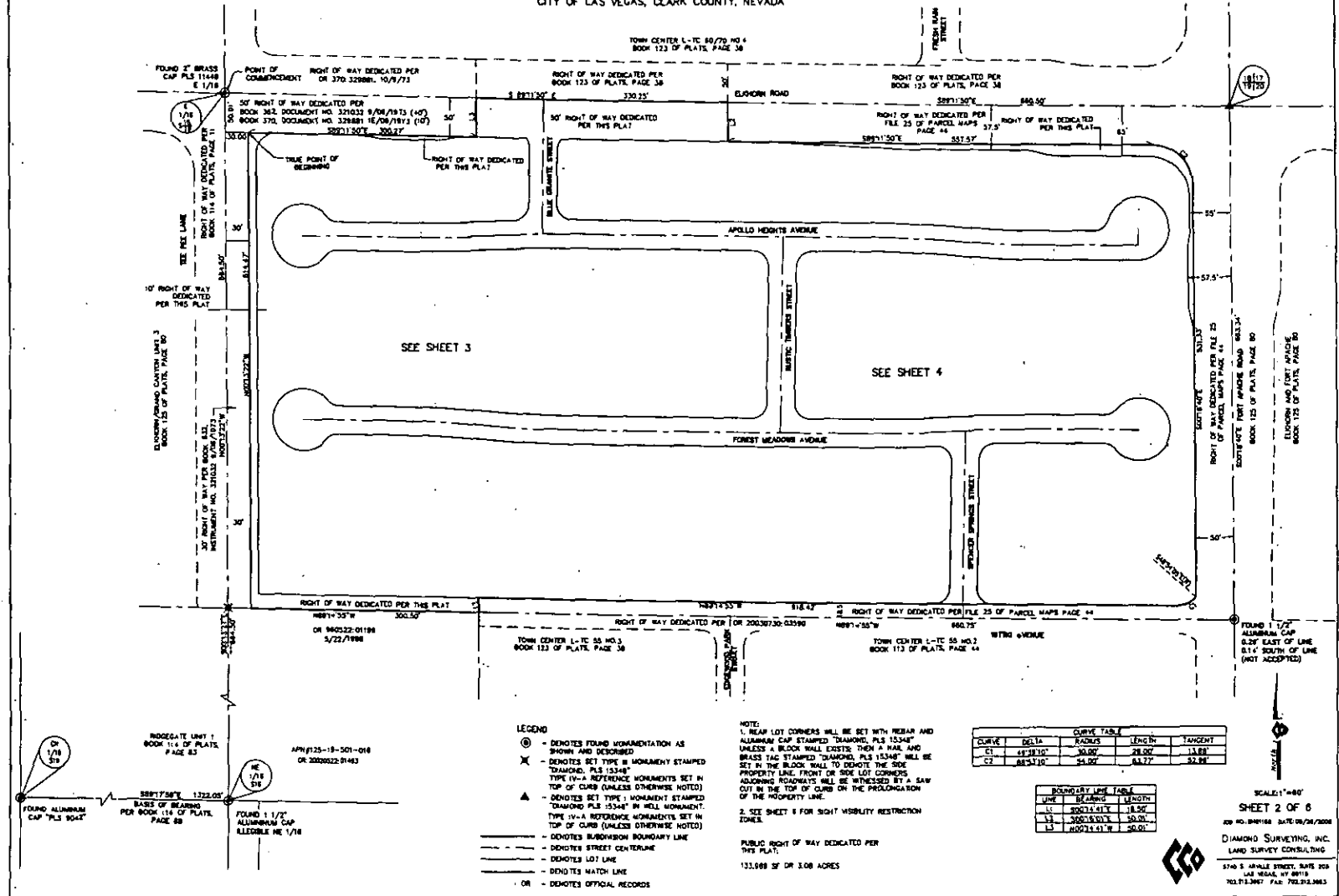


FINAL MAP OF TOWN CENTER 44/50 NO. 1

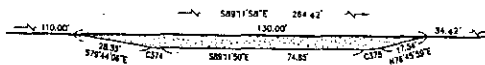
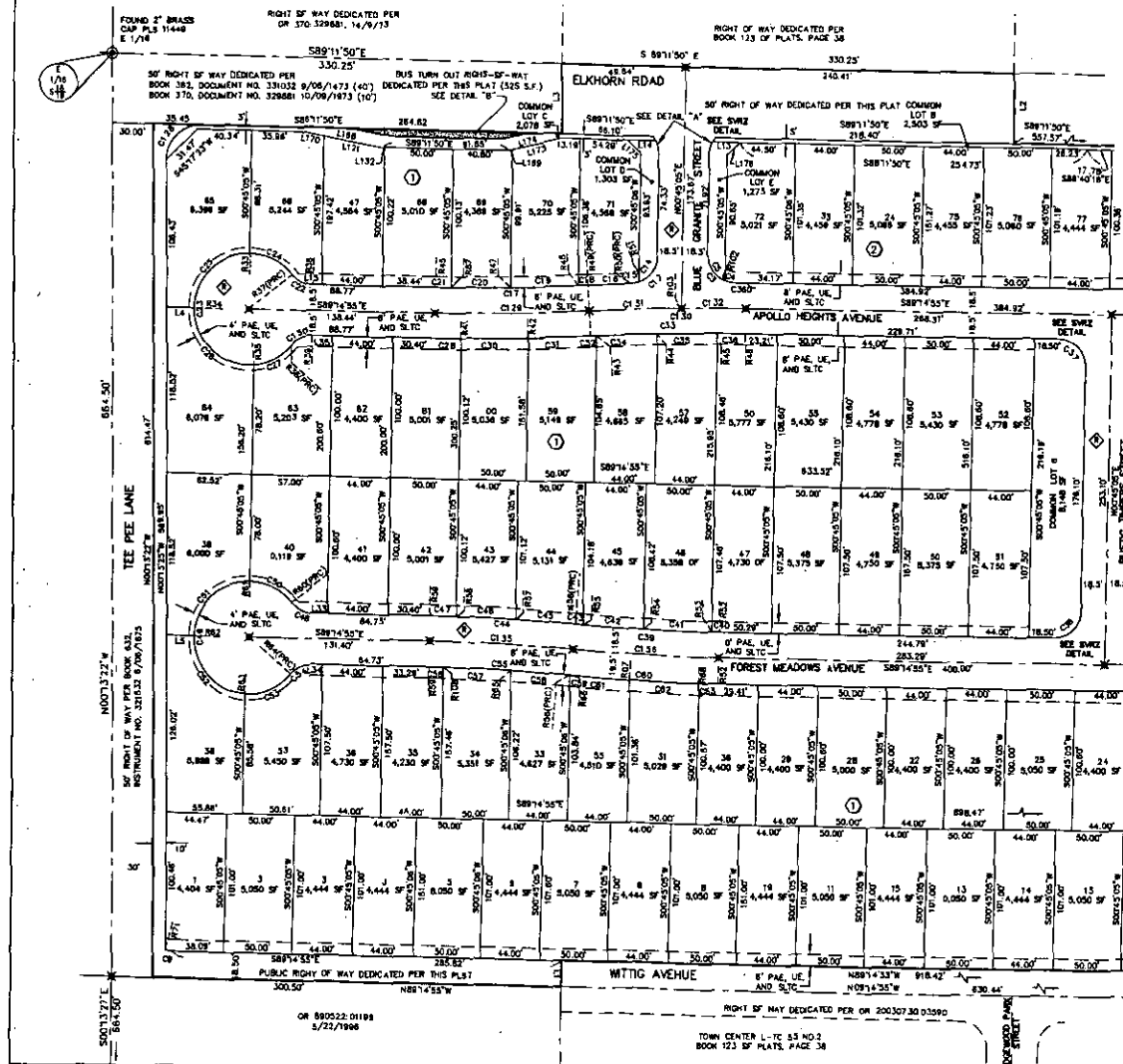
A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SECTION 19 IN T. 19 S., R. 60 E., M.D.M.
CITY OF LAS VEGAS,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



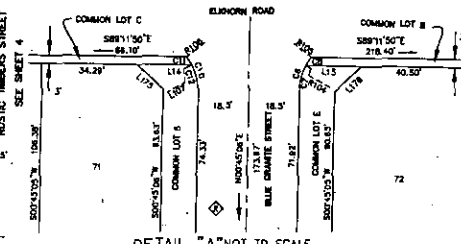
RECEIVED
MAR 03 2011
EOT-41116

FINAL MAP OF TOWN CENTER 44/50 NO. 1

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE SECTION 19 IN T. 19 S., R. 80 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



- LEGEND
- ⊙ - DENOTES FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ▲ - DENOTES SET TYPE I MONUMENT STAMPED 'DIAMOND PLS 15348' IN WELL MONUMENT
 - ✱ - TYPE IV-A REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - ✱ - DENOTES SET TYPE II MONUMENT STAMPED 'DIAMOND PLS 15348'
 - ✱ - TYPE IV-B REFERENCE MONUMENTS SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
 - 13 - DENOTES LOTS NUMBER
 - CL - DENOTES COMMON LOT
 - C13 - DENOTES CURVE NUMBER
 - - DENOTES SUBDIVISION BOUNDARY LINE
 - - DENOTES STREET CENTERLINE
 - - DENOTES LOT LINE
 - - DENOTES S.L.C. PAE AND S.L.C. LINE
 - HOA - DENOTES HOMEOWNERS' ASSOCIATION
 - SF - DENOTES SQUARE FEET
 - CL - DENOTES COMMON ELEMENT
 - ◇ - DENOTES PUBLIC UTILITY EASEMENT: PUBLIC DRAINAGE EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT GRANTED FOR THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
 - ◇ - DENOTES S.L.C. PAE AND S.L.C. LINE
 - ◇ - DENOTES UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT AND STREETLIGHT AND TRAFFIC CONTROL EASEMENT GRANTED TO THE HOA FOR THIS PLAT. (TO BE PRIVATELY MAINTAINED BY HOA)
 - OR - DENOTES OFFICIAL RECORDS
 - ① - DENOTES BLOCK DESIGNATION



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

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

2. SEE SHEET 9 FOR SIGHT VISIBILITY RESTRICTIONS.

SCALE: 1"=40'
SHEET 3 OF 6

JOB NO. 000018 DATE: 06/29/2006

DIAMOND SURVEYING, INC.

2744 S. WILLOW STREET, SUITE 200

LAS VEGAS, NV 89114

702.212.3967 FAX 702.212.3963



DECLINED
MAR 03 2011
EOT-41116

BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 DF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL AGREEMENT WITHIN THE NORTH HALF (N 1/2)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 6D E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

- ② - DENOTES FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ - DENOTES SET TYPE 1 MONUMENT STAMPED "DAVIDSON PLS 15348" IN WELL MONUMENT.
TYPE 1-A (UNLESS OTHERWISE NOTED) SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- ℞ - DENOTES SET TYPE 1 MONUMENT STAMPED "DAVIDSON, PLS 15348"
TYPE 1-A (UNLESS OTHERWISE NOTED) SET IN TOP OF CURB (UNLESS OTHERWISE NOTED)
- 17 - DENOTES LOTS NUMBER
- CL - DENOTES COMMON LOT
- C12 - DENOTES CURVE NUMBER
- _____ - DENOTES SUBSTANTION BOUNDARY LINE
- _____ - DENOTES STREET CENTERLINE
- _____ - DENOTES LOT LINE
- _____ - DENOTES S.U.T. P&E AND U&E LINE
- "HOA" - DENOTES HOMEOWNERS' ASSOCIATION
- 3F - DENOTES SQUARE FOOT
- CL - DENOTES COMMON ELEMENT
- _____ - DENOTES PUBLIC UTILITY EASEMENT
- _____ - DENOTES DRIVEWAY EASEMENT AND CITY OF LAS VEGAS SENIOR EASEMENT GRANTED PER THIS PLAT. (TO BE PERMANENTLY MAINTAINED BY HOA)
- _____ - DENOTES 20' WIDE PUBLIC DRIVEWAY EASEMENT AND PUBLIC SENIOR EASEMENT GRANTED PER THIS PLAT. (TO BE PERMANENTLY MAINTAINED BY HOA)
- VE, P&E, AND S.U.T. - DENOTES UTILITY EASEMENT, INTERMODAL ACCESS EASEMENT AND STREET AND TRAFFIC CONTROL EASEMENT (GRANTED TO THE HOA PER THIS PLAT. (TO BE PERMANENTLY MAINTAINED BY HOA)
- RI - DENOTES OFFICIAL RECORDS
- ① - DENOTES BLOCK DESIGNATION
- _____ - DENOTES PUBLIC RIGHT OF WAY DEDICATED PER THIS PLAT

1. COMMON LOT 2 SHALL HAVE A PUBLIC GRASSY EASEMENT, AND CITY OF LAS VEGAS SENIOR EASEMENT ACROSS ITS ENTRANCE. (TO BE MAINTAINED BY THE HOA.)
2. COMMON LOT 3, 4, 5, 6, 7, 8, 9, 10, AND 11 SHALL HAVE PEDESTRIAN ACCESS EASEMENT, STREET LIGHT AND TRAFFIC CONTROL EASEMENT ACROSS THEIR ENTRANCE. (TO BE MAINTAINED BY THE HOA.)
3. COMMON ELEMENTS "A" THROUGH "J" SHALL HAVE A UTILITY EASEMENT ACROSS THEIR BEREITY TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
4. DIRECT VEHICULAR ACCESS TO ELOHOMO ROAD FROM APACHE ROAD AND/OR THE PUE LANE THROUGH COMMON LOTS FROM PUTTING LOTS IS PROHIBITED
5. COMMON LOT 11, PROHIBITING FROM APACHE ROAD SHALL HAVE A WIDE-USE TRAIL EASEMENT TO COMMON LOT 12. THE TRAIL SHOULD BE A PORTION OF THE OVERALL 50-FOOT WIDE-USE TRANSPORTATION TRAIL ALONG FROM APACHE ROAD TO COMMON LOT 12. THE TRAIL SHOULD BE TO BE PRIMARLY MAINTAINED BY THE HOA.

NOTE:
1. REAR LOT CORNERS WILL BE SET WITH REBAR AND ALUMINUM CAP STAMPED "DIAMOND, PLS 15348" UNLESS A BLOCK WALL EXISTS; THEN A WALL AND BRASS TAG STAMPED "DIAMOND, PLS 15348" WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. PRINT ON SIDE LOT CORNERS ADJOINING ROADWAYS WILL BE INTERFERED AT SAW CUT IN THE TOP CURB ON THE PROLONGATION OF THE PROPERTY LINE.

3. SEE SHEET # 8 FOR SIGHT VISIBILITY RESTRICTION ZONES.

SCALE: 1"=40'

2019 年 12 月 31 日 09:52:02 / 75 / 720

DUNLOP SUPERFLEX 210

LAND SURVEY CONSULTING

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

3740 E. ARIZONA STREET, SUITE 200
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BOOK 136 PAGE 6294

Abstract

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1. *Journal of the American Medical Association*, 1997; 277: 1033-1037.

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EOT-41116

FINAL MAP OF TOWN CENTER 44/50 NO. 1

A COMMON INTEREST COMMUNITY
BEING A MERGER AND RESUBDIVISION OF LOTS 1 AND 2 OF PARCEL MAP FILE 25, PAGE 44
TOGETHER WITH ADDITIONAL ACREAGE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4)
OF THE SECTION 19 IN T. 19 S., R. 80 E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PARCEL	AREA	LENGTH
R31	100014.00	10.00
R32	100014.00	10.00
R33	100014.00	10.00
R34	100014.00	10.00
R35	100014.00	10.00
R36	100014.00	10.00
R37	100014.00	10.00
R38	100014.00	10.00
R39	100014.00	10.00
R40	100014.00	10.00
R41	100014.00	10.00
R42	100014.00	10.00
R43	100014.00	10.00
R44	100014.00	10.00
R45	100014.00	10.00
R46	100014.00	10.00
R47	100014.00	10.00
R48	100014.00	10.00
R49	100014.00	10.00
R50	100014.00	10.00
R51	100014.00	10.00
R52	100014.00	10.00
R53	100014.00	10.00
R54	100014.00	10.00
R55	100014.00	10.00
R56	100014.00	10.00
R57	100014.00	10.00
R58	100014.00	10.00
R59	100014.00	10.00
R60	100014.00	10.00
R61	100014.00	10.00
R62	100014.00	10.00
R63	100014.00	10.00
R64	100014.00	10.00
R65	100014.00	10.00
R66	100014.00	10.00
R67	100014.00	10.00
R68	100014.00	10.00
R69	100014.00	10.00
R70	100014.00	10.00
R71	100014.00	10.00
R72	100014.00	10.00
R73	100014.00	10.00
R74	100014.00	10.00
R75	100014.00	10.00
R76	100014.00	10.00
R77	100014.00	10.00
R78	100014.00	10.00
R79	100014.00	10.00
R80	100014.00	10.00
R81	100014.00	10.00
R82	100014.00	10.00
R83	100014.00	10.00
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R90	100014.00	10.00
R91	100014.00	10.00
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R93	100014.00	10.00
R94	100014.00	10.00
R95	100014.00	10.00
R96	100014.00	10.00
R97	100014.00	10.00
R98	100014.00	10.00
R99	100014.00	10.00
R100	100014.00	10.00

PARCEL	AREA	LENGTH
R101	100014.00	10.00
R102	100014.00	10.00
R103	100014.00	10.00
R104	100014.00	10.00
R105	100014.00	10.00
R106	100014.00	10.00
R107	100014.00	10.00
R108	100014.00	10.00
R109	100014.00	10.00
R110	100014.00	10.00
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R170	100014.00	10.00
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R172	100014.00	10.00
R173	100014.00	10.00
R174	100014.00	10.00
R175	100014.00	10.00
R176	100014.00	10.00
R177	100014.00	10.00
R178	100014.00	10.00
R179	100014.00	10.00
R180	100014.00	10.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	49.2918	30.00	26.00	13.86
C2	83.2410	30.00	26.00	13.86
C3	80.1810	30.00	26.00	13.86
C4	20.1810	30.00	26.00	13.86
C5	82.3810	30.00	26.00	13.86
C6	80.1810	30.00	26.00	13.86
C7	20.1810	30.00	26.00	13.86
C8	82.3810	30.00	26.00	13.86
C9	80.1810	30.00	26.00	13.86
C10	20.1810	30.00	26.00	13.86
C11	82.3810	30.00	26.00	13.86
C12	80.1810	30.00	26.00	13.86
C13	20.1810	30.00	26.00	13.86
C14	82.3810	30.00	26.00	13.86
C15	80.1810	30.00	26.00	13.86
C16	20.1810	30.00	26.00	13.86
C17	82.3810	30.00	26.00	13.86
C18	80.1810	30.00	26.00	13.86
C19	20.1810	30.00	26.00	13.86
C20	82.3810	30.00	26.00	13.86
C21	80.1810	30.00	26.00	13.86
C22	20.1810	30.00	26.00	13.86
C23	82.3810	30.00	26.00	13.86
C24	80.1810	30.00	26.00	13.86
C25	20.1810	30.00	26.00	13.86
C26	82.3810	30.00	26.00	13.86
C27	80.1810	30.00	26.00	13.86
C28	20.1810	30.00	26.00	13.86
C29	82.3810	30.00	26.00	13.86
C30	80.1810	30.00	26.00	13.86
C31	20.1810	30.00	26.00	13.86
C32	82.3810	30.00	26.00	13.86
C33	80.1810	30.00	26.00	13.86
C34	20.1810	30.00	26.00	13.86
C35	82.3810	30.00	26.00	13.86
C36	80.1810	30.00	26.00	13.86
C37	20.1810	30.00	26.00	13.86
C38	82.3810	30.00	26.00	13.86
C39	80.1810	30.00	26.00	13.86
C40	20.1810	30.00	26.00	13.86
C41	82.3810	30.00	26.00	13.86
C42	80.1810	30.00	26.00	13.86
C43	20.1810	30.00	26.00	13.86
C44	82.3810	30.00	26.00	13.86
C45	80.1810	30.00	26.00	13.86
C46	20.1810	30.00	26.00	13.86
C47	82.3810	30.00	26.00	13.86
C48	80.1810	30.00	26.00	13.86
C49	20.1810	30.00	26.00	13.86
C50	82.3810	30.00	26.00	13.86
C51	80.1810	30.00	26.00	13.86
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C56	82.3810	30.00	26.00	13.86
C57	80.1810	30.00	26.00	13.86
C58	20.1810	30.00	26.00	13.86
C59	82.3810	30.00	26.00	13.86
C60	80.1810	30.00	26.00	13.86
C61	20.1810	30.00	26.00	13.86
C62	82.3810	30.00	26.00	13.86
C63	80.1810	30.00	26.00	13.86
C64	20.1810	30.00	26.00	13.86
C65	82.3810	30.00	26.00	13.86
C66	80.1810	30.00	26.00	13.86
C67	20.1810	30.00	26.00	13.86
C68	82.3810	30.00	26.00	13.86
C69	80.1810	30.00	26.00	13.86
C70	20.1810	30.00	26.00	13.86
C71	82.3810	30.00	26.00	13.86
C72	80.1810	30.00	26.00	13.86
C73	20.1810	30.00	26.00	13.86
C74	82.3810	30.00	26.00	13.86
C75	80.1810	30.00	26.00	13.86
C76	20.1810	30.00	26.00	13.86
C77	82.3810	30.00	26.00	13.86
C78	80.1810	30.00	26.00	13.86
C79	20.1810	30.00	26.00	13.86
C80	82.3810	30.00	26.00	13.86
C81	80.1810	30.00	26.00	13.86
C82	20.1810	30.00	26.00	13.86
C83	82.3810	30.00	26.00	13.86

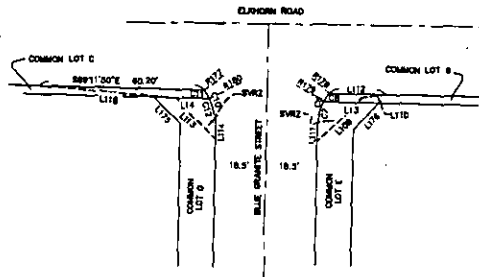
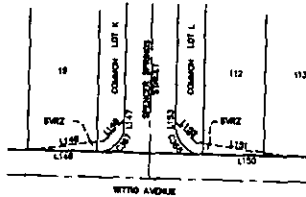
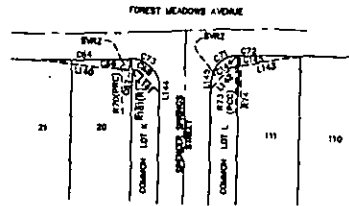
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C87	80.1748	30.00	41.07	21.99
C88	432.3810	30.00	151.88	52.75
C89	171.1010	30.00	38.81	18.52
C90	134.3810	30.00	70.62	33.01
C91	71.2707	30.00	18.81	8.60
C92	80.0000	30.00	20.00	9.00
C93	80.0000	30.00	20.00	9.00
C94	131.4810	30.00	112.81	58.48
C95	171.2707	30.00	43.81	21.52
C96	134.3810	30.00	70.62	33.01
C97	141.0010	30.00	41.08	22.02
C98	138.4810	30.00	38.81	18.52
C99	138.4810	30.00	38.81	18.52
C100	148.3810	30.00	42.78	23.08
C101	138.4810	30.00	38.81	18.52
C102	138.4810	30.00	38.81	18.52
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C104	119.5721	30.00	38.00	18.25
C105	121.7038	30.00	38.18	18.48
C106	131.7455	30.00	37.74	18.44
C107	123.9720	30.00	38.88	18.81
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C110	124.4110	30.00	38.11	17.97
C111	124.4110	30.00	38.00	17.94
C112	131.4810	30.00	112.81	58.48
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C136	138.4810	30.00	38.81	18.52
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C138	138.4810	30.00	38.81	18.52
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C156	138.4810	30.00	38.81	18.52
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C158	138.4810	30.00	38.81	18.52
C159	138.4810	30.00	38.81	18.52
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C161	138.4810	30.00	38.81	18.52
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C172	138.4810	30.00	38.81	18.52
C173	138.4810	30.00	38.81	18.52
C174	138.4810	30.00	38.81	18.52
C175	138.4810	30.00	38.81	18.52

SVRZ DETAILS (SIGHT VISIBILITY RESTRICTION ZONES)

SIGHT VISIBILITY RESTRICTION ZONE STATEMENT:

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

NOT TO SCALE



EOT-41116

FORT APACHE ROAD

APOLLO HEIGHTS AVENUE

RUSTIC TIMBERS ST

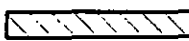
BLUE GRANITE ST

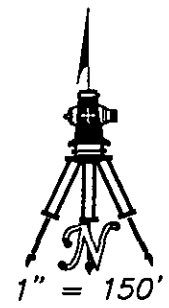
FOREST MEADOWS AVENUE

SPENCER SPRINGS ST

WITTIG AVENUE

TEE PEE LANE

-  PUBLIC RIGHT-OF-WAY VACATED
-  PEDESTRIAN ACCESS; UTILITY, DRAINAGE, SEWER, STREETLIGHT AND TRAFFIC CONTROL EASEMENTS VACATED



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

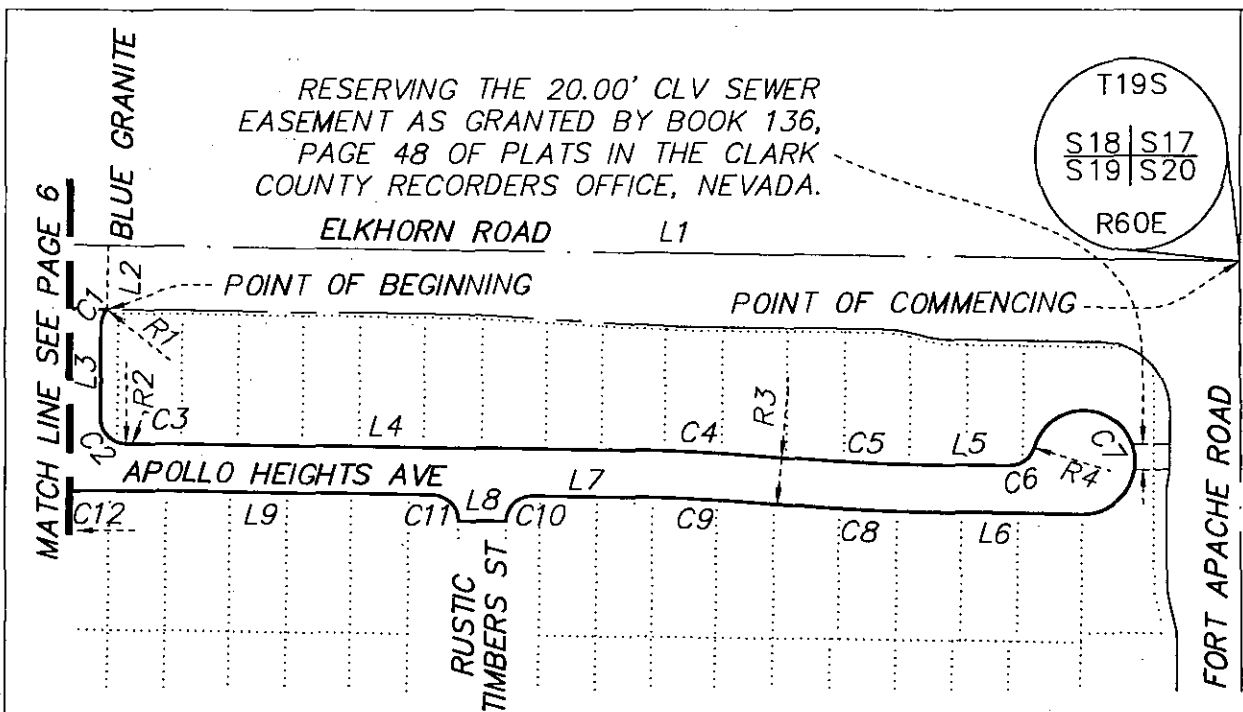
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PAGE 15 OF 16

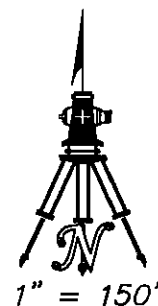
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EOT-41116

MAR 03 2011



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



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

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

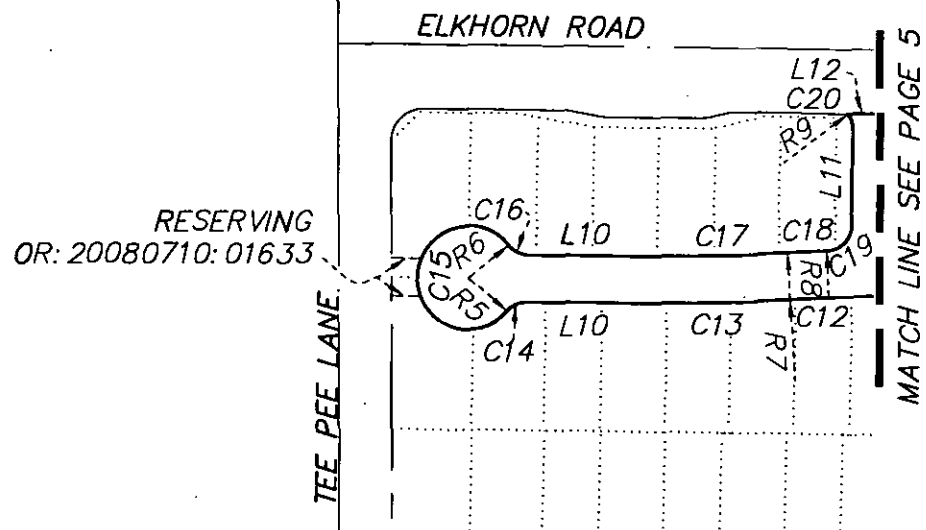
WALLACE-MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
PAGE 5 OF 6

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EOT-41116

MAR 03 2011



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

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

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



EXHIBIT "B"
PAGE 6 OF 6

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

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EOT-41116

MAR 03 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

March 22, 2011

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

**RE: EOT-41116 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36929), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

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

Planning

1. This Petition to Vacate (VAC-36929) shall expire on March 3, 2012 unless the Order of Vacation is recorded or another Extension of Time is approved by the Department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-36929) and all other site related actions as required by the Department of Planning and Department of Public Works.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE MINOR REVIEW DATE: MARCH 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: PARDEE HOMES OF NEVADA - OWNER:
VISTA VERDE HOLDINGS, LLC**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-41116	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ******EOT-41116 CONDITIONS****Planning**

1. This Petition to Vacate (VAC-36929) shall expire on March 3, 2012 unless the Order of Vacation is recorded or another Extension of Time is approved by the Department of Planning.
2. Conformance to the conditions of approval of the Petition to Vacate (VAC-36929) and all other site related actions as required by the Department of Planning and Department of Public Works.

Staff Report Page One
March 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of the previously approved Petition to Vacate (VAC-36929) public right-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street, and Spencer Springs Street generally located at the southwest corner of Elkhorn Road and Fort Apache Road for a proposed 116-lot residential subdivision. The applicant is requesting an Extension of Time, as coordination with the Las Vegas Valley Water District and owner is taking longer than anticipated, with an expected resolution within the next few months.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/17/01	The City Council approved a request for a Petition to Annex (A-0003-99) property generally located west of El Capitan Way, east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The Planning Commission and staff recommended approval the annexation became effective on 01/26/01.
02/05/03	The City Council approved a request for a Petition to Annex (A-0038-02) undeveloped land located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres. The Planning Commission and staff recommended approval. The annexation became effective on 02/14/03.
05/17/06	The City Council approved a request for Rezoning (ZON-12098) from U (Undeveloped) Zone [L (Low Density Residential) - Town Center Land Use Designation] to TC (Town Center) Zone on 15.91 acres adjacent to the southwest corner of Elkhorn Road and Fort Apache Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Petition to Vacate (VAC-12105) U.S. Government Patent easements and a public right-of-way generally located at the southwest corner of Elkhorn Road and Ford Apache Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-12103) and a waiver of Town Center Street Design Standards for a proposed 116 unit residential subdivision.

Staff Report Page Two
March 2011 - Administrative Minor Review

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/19/06	The City Council approved a request for a Review of Condition (ROC-14278) of a previously approved Site Development Plan Review (SDR-12103) to amend condition 9 to allow an 18-foot front setback to the front of the garage as measured from the back of the sidewalk where a 22-foot front setback to the front of the garage as measured from the back of the pedestrian access easement was approved for the proposed subdivision on 20.14 acres adjacent to the southwest corner of Elkhorn Road and Fort Apache Road. Staff recommended approval.
07/27/06	The Planning Commission approved a request for a Tentative Map (TMP-14326) for a 116-lot single family residential subdivision on 20.14 acres at the southwest corner of Elkhorn Road and Fort Apache Road. Staff recommended approval.
11/03/06	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-17208) consisting of 116 residential lots and 12 common elements. The map was recorded on 04/20/07.
01/05/10	The Planning and Development Department approved a request for a Final Map Technical Review (FMP-36932) for a reversionary map of Town Center 44/50 No. 1 for revision to acreage of approximately 16.65 acres at the southwest corner of Elkhorn Road and Fort Apache Road. The map has not yet been recorded.
03/03/10	The City Council approved a request for a Petition to Vacate (VAC-36929) public right-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/26/05	A deed was recorded for a change in ownership. Note: there are numerous dates recorded for each separate parcel of land.

<i>Related Building Permits/Business Licenses</i>
There have not been any plans received for review, nor have any building permits been issued for the subject site.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

Staff Report Page Three
March 2011 - Administrative Minor Review

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped Land- Proposed Single Family Residences	[L-TC (Low Density Residential- Town Center)- Special Land Use Designation]	T-C (Town Center)
North	Single Family Residences	[L-TC (Low Density Residential- Town Center)- Special Land Use Designation]	T-C (Town Center)
South	Single Family Residences and Undeveloped Land	[L-TC (Low Density Residential- Town Center)- Special Land Use Designation]	T-C (Town Center)
East	Single Family Residences	[ML-TC (Medium Low Density Residential- Town Center)- Special Land Use Designation]	T-C (Town Center)
West	Single Family Residences	L (Low Density Residential)	R-PD3 (Residential Planned Development - 3 Units Per Acre)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails (Town Center Collector 12 foot)	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four
March 2011 - Administrative Minor Review

ANALYSIS

This is the first request for an Extension of Time of the previously approved Petition to Vacate (VAC-36929) No building permits have been issued for the proposed project.

FINDINGS

The applicant is requesting an Extension of Time, as coordination with the Las Vegas Valley Water District and owner is taking longer than anticipated. A resolution is expected within the next few months that will include recording the Order to Vacate and accompanying Reversionary Map (FMP-36932). The Department of Public Works has no objection to the request for an Extension of Time; therefore staff is recommending approval with a one-year time limit. Conformance to the conditions of approval of the Petition to Vacate (VAC-36929) shall be required.

APPROVALS 0

PROTESTS 0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

March 7, 2011

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

**RE: EOT-41116 - EXTENSION OF TIME - VACATION
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Bross:

Your request for an Extension of Time of an approved Vacation (VAC-36929), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross), will be considered administratively by the Department of Planning Staff.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



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 *BAA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: March 10, 2011
Re: **EOT-41116** Pardee Homes of Nevada SWC Elkhorn Rd. & Fort Apache Rd.
Request for an Extension of Time of a previously approved Petition of Vacation (VAC-36929)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Petition of Vacation application to vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road.

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

FROM: DEPARTMENT OF PLANNING		DATE: 03/07/11
TO:	DEVELOPMENT COORDINATION FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SURVEY TEFO TRAFFIC ENGINEERING ROGER BAILEY ALBERT SUNG DAVID GUERRA MARY WULFF GREG McDERMOTT JOE PEÑA ALAN RIEKKI REBECCA WHITLOCK RICK SCHROEDER	
SUBJECT: EXTENSION OF TIME - VACATION APPLICANT: PARDEE HOMES OF NEVADA OWNER: VISTA VERDE HOLDINGS, LLC FILE NUMBER: EOT-41116		

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36929), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

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

COMMENTS DUE TO BART ANDERSON BY: MARCH 15, 2011

ADMINISTRATIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

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

(Revised 1/02)

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

FROM: DEPARTMENT OF PLANNING		DATE: 10/14/11								
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN						
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	TOM BURKART LINDA PERRI KEN MILLER SHARON OZUNA ANNE KILPONEN BRIAN O'CALLAGHAN									
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>EXTENSION OF TIME - VACATION</td></tr><tr><td>APPLICANT:</td><td>PARDEE HOMES OF NEVADA</td></tr><tr><td>OWNER:</td><td>VISTA VERDE HOLDINGS, LLC</td></tr><tr><td>FILE NUMBER:</td><td>EOT-41116</td></tr></table>			SUBJECT:	EXTENSION OF TIME - VACATION	APPLICANT:	PARDEE HOMES OF NEVADA	OWNER:	VISTA VERDE HOLDINGS, LLC	FILE NUMBER:	EOT-41116
SUBJECT:	EXTENSION OF TIME - VACATION									
APPLICANT:	PARDEE HOMES OF NEVADA									
OWNER:	VISTA VERDE HOLDINGS, LLC									
FILE NUMBER:	EOT-41116									

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36929), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

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COMMENTS DUE BY: MARCH 15, 2011

ADMINISTRATIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

All others: location map

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

FROM: DEPARTMENT OF PLANNING		DATE: 10/14/11
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE d/b/a CENTURYLINK LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA JOHN HILL MEGHAN O'NEAL DONNI FIELDS SUE MULANAX
SUBJECT:	EXTENSION OF TIME - VACATION	
APPLICANT:	PARDEE HOMES OF NEVADA	
OWNER:	VISTA VERDE HOLDINGS, LLC	
FILE NUMBER:	EOT-41116	

A REQUEST HAS BEEN T FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-36929), WHICH VACATED PUBLIC RIGHTS-OF-WAY AND CITY OF LAS VEGAS SEWER AND DRAINAGE EASEMENTS IN FOREST MEADOWS AVENUE, APOLLO HEIGHTS AVENUE, BLUE GRANITE STREET AND SPENCER SPRINGS STREET, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ELKHORN ROAD AND FORT APACHE ROAD, WARD 6 (ROSS).

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

COMMENTS DUE BY: MARCH 15, 2011

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
333 NORTH RANCHO DRIVE, 8th FLOOR
LAS VEGAS, NEVADA 89106
ATTN: MARY WULFF

ADMINISTARTIVE REVIEW MEETING: MARCH 2011

ATTACHMENT:

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Vacation
 Project Address (Location) Tee Pee Lane & Elkhorn Road
 Project Name TownCenter 44/50 No.1 Proposed Use n/a
 Assessor's Parcel #(s) 125-19-516-001 thru -127 Ward # 6
 General Plan: existing L-TC proposed n/a Zoning: existing L-TC proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 20.14 +/- Lots/Units n/a Density n/a
 Additional Information Request extension of time for VAC-36929.

PROPERTY OWNER Vista Verde Holdings LLC Contact Larry Bross
 Address 3455 Cliff Shadows Pwy. #220 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89129
 E-mail Address _____

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

REPRESENTATIVE B2 Development Services Contact Barbara Baird
 Address 209 S. Stephanie St. #B-128 Phone: (702) 451-3510 Fax: (702) 451-4988
 City Henderson State NV Zip 89012
 E-mail Address barbara@b2ds.com

Property Owner Signature* [Signature]

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

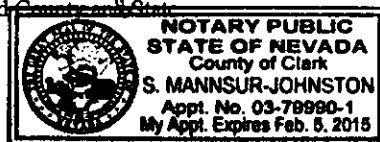
Print Name Thomas J Devore

Subscribed and sworn before me

This 2nd day of March, 20 11

[Signature]

Notary Public in and for said County and State:



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41116</u>
Meeting Date:	<u>NA</u>
Total Fees	<u>\$300</u>
Date Received:*	<u>3/3/11</u>
Received By:	<u>B.S.</u>

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

F:\deport\Application-Packet\Application-Form.pdf

RECEIVED
MAR 03 2011

Report Date 03/07/2011 07:23 AM

Submitted By

Page 1

A/P # 41116 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/03/2011 12:47	983510	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-41116 - EXTENSION OF TIME - ADMINISTRATIVE - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: VISTA VERDE HOLDINGS LLC - Request for an Extension of Time of an approved Vacation (VAC-36929), which vacated public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross).

Parent A/P # 36929
Project # 41116 Project/Phase Name TOWN CENTER 44/50 NO.1
Size/Area 0.00 Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12519516001

Location

Owner/Tenant

Contact ID AC1729262 Name VISTA VERDE HOLDINGS L L C
Mailing Address 3455 CLIFF SHADOWS PKWY #220 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89129-1077 Country
Day Phone Evening Phone
Fax Mobile #
☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9358 WITTIG AVE
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519516001
12519516002

Report Date 03/07/2011 07:23 AM

Submitted By

Page 2

A/P Linked Parcels

12519516003
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Report Date 03/07/2011 07:23 AM

Submitted By

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A/P Linked Parcels

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Report Date 03/07/2011 07:23 AM

Submitted By

Page 4

A/P Linked Parcels

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12519516125
12519516126
12519516127

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1729262 ☐ Foreign
Effective Expire
Name VISTA VERDE HOLDINGS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129-1077
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Primary N Capacity APPL Contact ID AC10105 ☐ Foreign
Effective Expire
Name DAN HALE PARDEE HOMES OF NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-6881 Mobile Profession
E-Mail
Address 650 WHITE DR STE 100
LAS VEGAS, NV 89119
Seasonal Addr
Valid From To
Comments No Comments

Report Date 03/07/2011 07:23 AM

Submitted By

Page 5

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1873280 ☐ Foreign
Effective Expire
Name B2 DEVELOPMENT SERVICES
Day Phone (702)451-3510 x Eve Phone Organization
Pager PIN # Position
Fax (702)451-4988 Mobile Profession
E-Mail
Address 209 S. STEPHANIE STREET SUITE B-128
HENDERSON, NV 89012
Seasonal Addr

Valid From To
Comments Barbara Baird

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 03/07/2011 07:23 AM

Submitted By

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Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
433109 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
433110 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
433111 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
433113 FLOOD #1 (FLOOD CONTROL)	Incomplete
433114 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
433112 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
433118 ROW #1 (RIGHT-OF-WAY)	Incomplete
433116 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
433117 SURVEY #1 (SURVEY)	Incomplete
433119 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
433115 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	03/03/2011 13:03	300.00
Total Unpaid	0.00	Total Paid	300.00

Review/Activities

Review #

Comments

Review Type

#

Status

Valued

Issued

Started

Completed

Comp By

433109	B&S PLAN	1	Incomplete	☐	03/07/2011 07:23
433110	DEVCO	1	Incomplete	☐	03/07/2011 07:23
433111	FIRE COMM	1	Incomplete	☐	03/07/2011 07:23
433112	NEIGH P&S	1	Incomplete	☐	03/07/2011 07:23
433113	FLOOD	1	Incomplete	☐	03/07/2011 07:23
433114	LAND DEV	1	Incomplete	☐	03/07/2011 07:23
433115	TRAFFIC	1	Incomplete	☐	03/07/2011 07:23
433116	SEWER	1	Incomplete	☐	03/07/2011 07:23

Report Date 03/07/2011 07:23 AM

Submitted By

Page 7

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

433117 SURVEY 1 Incomplete ☐ 03/07/2011 07:23

433118 ROW 1 Incomplete ☐ 03/07/2011 07:23

433119 TEFO 1 Incomplete ☐ 03/07/2011 07:23

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By BSTICKA

Modified Date/Time 03/03/2011 12:45

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

Supervisor Required

No Conditions

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 03/07/2011 07:23 AM

Submitted By

Page 8

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? ADMIN

Parent Application Type VAC

Parent Project # 36929

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/10/2011	ADMIN	SCHEDULED		0	0	0
BSTICKA	03/03/2011					

Template Type/AP # A/P Type Status Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
980608	HOWE	MICHAEL	P	

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/03/2011 13:04		0.00
	BARBARA BAIRD, VISTA VERDE HOLDINGS LLC CK 264, 702.284.5300				



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41116** APN: 125-19-516-001 thru -127

Name of Property Owner: Vista Verde Holdings, LLC

Name of Applicant: Pardee Homes of Nevada

Name of Representative: B2 Development Services

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

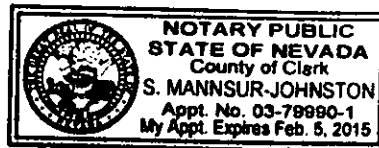
APN: _____

Signature of Property Owner: _____

Print Name: Thomas J. DeVore

Subscribed and sworn before me

This 2nd day of March, 2011
S. Mannsur-Johnston
Notary Public in and for said County and State



RECEIVED
MAR 03 2011



March 2, 2011

Mr. Flinn Fagg, AICP
Director
Planning & Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

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

To Whom It May Concern:

On behalf of the applicant, we respectfully request review and approval of the attached application for Extension of Time for the referenced Vacation. The extension is required as the coordination of the LVVWD and the owner is taking longer than expected. We anticipate the matter to be resolved within a month and would then be able to proceed with the recordation of the Vacation Order and the accompanying Reversionary Final Map (FMP-36932) at that time. The following is the description of the original request.

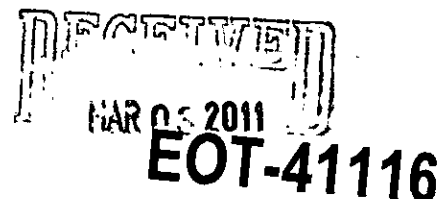
"The subject property is located at the southwest corner Elkhorn Road and Fort Apache Road and comprises approximately 16.65 acres. The residential subdivision was originally approved and recorded to include 116 residential lots and 13 common elements. A copy of the recorded Final Map, Book 136, Page 48, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie within the subdivision boundaries - specifically all City of Las Vegas rights-of-way, drainage easements, sewer easements, streetlight and traffic control easements and pedestrian access easements. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is being reviewed concurrently with this Vacation application."

We request that this extension be reviewed and approved administratively. Please contact our office should you have any questions or require further information. Thank you for your kind consideration of this matter.

Very truly yours,


Barbara Baird

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





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 5, 2010

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

RE: VAC-36929 - VACATION
CITY COUNCIL MEETING OF MARCH 3, 2010

Dear Mr. Hale:

The City Council at a regular meeting held March 3, 2010 APPROVED the Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48.
2. This Petition of Vacation shall be modified to retain Public Sewer Easements over the existing sewer lines located within the streets proposed to be vacated and all within the easements identified by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48. Alternatively, the existing sewer may be abandoned or removed with the approval of the Collection Systems Planning Section of the Department of Public Works.
3. This Petition of Vacation shall be modified to retain the Public Multi-use trail easement.
4. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36932, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation.
5. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09

EOT-41116

RECEIVED MAR 09 2010

Printed with environmentally friendly soy ink.

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

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

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All existing public improvements, if any, adjacent to and in conflict with this Vacation application shall be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary, because of technical concerns or because of other related review actions as long as current City rights-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,


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

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

EOT-41116

VISTA VERDE HOLDINGS, LLC

Business Entity Information

Status:	Active	File Date:	12/07/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0626672009-8
Qualifying State:	NV	List of Officers Due:	12/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20091584761	Business License Exp:	12/31/2011

Registered Agent Information

Name:	NFRA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - CORE MANAGER, LLC			
Address 1:	3455 CLIFF SHADOWS PKWY, STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20090842452-06	# of Pages:	2
File Date:	12/07/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100025797-73	# of Pages:	1

RECEIVED
MAR 03 2011

File Date:	1/19/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100942659-48	# of Pages:	1
File Date:	12/21/2010	Effective Date:	
(No notes for this action)			

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CORE MANAGER, LLC

Business Entity Information

Status:	Active	File Date:	6/24/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0403702008-3
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081385147	Business License Exp:	6/30/2011

Registered Agent Information

Name:	NFRA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 220	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

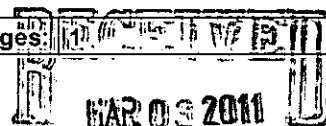
Officers

☐ Include Inactive Officers

Manager - THOMAS J DEVORE			
Address 1:	3455 CLIFF SHADOWS PKWY, SUITE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080422488-08	# of Pages:	2
File Date:	6/24/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080423503-27	# of Pages:	1



File Date:	6/24/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090515383-36	# of Pages:	1
File Date:	6/29/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100477284-45	# of Pages:	1
File Date:	6/29/2010	Effective Date:	
(No notes for this action)			

RECEIVED
MAR 03 2011

RECORDING REQUESTED BY
First American Title Insurance Company National
Commercial Services

AND WHEN RECORDED MAIL DOCUMENT TO:
Vista Verde Holdings, LLC
3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

Inst #: 201003170000404

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #003

03/17/2010 08:36:33 AM

Receipt #: 273280

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: KGP Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

Space Above This Line for Recorder's Use Only

A.P.N.: 125-18-813-001 thru 013 et al

File No.: 415407-A (MS)

GRANT BARGAIN AND SALE DEED

Document Title

Re-record to add parcels 5, 6 & 7 that were erroneously omitted.

SEPARATE PAGE PURSUANT TO GOVT CODE 27361.6

RECEIVED
MAR 03 2011

Inst #: 200912170001874

Fees: \$17.00 N/C Fee: \$25.00

RPTT: \$5380.50 Ex: #

12/17/2009 01:07:26 PM

Receipt #: 165636

Requestor:

FIRST AMERICAN TITLE HDWARD

Recorded By: RNS Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 125-18-813-001 thru 013 et al.

File No: NCS-415407-HHLV (mf)

R.P.T.T.: \$5,380.50 C

When Recorded Mail To: Mail Tax Statements To:

Vista Verde Holdings, LLC

3455 Cliff Shadows Parkway, Suite 220

Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

Pardee Homes of Nevada, a Nevada corporation

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

Vista Verde Holdings, LLC, a Nevada limited liability company

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

PARCEL 1:

PARCEL 1A:

LOTS ONE (1) THROUGH EIGHT (8), THIRTY (30) THROUGH THIRTY-FOUR (34) IN BLOCK 1, LOTS NINE (9) THROUGH SEVENTEEN (17), TWENTY-FOUR (24) AND TWENTY-NINE (29) IN BLOCK 2 OF TOWN CENTER L- TC 60/70 NO. 4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 123, PAGE 38 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1B:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

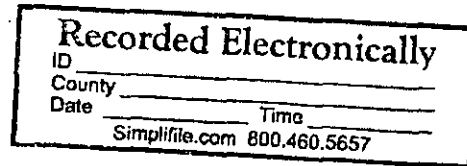
PARCEL 2:

LOTS ONE (1) THROUGH TWENTY-FOUR (24) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

RECEIVED
MAR 03 2011

A.P.N.: 125-18-813-001 thru 013 et al.
File No: NCS-415407-HHLV (mf)
R.P.T.T.: \$5,380.50 C



When Recorded Mail To: Mail Tax Statements To:
Vista Verde Holdings, LLC
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

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

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

PARCEL 1:

PARCEL 1A:

LOTS ONE (1) THROUGH EIGHT (8), THIRTY (30) THROUGH THIRTY-FOUR (34) IN BLOCK 1, LOTS NINE (9) THROUGH SEVENTEEN (17), TWENTY-FOUR (24) AND TWENTY-NINE (29) IN BLOCK 2 OF TOWN CENTER L- TC 60/70 NO. 4 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 123, PAGE 38 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1B:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

PARCEL 2:

LOTS ONE (1) THROUGH TWENTY-FOUR (24) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

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LOTS ONE (1) THROUGH SIX (6) IN BLOCK 1 OF TOWN CENTER 44/50 NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

LOTS ONE (1) THROUGH SEVENTY-ONE (71) IN BLOCK 1 AND LOTS SEVENTY-TWO (72) THROUGH ONE HUNDRED SIXTEEN (116) IN BLOCK 2 OF TOWN CENTER 44/50 NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 12/15/2009

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MAR 03 2011

Exhibit "A"

Legal Description

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 5:

COMMON LOTS A THROUGH D OF TOWN CENTER 44/50 NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 12 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 6:

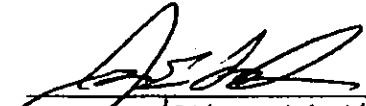
COMMON LOT "A" OF TOWN CENTER 44/50 NO. 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 135, PAGE 7 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

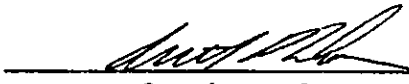
PARCEL 7:

COMMON LOTS A THROUGH H, J, K, AND L OF TOWN CENTER 44/50 NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 136, PAGE 48 IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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MAR 03 2011

Pardee Homes of Nevada, a Nevada corporation


By: JON E. LASH
Its: EVP/COO


By: Anthony P. Dolim
Its: SVP

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me on _____ by
_____ and _____, as _____ of Pardee Homes
of Nevada, a Nevada corporation.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 15, 2009 under Escrow No. NCS-415407-HHLV.

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MAR 03 2011

STATE OF California
COUNTY OF Los Angeles

On December 16, 2009, before me, Lisa M. Lawson, Notary
Public, personally appeared Jim E. Lash & Anthony P. Dalsin,

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.



Lisa M. Lawson
NOTARY PUBLIC

Lisa Lawson
Comm # 1625778 exp Dec 27, 2009

STATE OF _____
COUNTY OF _____

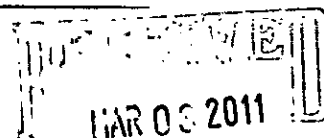
On _____, before me, _____, Notary
Public, personally appeared _____,

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.

NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-19-713-001 through 024
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: \$0.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
b. Explain reason for exemption: Re-record to add parcels 5, 6 & 7 that were erroneously omitted on 20091217-1874

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: M. Sabad

Capacity: Agent for Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Pardee Homes of Nevada

Address: 10880 Wilshire Blvd

City: Los Angeles

State: CA Zip: 90024

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Vista Verde Holdings, LLC

Address: 3455 Cliff Shadows

City: Las Vegas

State: NV Zip: 89129

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

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: 4 1 5 4 0 7 - A m f / a d

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

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

RECEIVED
MAR 03 2011

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "A"

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

DESCRIPTION

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

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

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

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

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

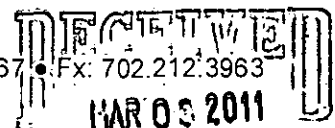
FURTHER RESERVING THEREFROM A CITY OF LAS VEGAS SEWER AND LAS VEGAS VALLEY WATER DISTRICT EASEMENT, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19;

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 53,439 SQUARE FEET, MORE OR LESS.

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

