

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-13-96

APN 125-35-604-002

Location See Below

Applicant Howard W. Ickes

Subject

Lot 1 File 10 of parcel maps page 37 cc
Recorder





FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: ICKES FM - SWC FISHER AVE/ MAVERICK ST

FM- 13 - 96 SURVEYOR/ENGINEER: KRAEMER ENGINEERING

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	4/25/96	Roger	APP'D	4/25/96	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	4/25/96	cme	App'd	4/25/96		
FLOOD CONTROL	4/25/96	DL	APP'D	4/25/96		
SANITATION	4/25/96	DM	APP'D	4/25/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	4/25/96	MP	APPROVED	4/25/96		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: April 22, 1996

OWNER: ICKES, HOWARD WILLIAM

PM NO: 13-96 (CITY)

SURVEYOR: KRAEMER, KEN W



COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

City of Las Vegas Land Development (Joel Harris) has confirmed that a permit was issued on April 18, 1996, for the property located on Lot 1 of this parcel map (5260 Maverick Street) to be connected to public sewer and a photograph of the construction of the sewer line connection in progress was submitted to the Health District by the property owner, Mr. Ickes.

CCHD comment letter dated April 11, 1996, recommending rejection of the parcel map is hereby rescinded on condition the existing ISDS be properly abandoned pursuant to CCHD Regulations.



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

April 12, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

RECEIVED

APR 12 3 04 PM '96

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Parcel Map
PM-13-96
Howard W. Ickes

PLANNING AND
DEVELOPMENT

(SWC Fisher Avenue and Maverick Street)

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. Construct a minimum of one lane of paving (south of centerline) on Fisher Avenue adjacent to this parcel map site.
2. a) Modify this parcel map prior to recordation to show the creation of a "ten foot wide, east/west public drainage easement to be privately maintained" adjacent to the south property line of Lots 1 and 2.

b) In lieu of providing this drainage easement corridor, submit a Drainage Plan and Technical Drainage Study for review and approval by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
3. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, half-width paving and possibly fire hydrants) on Fisher Avenue and Maverick Street adjacent to this parcel map site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
4. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
5. Future site development may also be subject to the requirements of Variance V-5-96.
6. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: April 11, 1996

OWNER: ICKES, HOWARD WILLIAM

PM NO: 13-96 (CITY)

SURVEYOR: KRAEMER, KEN W

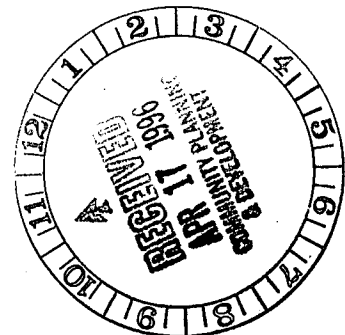
COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer and municipal water are available to property. No individual sewage disposal systems (ISDS) or individual wells are to be installed.

Health District records indicate there is an existing individual sewage disposal system on Lot 1 of this parcel map (permit number S7350-GG9-00) and a well was drilled on this property in 1977. Proposed lot sizes do not meet Health District requirements for a well and ISDS. Nevada State Division of Water Resources (NSDWR) has no record of the abandonment of this well. Prior to approval of this parcel map either the ISDS must be properly abandoned and the property connected to public sewer or the well(s) must be abandoned and abandonment verification received from NSDWR after acceptance of public water service to Lot 1 by the utility.

RECOMMEND REJECTION OF PARCEL MAP

Lot 1	24,941 sq ft	.573 ac
Lot 2	20,000 sq ft	.459 ac



Date:

April 4, 1996

MEMORANDUM

TO:

Ken Kremer, PLS
Kremer Engineering Co.

FROM:

Rita M. Lumos, PLS
City Surveyor

SUBJECT:

PM 13-96
Howard William Ickes

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The dimension is missing from the south line of Lot 1, please complete.

At the end of construction it will be necessary to set a permanent monument at the intersection of Fisher Avenue and Maverick Street. If no construction is necessary with this parcel map then the monument should be set prior to final approval.

PLANNING AND
DEVELOPMENT

Apr 4 2 18 PM '96

RECEIVED

Case Number
*3-18-96*3
PM*Ref 2487*

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MARCH 12, 1996
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SPECIAL IMPROVEMENT DISTRICT	- NANCY PAYAN
SUBJECT: PARCEL MAP PM - 13 - 96	
HOWARD W. ICKES	

PLEASE RETURN BY: MARCH 27, 1996

*No Comment**Jim Gilbert*
Harm Office

ATTACHMENT: MAP

MEMO

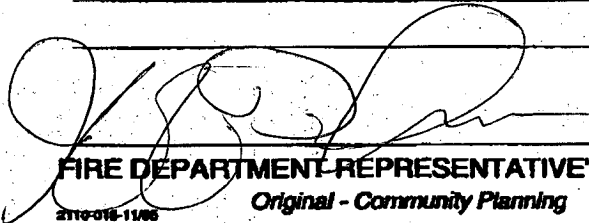
DATE 3/14/96

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Pm-13-96 Howard W. Ickes

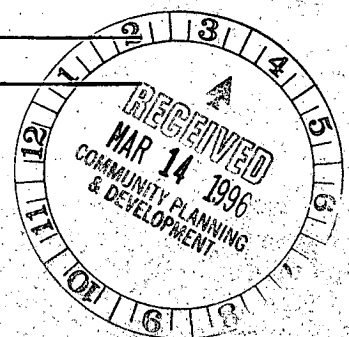
1. ☒ **NO OBJECTIONS.**
2. ☐ **SUBJECT TO CONDITIONS LISTED.**
3. ☐ **MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.**
4. ☐ **FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.**
5. ☐ **WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.**
6. ☐ **STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.**
7. ☐ **ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.**
8. **ADDITIONAL CONDITIONS/COMMENTS** _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/86

Original - Community Planning

Copy - Fire Prevention Division



CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE MARCH 12, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PARCEL MAP PM - 13 - 96 HOWARD W. ICKES	

PLEASE RETURN TO JOHN McNELLIS BY: MARCH 27, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MARCH 12, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM - 13 - 96 HOWARD W. ICKES	

PLEASE RETURN BY: MARCH 27, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 2-28-96

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): LOT 1 FILE 10 OF PARCEL MAPS PAGE 37 CC RECORDER

Proposed Use: QTY 1 CUSTOM HOME Assessor's Parcel No.: _____

Project Name: MARSHALL CONSTRUCTION Ward No.: _____

Existing General Plan: _____ Sixteenth Section: _____ of the _____ of Section: _____ Township: _____ Range: _____

Proposed General Plan: _____ Existing Zoning: RE Proposed Zoning: _____

Gross Acres: .413 Lots/Units: 2 Density: N/A Commercial Sq. Ft.: N/A

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Applicant: HOWARD W. ICKES Contact: _____

Address: 5260 MAVERICK

City: LAS VEGAS State: NV Zip: 89130 Tel: 643-2229 Fax: 643-2953

Owner(s): SAME Contact: _____

Address: _____

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: BRETT MARSHALL Contact: _____

Address: 3312 MEADE #A

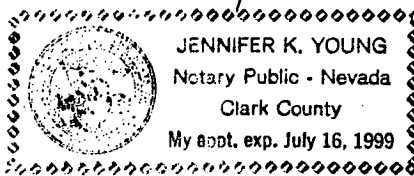
City: LAS VEGAS State: NV Zip: 89102 Tel: 253-1688 Fax: 253-7140

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): [Signature]

Subscribed and sworn before me this 28th day of February 19 96

Jennifer K. Young
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: AM-13-96

Meeting Date: _____

Date Accepted: 3/7/96

Accepted By: [Signature]

Map No.: 62-35-4

Total Fee: 300.00

Receipt No.: 366558



City of LAS VEGAS, NEVADA

PM-13-96

Proof of valid water commitment or application for a Conditional Water Distribution Authorization Letter

Project Title SFR FOR H. W. ICKES

Name as shown on Plat P.M. FOR HW ICKES

1. Assessor's Parcel No(s). 125 35 604 ~~001~~ 002
2. Does the project as proposed have a water commitment from the Las Vegas Valley Water District?
 - a. ☐ Yes, this project is part of a recorded single-family residential subdivision and already has an existing commitment of water from the LVVWD. No new water commitment is necessary.
 - b. ☐ Yes (for all other projects not within item 1a., line 6a below must be completed by the LVVWD).
 - c. ☐ No, I do not require service from the LVVWD. I will utilize a well for an individual single-family parcel for domestic use only, not in an area served by a municipal water purveyor.
 - d. ☐ No, I do not require service from the LVVWD (and I have attached proof of service from the water provider, such as a letter from the City of North Las Vegas or a State Engineer permit).
 - e. ☒ No, I require a conditional water authorization from the City of Las Vegas in order to apply for water service from the LVVWD (have 6b completed by the LVVWD).
3. ☐ Building Permit (Project address: _____)
 - a. ☐ New Building
 - Submit floor plan to LVVWD Gross acres: _____
 - b. ☐ Additions
 - Submit floor plan to LVVWD
 - Equivalent fixture units (to be completed by applicant): _____
4. ☒ Land division
Submit tentative map and final map or Parcel Map to LVVWD
Proposed Construction: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Other
5. Proposed Land Use 1- LOT (EXISTING SAR, TO REMAIN ON WELL)

Calculation to be completed by LVVWD only

6a. ☐ This project already has an existing commitment of water from the LVVWD. No new water commitment is necessary.						
<table border="0"><tr><td>LVVWD Representative</td><td>Print Name</td><td>Date</td></tr><tr><td> </td><td> </td><td> </td></tr></table>	LVVWD Representative	Print Name	Date			
LVVWD Representative	Print Name	Date				
6b. Based on information submitted by the applicant, the preliminary estimate for the required quantity of water for this project is calculated to be <u>1.7</u> acre feet per year						
☒ Additional water facilities required						
☐ Hold issuance of building permit until an executed conditional commitment agreement is submitted to the District						
<table border="0"><tr><td><u>KE Colgate</u></td><td><u>K. E. Colgate</u></td><td><u>3-20-96</u></td></tr><tr><td>LVVWD Representative</td><td>Print Name</td><td>Date</td></tr></table>	<u>KE Colgate</u>	<u>K. E. Colgate</u>	<u>3-20-96</u>	LVVWD Representative	Print Name	Date
<u>KE Colgate</u>	<u>K. E. Colgate</u>	<u>3-20-96</u>				
LVVWD Representative	Print Name	Date				

Name and Address of Owner or Authorized Agent to whom the conditional water distribution authorization letter should be sent:

<u>HOWARD W. ICKES</u>	<u>643-2229</u>
Name	Telephone
<u>5260 MAVERICK ST</u>	<u>LV</u>
Address	City
<u>BRETT L. MARSHALL</u>	<u>N</u>
	State
	<u>89030</u>
	Zip

Copy of Letter to be sent to: SAMUELS ABOVE Telephone 696-5495

<u>4715 WOODLAKE</u>	<u>LV</u>	<u>N</u>	<u>89117</u>
Address	City	State	Zip

Authorized Agent/Owner Information

I hereby certify that all information contained on this form is true and accurate. I am aware that the priority for issuance of a conditional Water Distribution Authorization Letter by the City will be based, in part, on the date and time that an application is accepted as complete and that failure on my part to submit all required application materials may cause the priority of my application to be reestablished.

[Signature]
Owner or Authorized Agent
Signator is authorized to bind the organization

3-20-96
Date of Submittal

RECEIVED
MAR 20 3 25 PM '96
Date/Time Stamp

PLANNING AND
DEVELOPMENT

For City Use Only

Project Water Reservation Category	Plan, Check #
☐ Public Facilities ☐ Quasi Public and Non-Profit facilities ☒ All other developments	<u>3/20/96</u>
<u>3/20/96</u>	<u>3:25 PM</u>
Date	Time
<u>[Signature]</u>	<u>PLANNING</u>
Staff Member	Department



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets:
TORREY PINES - FISHER - JONES
3. Describe the existing improvements and/or condition of streets in item #2 above:
FISHER NORTH 1 1/2 IMPROVED
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: LV VALLEY WATER DISTRICT
EXISTING WATER LINE ON FISHER
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: X Yes No
On which Parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
QTY 1 CUSTOM HOME - COMMENCE CONSTRUCTION IMMEDIATELY

B. PARCEL MAP CONTENTS

- ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☐ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 10. Assessor's Parcel Number of all adjoining properties.
- ☐ 11. A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition Form	Notarized Signature	Fec	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	●			●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
Aesthetic Review	●		●	●				●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Applicant's Signature

Date

WHEN RECORDED, MAIL TO:

Howard William Ickes
5260 Maverick Street
Las Vegas, NV 89120

RPTT \$ 305.50

APN#: 01B-190-010 and 01B-190-017

GRANT, BARGAIN and SALE DEED

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

Glenn Allen Hanks, II and Carla Denise Hanks as to Lot 1 and Glenn A. Hanks^{II} and Carla D. Hanks, Husband and Wife as Community Property with Right of Survivorship to Lot 2

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

Howard William Ickes, an unmarried man

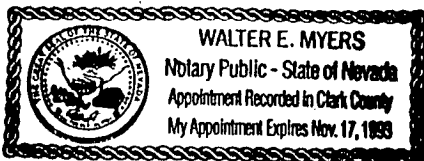
the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION AND BY REFERENCE MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the fiscal year 1991-1992.
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.



Glenn Allen Hanks II
Glenn Allen Hanks, II Date

Carla Denise Hanks
Carla Denise Hanks Date

Glenn A. Hanks II
Glenn A. Hanks Date

Carla D. Hanks
Carla D. Hanks Date

STATE OF NEVADA)

: ss.

County of Clark)

On Aug. 2, 1991 personally
appeared before me, a Notary Public,
Glenn Allen Hanks II and Carla Denise Hanks

Glenn A. Hanks II and Carla D. Hanks

who acknowledged that he executed the
above instrument.

Walter E. Myers
Notary Public

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of July, 1991, between HOWARD WILLIAM ICKES herein called GRANTOR or TRUSTOR, whose mailing address is 4620 Mitenell, #E, North Las Vegas, Nevada, and TITLE OF NEVADA INC. a Nevada corporation, herein called Trustee, and GLENN ALLEN HANKS II and CARLA DENISE HANKS, herein called BENEFICIARY,

WITNESSETH, THAT WHEREAS Trustor has received from Beneficiary certain valuable consideration in the principal amount of Two Hundred Thirty-Five and no/100 Dollars (\$235,000.00) and has agreed to pay the same in lawful money of the United States according to the terms of two Promissory Notes Secured by Deed of Trust of the date herewith, executed and delivered therefore by Trustor.

NOW, THEREFORE, for the purpose of securing said Notes of the Trustor herein contained, TRUSTOR irrevocably GRANTS AND TRANSFERS TO TRUSTEE, in TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M., described as follows: Parcels 1 and 2 as shown by map thereof on file in file 10 of Parcel Maps page 37 in the office of the County Recorder.

Commonly known as 5260 Maverick Street, Las Vegas, Nevada 89130
Assessor's Parcel No. 01B-100-010

TOGETHER with all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 of NRS 107.030 are hereby adopted and made a part of this deed of trust, EXCEPT ONLY that the amounts agreed upon by the parties to this instrument with respect to covenants Nos. 2, 4 and 7 incorporated by reference of such trusts and agreements is respectively as follows: Covenant No. 2, \$150,000.00; Covenant No. 4, twelve percent (12%); Covenant No. 7, twenty-five percent (25%). Such provisions so incorporated shall have the same force

and effect as though specifically set forth and incorp d
verbatim in this deed of trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any not of
default and any notice of sale hereunder be mailed to him a ne
address hereinbefore set forth.

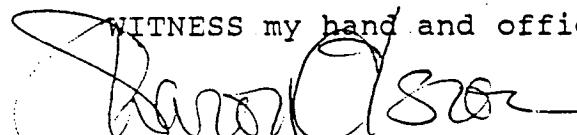
IN WITNESS WHEREOF, Grantor has executed this instrumen

SIGNATURE OF TRUSTOR:

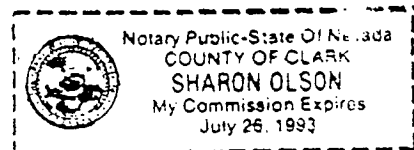

HOWARD WILLIAM ICKES

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 1st day of July, 1991, personally appeared before me,
a Notary Public in and for said Clark County, HOWARD WILLIAM ICKES,
known to me to be the person described in and who executed the
foregoing instrument, who acknowledged to me that he executed the
same freely and voluntarily and for the uses and purposes herein
mentioned.

WITNESS my hand and official seal.


NOTARY PUBLIC



Banking On America

94-72/1224

1710

HOWARD W. ICKES
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