
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511052
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511029
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511016
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511041
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511079
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511058
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511030
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511001
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511053
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511057
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511040
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511031
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511014
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511039
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511054
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511032
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511013
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511002
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510002
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510010
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510009

Report of All Selected Parcels**Case Number:** VAC-39142**Printed On:** Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511006
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511008
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511036
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511009
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511007
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511004
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511005
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511080
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511035
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511015
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511017
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511052
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511029
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511016
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511041
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511079
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511058
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511030
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511001
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511053
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511057
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511040
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511031
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511014
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511039
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511054
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511032
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511013
LYON WILLIAM HOMES INC	%T CONNELLY 500 PILOT RD #G LAS VEGAS NV	12511511002
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510002
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510010
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510009

Report of All Selected Parcels

Case Number: VAC-39142

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MAVERICK MAGGIE 5 L L C	%B PENTON 8350 W SAHARA AVE #290 LAS VEGAS NV	12511510001
USA	400 E STEWART AVE LAS VEGAS NV	12502000003
VANDERHARTEN ARTHUR & CAROL TR	8780 MAVERICK ST LAS VEGAS NV	12511604001
VANDERHARTEN ARTHUR & CAROL TR	8780 MAVERICK ST LAS VEGAS NV	12511604013

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) SURVEY TRAFFIC ENGINEERING	ROGER BAILEY REBECCA WHITLOCK ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER	
SUBJECT: PETITION OF VACATION		
APPLICANT: WILLIAM LYON HOMES		
FILE NUMBER: VAC-39142		

A REQUEST HAS BEEN SUBMITTED BY WILLIAM LYON HOMES TO VACATE THE CITY OF LAS VEGAS SEWER AND PUBLIC UTILITY EASEMENTS GENERALLY LOCATED SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD WARD 6 (ROSS).

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C; THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D; THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B; THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E; THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F; AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

COMMENTS DUE TO BART ANDERSON BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD
SUBJECT: PETITION OF VACATION		
APPLICANT: WILLIAM LYON HOMES		
FILE NUMBER: VAC-39142		

A REQUEST HAS BEEN SUBMITTED BY WILLIAM LYON HOMES TO VACATE THE CITY OF LAS VEGAS SEWER AND PUBLIC UTILITY EASEMENTS GENERALLY LOCATED SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD WARD 6 (ROSS).

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C; THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D; THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B; THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E; THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F; AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

COMMENTS DUE BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	WILLIAM LYON HOMES	
FILE NUMBER:	VAC-39142	

A REQUEST HAS BEEN SUBMITTED BY WILLIAM LYON HOMES TO VACATE THE CITY OF LAS VEGAS SEWER AND PUBLIC UTILITY EASEMENTS GENERALLY LOCATED SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD WARD 6 (ROSS).

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C; THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D; THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B; THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E; THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F; AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

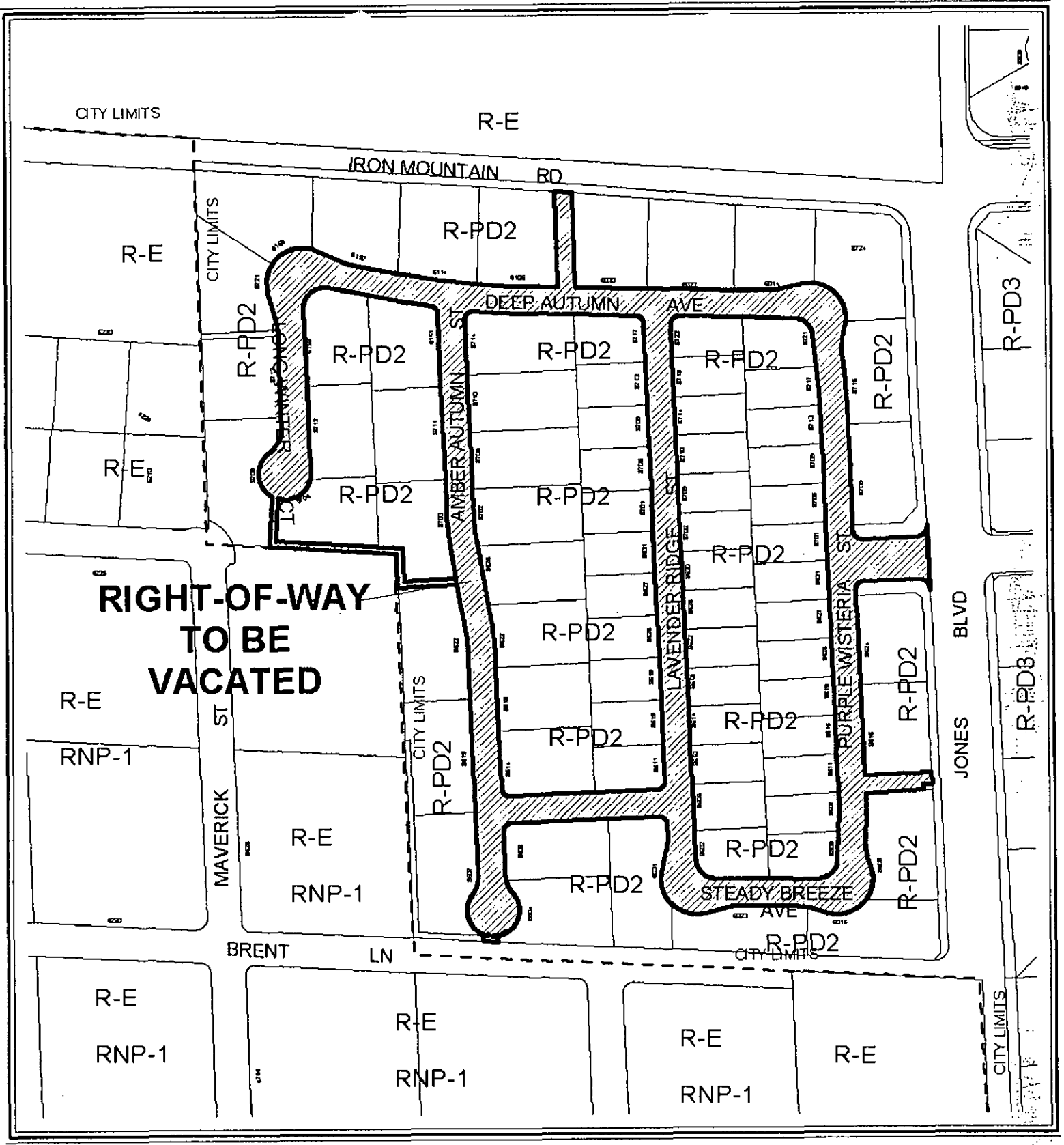
COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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



CASE: VAC-39142

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

VAC Application

9/23/10 PH Romeo

Report Date 08/11/2010 10:54 AM

Submitted By

Page 1

A/P # 39142 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/10/2010 10:37	983052	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-39142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate the City of Las Vegas sewer easement and Public Drainage easements generally located southwest corner of Iron Mountain Road and Jones Boulevard, Ward 6 (Ross).

Parent A/P

Project #	39142	Project/Phase Name	STRATTON 35	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12511511001

Location

Owner/Tenant

Contact ID AC431459	Name	LYON WILLIAM HOMES INC	Organization	% T CONNELLY
Mailing Address 500 PILOT RD #G			State/Province	NV
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89119-3624			Evening Phone	
Day Phone (702)263-8200 x			Mobile #	
Fax (702)263-8220				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

8624 PURPLE WISTERIA ST
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12511511001
12511511002
12511511003
12511511004

Report Date 08/11/2010 10:54 AM

Submitted By

Page 2

A/P Linked Parcels

12511511005
12511511006
12511511007
12511511008
12511511010
12511511011
12511511012
12511511013
12511511014
12511511015
12511511016
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12511511064

Report Date 08/11/2010 10:54 AM

Submitted By

Page 3

AVP Linked Parcels

12511511065
12511511066
12511511067
12511511068
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12511511070
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12511511078
12511511079
12511511080
12511511081
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12511511083
12511511084
12511511085

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC431459 ☐ Foreign
Effective Expire
Name LYON WILLIAM HOMES INC
Day Phone (702)263-8200 x Eve Phone Organization % T CONNELLY
Pager PIN # Position
Fax (702)263-8220 Mobile Profession
E-Mail
Address 500 PILOT RD #G
LAS VEGAS, NV 89119-3624
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC881313 ☐ Foreign
Effective Expire
Name TANEY ENGINEERING
Day Phone (702)362-8844 x Eve Phone Organization
Pager PIN # Position
Fax (702)362-5233 Mobile Profession
E-Mail
Address 6030 S JONES BLVD #100
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments shaelyn sandoval - 362.8844

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	08/10/2010 10:39	500.00
NOTIFICATION & ADVERTISING FEE	P	08/10/2010 10:39	500.00

Report Date 08/11/2010 10:54 AM

Submitted By

Page 4

Inspections

There are no inspections for this Report

Review/Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity/Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By FSOLIS

Modified Date/Time 08/10/2010 10:36

Comments

Applicant to bring in the rolled plan by the end of the week.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By RGUMARANG

Modified Date/Time 08/11/2010 10:21

Comments

No Comments

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN SUBMITTED BY WILLIAM LYON HOMES TO VACATE THE CITY OF LAS VEGAS SEWER AND PUBLIC UTILITY EASEMENTS GENERALLY LOCATED SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND JONES BOULEVARD WARD 6 (ROSS). LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C;
THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D;
THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B;
THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E;
THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F;
AND THE PUBLIC ORAINAGE EASEMENT WITHIN COMMON LOT H.

Report Date 08/11/2010 10:54 AM

Submitted By

Page 5

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

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?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added By	Add Date	Modified By	Modified Date		
	09/23/2010	PC	SCHEDULED			
				0	0	0
	FSOLIS	08/10/2010				

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

There are no items in this list

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	08/10/2010 10:40		0.00
	DOUG KROSBAKKEN; WILLIAM LYON HOMES INC; CK#11458; 702-362-8844;				
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	983052	08/10/2010 10:36	08/10/2010 10:36	0.00
	rolled plan missing - ok for submittal per steve s				

Report Date 08/11/2010 10:54 AM

Submitted By

Page 6

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: Vacation
Project Address (Location) Jones & Iron Mountain
Project Name Stratton 35 Proposed Use _____
Assessor's Parcel #(s) 125-11-511-001 Thru 085 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 33.07 Lots/Units 77 Density _____
Additional Information _____

RECEIVED
CITY CLERK
2010 AUG 11 2:57 PM

PROPERTY OWNER William Lyon Homes Contact Scott Swapp
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220
City Las Vegas State NV Zip 89119
E-mail Address Scott.swapp@lyonhomes.com

APPLICANT William Lyon Homes Contact Scott Swapp
Address 500 Pilot Road, Suite G Phone: 263-8200 Fax: 263-8220
City Las Vegas State NV Zip 89119
E-mail Address Scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Shaelyn Sandoval
Address 6030 S. Jones, Suite 100 Phone: 362-8844 Fax: 362-5233
City Las Vegas State NV Zip 89118
E-mail Address Shaes@taneycorp.com

Property Owner Signature* Terry Connelly

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

Print Name TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10

Erica J. Morales

Notary Public in and for the State of Nevada

RECEIVED

AUG 10 2010

Revised 10/27/08



City of Las Vegas

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-39142</u>
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>1000</u>
Date Received:	<u>8-10-10</u>
Received By:	<u>F.S</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.

f:\depot\Application Packet\Application Form.pdf

CERTIFICATE OF SECRETARY

COPY

I, W. Douglass Harris, do hereby certify that I am the duly elected, qualified and acting Vice President-Corporate Controller and Corporate Secretary of WILLIAM LYON HOMES, INC., a California corporation.

I further certify that the following is a true and complete list of the duly elected and current acting officers of WILLIAM LYON HOMES, INC., which officers have been duly elected to serve in their respective capacities until the next annual meeting or until their successors are elected and duly qualified.

Officers:

William Lyon
Wade H. Cable
Michael D. Grubbs
Richard S. Robinson
W. Douglass Harris
Cynthia E. Hardgrave
C. Dean Stewart
Dorothy M. Albertson
Justine Black
William H. Lyon
Kathryn A. Sampson
Brian J. Aitken
Gary W. Cogan
Matthew R. Zaist

Titles:

Chairman & Chief Executive Officer
President & Chief Operating Officer
Sr. Vice President, Chief Financial Officer, Treas. & Asst. Secy.
Sr. Vice President - Finance
Vice President - Corporate Controller & Corporate Secretary
Vice President - Tax & Internal Audit & Asst. Secretary
Vice President - Operations
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Secretary
Asst. Treasurer
Asst. Treasurer
Asst. Treasurer

Officers:

Titles:

Division Titles:

"DBA: LYON SOUTHERN CALIFORNIA DIVISION"

Thomas J. Mitchell	Sr. Vice President	So. Calif. Division President
Dan C. George	Vice President	Vice President
Gary S. Wangler	Vice President	V.P.-Dir. of Operations
Karick M. Brown	Asst. Secretary	Asst. Secretary
J. Desmond Bunting	Asst. Secretary	Asst. Secretary
Brian W. Doyle	Asst. Secretary	Asst. Secretary
Thomas G. Grable	Asst. Secretary	Asst. Secretary
Carl S. Morabito	Asst. Secretary	Asst. Secretary
Mark A. Thomas	Asst. Secretary	Asst. Secretary
Renato C. Millar	Asst. Treasurer	Asst. Treasurer
Christina E. Estrada	Designated Signer for Escrow Amendments	
Tara K. Morenc	Designated Signer for Contracts and Purchase Orders	
Lesley A. Pennington	Designated Signer for Purchase Agreements and Escrow Amendments	

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AUG 10 2010
City of Las Vegas

COPY

Certificate of Secretary
William Lyon Homes, Inc., a California corporation
Page -3-

<u>Officers:</u>	<u>Titles:</u>	<u>Division Titles:</u>
<u>"DBA: LYON ARIZONA DIVISION"</u>		
W. Thomas Hickcox	Sr. Vice President	Arizona Division President
Jeffrey D. Carlson	Vice President	V.P.-Land Acquisition
Bryan J. Cazier	Vice President	V.P.-Purchasing
Julie E. Collins	Vice President	V.P.-Operations
Larry Sears	Vice President	V.P.-Construction
Eileen V. Andrews	Asst. Secy. & Des. Broker	Asst. Secretary
Charles Caldwell	Asst. Secretary	Asst. Secretary
Maureen W. Maxwell	Asst. Secretary	Asst. Secretary
Jane E. Cochrane	Asst. Treasurer	Asst. Treasurer
Karen B. Beacom	)	Designated Signers for Addendums to: Homebuyer's Purchase
Adrienne M. Kautzman	)	Contracts, Warranty Deeds, Affidavits of Property Value; and
Jeanette Lakavage	)	Miscellaneous Mortgage Documents

<u>"DBA: LYON NEVADA DIVISION"</u>		
Mary J. Connelly	Sr. Vice President	Nevada Division President
Terry A. Connelly	Vice President	V.P.-Dir. of Operations
Linda Kemper-Eknayan	Asst. Secretary	Asst. Secretary
Kathleen Martin-Jensen	Asst. Treasurer	Asst. Treasurer
Debra L. Coroch	Designated Signer for Purchase Orders	

2003.

WITNESS my hand and the seal of the Corporation this 19th day of May,

W. Douglas Harris
W. Douglas Harris
Vice President-Corporate Controller and
Corporate Secretary

COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-39142** APN: 125-511-001 Thru 085

Name of Property Owner: William Lyon Homes, INC.

Name of Applicant: William Lyon Homes, INC.

Name of Representative: Taney Engineering, INC.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

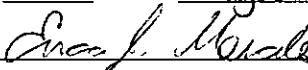
APN: _____

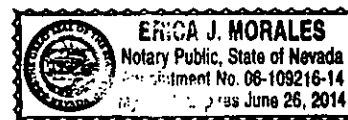
Signature of Property Owner: 

Print Name: TERRY CONNELLY

Subscribed and sworn before me

This 9 day of August, 20 10


Notary Public in and for said County and State



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AUG 10 2010



TANEY ENGINEERING

6030 JONES BLVD #100

LAS VEGAS, NEVADA 89118

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

August 10, 2010

**City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 879101**

Re: Stratton 35 Vacation

We are requesting the vacation of the public easements granted per the recorded final map. our client purchased the property and has submitted for revisions to the improvement plans and submitted an amended final map to modify the layout of the site. We are requesting the vacation of the easements granted per the original final map in favor of the new easements which will be dedicated with the recordation of the amended final map.

Thank you,

Shaelyn Sandoval
Taney Engineering

VAC-39142

RECEIVED

AUG 10 2010

City of Las Vegas

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

July 2, 2010

Mr. Scott Swapp
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

RE: FMP-38588 - STRATTON 35 AMENDED

Dear Mr. Swapp:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on July 2, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – STRATTON 35 (TMP-12092) and all other land use entitlements associated with Final Map – STRATTON 35 (FMP-15912).
2. On the cover sheet, insert the file number "FMP-38588" above the signature block in the lower right-hand corner.
3. The "CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL" should read as follows:

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 for dedication by the Director of Planning and Development on the ____ day of _____, 200__.

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkenton

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



07101-001-06-09

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AUG 10 2010

VAC-39142

City of Las Vegas

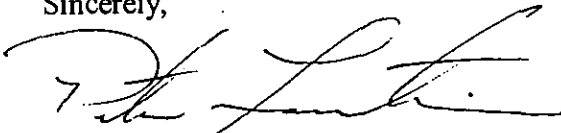
Mr. Scott Swapp
FMP-38588 - Page Two
July 2, 2010

Public Works

4. Coordinate with the Collection System Planning Section of the Department of Public Works for an Oversizing Agreement for sewer line construction in Jones Boulevard prior to the recordation of this Map.
5. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the sewer easement located in common element D (between lots 4 & 5). A note to this affect shall be placed on this Map.
6. Submit a Vacation application for all existing City of Las Vegas easements that are no longer needed due to amendments shown on this map. The Order of Vacation must be recorded concurrently with this Map. Relocate the City Engineer's signature block such that it does not appear to be an approval of Vacating City of Las Vegas Easements, as such easements can only be eliminated through the Vacation process, not by Amended Map.
7. Dimensions and information presented on the currently approved civil improvement plans should match this amended Final Map. Revise drawings as necessary.

If you have any questions concerning this matter, please contact me at (702) 229-6301.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Planning and Development Department

PL:clb

cc: Ms. Shaelyn Sandoval
Taney Engineering
6030 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

A.P.N. # 139-31-111-001
R.P.T.T. \$ 28,743.60

RECORDING REQUESTED BY:
Fidelity National Title Co.

MAIL TAX STATEMENTS TO:
Lamanza, LLC
12100 Wilshire Boulevard
Suite 1025
Los Angeles, CA 90025

WHEN RECORDED MAIL TO:

Inst #: 201008110002932

Fees: \$22.00 N/C Fee: \$25.00

RPTT: \$28743.60 Ex: #

08/11/2010 02:23:19 PM

Receipt #: 461408

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: GWC Pgs: 10

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DDR MDT MV WEST LAS VEGAS LLC**, a Delaware limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LAMANZA, LLC**, a Nevada limited liability company, with address at 12100 Wilshire Boulevard, Suite 1025, Los Angeles, CA 90025, and to the heirs and assigns of such Grantee forever, all that real property situated in Clark County of the State of Nevada, bounded and described as follows:

PARCEL NO(S). I and II described ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TOGETHER WITH: any and all rights, benefits, privileges, easements, tenements, hereditaments, rights-of-way and other appurtenances thereon or in any way appertaining thereto, including, without limitation, Grantor's interest in Parcel No. III described on EXHIBIT A attached hereto and made a part hereof, and any and all water rights which are appurtenant to or associated with the Property, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

TOGETHER WITH: all of the minerals of every kind and nature, including but not limited to oil, gas and other hydrocarbons, geothermal brines and steams and all metallic and non-metallic minerals and materials lying in, under or upon the Property, and any reversions, remainders, rents, issues or profits thereof;

SUBJECT ONLY TO: (i) real estate taxes and assessments, both general and special, not yet due and payable, (ii) zoning and building ordinances, (iii) public streets and rights of way, and (iv) such other matters as set forth on EXHIBIT B attached hereto and made a part hereof.

[signatures on following page]

DATE: Aug. 11, 2010

GRANTOR:

DDR MDT MV West Las Vegas LLC,
a Delaware limited liability company

By: [Signature]

Name:

DAVID E. WEISS

Title:

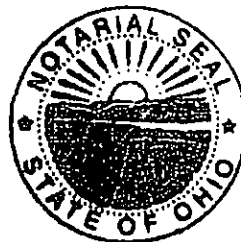
SR. VICE PRESIDENT

STATE OF Ohio)
) SS:
COUNTY OF Cuyahoga)

This instrument was acknowledged before me on August 4, 2010, by
David E. Weiss.

Signature [Signature]
Notary Public

Attach Exhibit A - Legal Description of Property
Attach Exhibit B - Permitted Exceptions



JEANNE JOSEPH
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
September 7, 2014

EXHIBIT A

Legal Description

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31 AS SHOWN ON THE PLAT OF "THE MEADOWS" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AT PAGE 56 OF BOOK 18 OF PLATS, THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL AND A DISTANCE 50.00 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, A DISTANCE OF 169.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°18'45" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DECATUR BOULEVARD A DISTANCE OF 454.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209, OF BOOK 851 ON AUGUST 1, 1973 CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02", AN ARC LENGTH DISTANCE OF 174.45 FEET TO A POINT; A RADIAL BEARING FROM SAID POINT BEARS SOUTH 00°37'51" EAST, THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 89°56'11" EAST, 198.00 FEET, THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°18'51" WEST, 400.00 FEET, THENCE SOUTH 89°41'09" EAST, 96.20 FEET; THENCE SOUTH 00°18'51" WEST, 273.71 FEET TO A POINT OF INTERSECTION WITH A NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS LANE (73.00 FEET WIDE); THENCE NORTH 89°41'09" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 149.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 888.23 FEET, THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF

8°26'40", AN ARC LENGTH OF 130.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,371.56 FEET; THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 06°36'01", AN ARC LENGTH OF 158.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°13'03", AN ARC LENGTH OF 149.65 FEET TO A POINT OF TANGENCY WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY, (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02" AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89°56'11" EAST, 198.00 FEET; THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00°18'51" WEST, 269.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°18'51" WEST, 131.00; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°41'09" WEST, 4.00 FEET; THENCE NORTH 00°18'51" EAST, 131.00 FEET; THENCE SOUTH 89°41'09" EAST, 4.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 26, 1978 IN BOOK 948 AS INSTRUMENT NO. 907773 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY THAT CERTAIN DEED RECORDED APRIL 16, 2002 IN BOOK 20020416 AS INSTRUMENT NO. 00135 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED August 9, 2010 IN BOOK 20100809 AS INSTRUMENT NO. 0003231 OF OFFICIAL RECORDS.

PARCEL II:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS PAGE 56 BOOK 18 OF PLATS; THENCE SOUTH 89°41'09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE); THENCE NORTH 00°18'45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NO. 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22°44'07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38'02" AN ARC LENGTH OF 174.45 FEET; THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89°56'11" EAST, 198.00 FEET; THENCE NORTH 63°07'49" EAST, 121.78 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00°18'51" WEST, 27.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°18'51" WEST, 92.80; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°41'09" EAST, 5.65 FEET; THENCE NORTH 00°18'51" EAST, 92.80 FEET; THENCE NORTH 89°41'09" WEST, 5.65 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PARKING AS CREATED BY THAT CERTAIN RECIPROCAL GRANT OF EASEMENTS AND DECLARATION OF ESTABLISHING RESTRICTIONS AND COVENANTS RECORDED OCTOBER 30, 1978 IN BOOK 963 AS INSTRUMENT NO. 922424, OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED AUGUST 1, 1980 IN BOOK 1261 AS DOCUMENT NO. 1220242, AND AS FURTHER MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN BOOK 1801, AS DOCUMENT NO. 1760094, OFFICIAL RECORDS.

End of Legal Description

EXHIBIT B

Permitted Exceptions

1. Reservations and provisions as contained in Patent from the United States of America, recorded February 17, 1925, in Book 11 of Deeds, Page 1, as Instrument No. 22099.
2. Abutter's rights of ingress and egress to or from U.S. 95 Expressway have been relinquished in the document recorded March 30, 1973 in Book 314 as Instrument No. 273511 of Official Records. Document also recorded April 24, 1973 in Book 321 as Instrument No. 280593 of Official Records. Document also recorded August 1, 1973 in Book 351 as Instrument No. 310209 of Official Records.
3. A document entitled "Public Highway Agreement" recorded November 8, 1973 in Book 378 as Instrument No. 337893 of Official Records.
4. Easements as shown and/or dedicated upon the final map of The Meadows, on file in Book 18 of plats, Page 56, of Official Records.
5. An 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 August 2, 1978, in Book 924 as Instrument No. 883291 of Official Records, over a portion of the land.
6. An 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 August 2, 1978, in Book 924 as Instrument No. 883293 of Official Records, over a portion of the land.
7. Easements as shown and/or dedicated upon the final map of Sutter Hill Subdivision, on file in Book 23 of plats, Page 18, of Official Records.
8. Covenants, conditions, and restrictions in a Reciprocal Grant of Easements and Declaration Establishing Restrictions and Covenants recorded October 30, 1978, in Book 963 as Instrument No. 922424 of Official Records.

The right to levy certain charges or assessments against said land which shall become a lien if not paid, as therein set forth. Conferred upon: Maintenance Director.

Document(s) declaring modifications thereof recorded August 1, 1980 in Book 1261 as Instrument No. 1220242 of Official Records.

Document(s) declaring modifications thereof recorded September 8, 1983 in Book 1801 as Instrument No. 1760094 of Official Records.

A document entitled "Assignment and Assumption of Operating Agreements" recorded October 27, 2004 in Book 20041027 as Instrument No. 05658. of Official Records.

A document entitled "Assignment and Assumption of Reciprocal Easement Agreement" recorded September 23, 2005 in Book 20050923 as Instrument No. 04382 of Official Records.

9. An easement for public utilities and incidental purposes in the document recorded March 8, 1979 in Book 1020 as Instrument No. 979897 of Official Records.
10. An 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 April 10, 1979, in Book 1037 as Instrument No. 996154 of Official Records, over a portion of the land.
11. An easement for public utilities and incidental purposes in the document recorded September 4, 1980 in Book 1277 as Instrument No. 1236101 of Official Records.
12. An easement for public utilities and incidental purposes in the document recorded March 17, 1982 in Book 1536 as Instrument No. 1495919 of Official Records.

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)

- a) 139-31-111-001
b) _____
c) _____
d) _____

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$5,635,700.00

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

Transfer Tax Value: \$5,635,700.00

Real Property Transfer Tax Due: \$ 28,743.60

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Senior Vice President

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: DDR MDT MV West Las Vegas LLC

Address: Attn: General Counsel
3300 Enterprise Parkway

City: Beachwood

State: Ohio Zip 44122

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: LAMANZA, LLC

Address: c/o Pacific Properties Group, Inc.
12100 Wilshire Boulevard, Suite 1025

City: Los Angeles

State: California Zip 90025

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Valerie Rapp Escrow # 1629423-VR

Address: 1300 Dove St. #310

City: Newport Beach State CA Zip 92660

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

COPY

APNs: 124-07-414-001 thru 043, inclusive,
and 125-11-511-001 thru 085, inclusive

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

William Lyon Homes, Inc.

500 Pilot Road, Suite G

Las Vegas, Nevada 89119

Attn: Terry Connelly

422715-mstJS

Inst #: 200912300000593

Fees: \$21.00 N/C Fee: \$26.00

RPTT: \$19028.10 Ex: #

12/30/2009 09:23:30 AM

Receipt #: 176811

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: ADF Pgs: 9

DEBBIE CONWAY

CLARK COUNTY RECORDER

**GRANT, BARGAIN AND SALE DEED
(WITH COVENANTS RUNNING WITH THE LAND)**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PN II, INC., a Nevada corporation, dba Pulte Homes of Nevada ("Grantor") does hereby grant, bargain, sell and convey to William Lyon Homes, Inc., a California corporation ("Grantee"), the following real property situated in Clark County, Nevada, together with all rights and privileges appurtenant thereto (the "Property");

See Exhibit A attached hereto,

SUBJECT TO:

1. Current taxes; assessments; patent reservations; all covenants, conditions, restrictions, reservations; easements, encumbrances, liens, and declarations or other matters of record or to which reference is made in the public record;
2. Any and all reservations, conditions, easements, encroachments, rights, restrictions or other matters which are set forth in this Deed;
3. Any and all conditions, easements, encroachments, rights-of-way, restrictions or other matters which a physical inspection, or an accurate survey, of the Property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property; and
5. Each of the terms, conditions, restrictions, covenants and provisions set forth on Exhibit B attached hereto (collectively, the "Covenants Running with the Land").

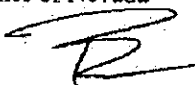
RECEIVED
AUG 10 2010
City of Las Vegas

COPY

DATED as of the 29 day of December, 2009.

GRANTOR:

PN II, INC. a Nevada corporation, dba Pulte
Homes of Nevada

By: 

Name: RYAN T. BREEN

Its: VICE PRESIDENT

STATE OF NEVADA)

) ss.

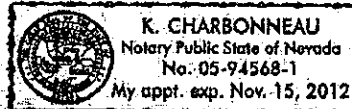
County of Clark)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by RYAN T. BREEN, who acknowledged before me that he is the VICE PRESIDENT of PN II, INC., a Nevada corporation, dba Pulte Homes of Nevada, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the corporation.


Notary Public K. CHARBONNEAU

My Commission Expires:

11-15-2012



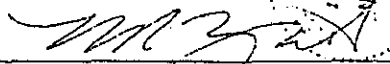
[SIGNATURES CONTINUED ON NEXT PAGE]

K. Charbonneau
Appt #05-94568-1
exp Nov 15, 2012

COPY

GRANTEE:

WILLIAM LYON HOMES, INC., a California corporation

By: 
Name: Matthew B. Zaist
Title: Vice President

By: 
Name: MARY J. CONNELLY
Title: SENIOR VICE PRESIDENT

STATE OF NEVADA)

County of Clark)

The foregoing instrument was acknowledged before me this ____ day of December, 2009, by _____ who acknowledged before me that he is the _____ of WILLIAM LYON HOMES, INC., a California corporation, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the company.

My Commission Expires: _____

Notary Public

[NOTARIES CONTINUED ON NEXT PAGE]

COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On December 28, 2009 before me,

SUSAN MENARD, NOTARY PUBLIC
Here Insert Name and Title of the Officer

personally appeared

Matthew R. Zaist
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Susan Menard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Grant, Bargain and Sale Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

COPY

STATE OF NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by Mary J. Connelly, who acknowledged before me that he is the Senior Vice President ~~of~~ WILLIAM LYON HOMES, INC., a California corporation, and that he, in such capacity, being authorized to do so, signed the foregoing instrument, on behalf of the company.

Kim M. Chitwood
Notary Public

My Commission Expires:

6-9, 2012



Kim M. Chitwood
Appt # 86-3154-1

COPY

Exhibit A

to

Grant, Bargain and Sale Deed (with Covenants Running with the Land)

Legal Description

PARCEL 1 (Flagstone Commons)

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "LAREDO PARK",
AS SHOWN IN BOOK 136 OF PLATS, PAGE 05 IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2 (Flagstone Crossings)

ALL PROPERTY LYING WITHIN THE EXTERIOR BOUNDARIES OF "STRATTON 35" A
COMMON INTEREST COMMUNITY AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 137 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

RECORDED IN COPY

Exhibit B

to

Grant, Bargain and Sale Deed (with Covenants Running with the Land)

Covenants Running with the Land

The Property shall be subject to each of the following terms, conditions, restrictions, covenants and provisions (collectively, these "Covenants Running with the Land"), each of which shall benefit Grantor and each of Grantor's affiliates:

1. Dust Control and SWPPP. All dust control permit(s) previously obtained by Grantor in connection with the Property have lapsed. Concurrently with the recordation of this Grant, Bargain, Sale Deed (with Covenants Running with the Land) to which these Covenants Running with the Land are attached (the "Deed"), Grantor shall file a notice of termination (if required) with the appropriate federal, state and/or local governmental entities with respect to any storm water pollution prevention plans pertaining to the Property. Upon Grantor's written request (whether such request is made before, at or after the recordation of the Deed), Grantee shall execute any documents and take any other actions that are reasonably necessary in order to permit Grantor to terminate or transfer Grantor's storm water pollution prevention plans and any related permits. From and after the recordation of the Deed, Grantee and/or Grantee's successors and assigns shall assume (as applicable), and shall be conclusively deemed to have assumed, sole responsibility for complying with all dust control regulations (including, without limitation, obtaining all required dust control permits and paying all required dust control fees), complying with all storm water pollution prevention plan ("SWPPP") regulations and other construction and/or environmental related regulations which are imposed by any federal, state or local governmental entity or agency as pertaining to the Property (collectively, the "Dust Control, SWPPP and Other Regulations"). Grantee further acknowledges and agrees that Grantor shall have no obligation whatsoever to maintain Grantor's Best Management Practices ("BMP") in place after the recordation of the Deed, and Grantor shall have no liability whatsoever, and is hereby fully released by Grantee and each of Grantee's successors and assigns from any and all liability for, any defects in Grantor's BMP. Subject to Seller's express representations and warranties set forth in paragraph 8(b)(ii)(A) of the Purchase Agreement (as defined below), to the fullest extent permitted by law, Grantee and each of Grantee's successors and assigns (other than any of Grantee's homebuyers who purchase a single subdivided lot (but not in a bulk sale of more than one (1) lot) with a completed house constructed thereon ("Grantee's Homebuyers")) shall indemnify, protect, defend (with counsel acceptable to Grantor in Grantor's sole discretion) and hold harmless Grantor for, from and against any suits, actions, claims, proceedings, fines, penalties, losses, damages, cost or expenses (including, without limitation, any court costs or reasonable attorneys' fees) arising out of or relating to (i) any violation or infraction of any federal, state or local Dust Control, SWPPP or Other Regulations (whether occurring before or after the recordation of the Deed), including, but not limited to, any defects in Grantor's BMP, and/or (ii) any failure of Grantee to fully perform any of its obligations under this paragraph.

2. Release and Indemnity. Except for any representations, warranties or covenants of Grantor expressly set forth in that certain Purchase and Sale Agreement dated December 22, 2009, by and between Grantor, as the seller, and Grantee as the buyer (as amended from time to

time, the "Purchase Agreement"), Grantee, for itself and each of its successors and assigns (including, but not limited to, each of Grantee's Homebuyers), hereby releases Grantor and each of Grantor's affiliates from any and all claims, suits, demands, liabilities, costs, expenses and actions (whether arising before or after the recordation of the Deed) arising out of or relating to the Property or any portion thereof and/or any improvements constructed or installed thereon or for the benefit thereof. To the fullest extent permitted by law, Grantee and each of Grantee's successors and assigns (other than any of Grantee's Homebuyers) with a completed house constructed thereon) shall indemnify, defend (with counsel acceptable to Grantor in Grantor's sole discretion), and hold harmless Grantor and each of Grantor's affiliates for, from and against any claims, suits, demands, liabilities, costs, expenses and actions (including, without limitation, all court costs and attorney's fees) by or filed on behalf of any of Grantee's successors and assigns (including, without limitation, any of Grantee's Homebuyers or any homeowner's association acquiring title to any portion of the Property)) arising out of or relating to the Property or any portion thereof and/or any improvements constructed or installed thereon or for the benefit thereof (except for any representations, warranties or covenants of Grantor expressly set forth in the Purchase Agreement).

3. Enforcement. Only Grantor (or an affiliate of Grantor) shall have the right to enforce these Covenants Running with the Land in any manner permitted at law or in equity, including, but not limited to, an action to obtain specific performance and/or an injunction to compel compliance with these Covenants Running with the Land. The failure to take any enforcement action with respect to a violation of these Covenants Running with the Land shall not constitute or be deemed to be a waiver of the right to enforce these Covenants Running with the Land in the future. If any lawsuit is filed to enforce the provisions of these Covenants Running with the Land, the prevailing party in such action shall be entitled to recover from the non-prevailing party all attorneys' fees incurred by the prevailing party in the action.

4. Governing Law. These Covenants Running with the Land shall be governed by and construed in accordance with the laws of the State of Nevada without giving any effect to the principles of conflicts of law.

5. Effect. These Covenants Running with the Land shall inure to the benefit of Grantor and each of Grantor's affiliates and shall be binding upon the Property. These Covenants Running with the Land shall apply to and bind every owner or other person now or hereafter owning or holding any interest in the Property, or occupying or possessing any portion thereof, and their respective heirs, successors and assigns, and shall constitute covenants running with the land.

6. Definitions. Unless otherwise defined herein, all capitalized terms used in these Covenants Running with the Land shall have the same meanings given to such terms in the Deed.

COPY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 124-07-414-038 through 043, et al
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$985,000.00
b) Deed in Lieu of Foreclosure Only (value of) (\$)
c) Transfer Tax Value: \$3,730,838.00
d) Real Property Transfer Tax Due: \$19,028.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: _____
Signature: _____

Capacity: _____
Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: PN II
Address: 8345 West Sunset Road
City: Las Vegas
State: NV Zip: 89134

Print Name: William Lyon Homes, Inc.
Address: 500 Pilot Road, Suite G
City: Las Vegas
State: NV Zip: 89119

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

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-422775-HHLV mf/mf
Address: 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

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

COPY

WILLIAM LYON HOMES, INC.

EXHIBIT A

THE PURPOSE IS TO VACATE PUBLIC EASEMENTS WITHIN THE BOUNDARIES OF STRATTON 35.

LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING PORTIONS OF THE COMMON LOTS OF STRATTON 35, A COMMON INTEREST COMMUNITY, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 137, PAGE 54 OF PLATS, DESCRIBED AS FOLLOWS:

THE EMERGENCY ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT C;

THE CITY OF LAS VEGAS SEWER EASEMENT AND THE EMERGENCY ACCESS EASEMENT WITHIN COMMON LOT D;

THE PUBLIC DRAINAGE EASEMENT WITHIN THE NORTH 20 FEET OF COMMON LOT D AND THE PROLONGATION THEREOF ACROSS COMMON LOT B;

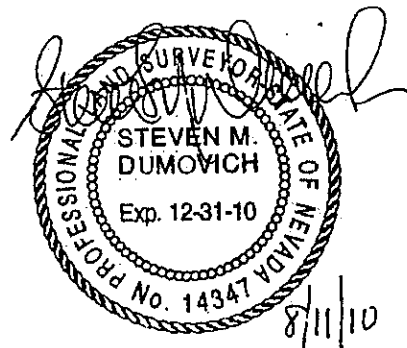
THE PUBLIC UTILITY EASEMENT WITHIN COMMON LOT E;

THE PUBLIC UTILITY EASEMENT, CITY OF LAS VEGAS SEWER EASEMENT AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT F;

AND THE PUBLIC DRAINAGE EASEMENT WITHIN COMMON LOT H.

EXCEPTING THEREFROM ANY PUBLIC EASEMENTS AS GRANTED ON THE AMENDED PLAT OF STRATTON 35 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK ___, PAGE ___ OF PLATS.

PURPOSE:	PUBLIC EASEMENT VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. #100 LAS VEGAS, NEVADA 89118
JOB NAME:	STRATTON 35
JOB NUMBER:	WLL-10-067
GOVERNING ENTITY:	CITY OF LAS VEGAS
FILE NAME:	EASE VACATION.DOC



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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 1:117 ORIGINAL 	MAP LEGEND PARCEL BOUNDARY 0.01 SUBD BOUNDARY 202 ROAD EASEMENT 10-25-05 PM/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 015	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E R59E R60E R61E 99 100 101 126 125 124 137 136 135	11 <table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	N 2 NE 4 <table border="1"> <tr><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td></tr> </table>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	125-11-5
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AUG 10 2010

City of Las Vegas

TAX DIST 125,200