

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-80

APN 140-30-612-040

Location NEC of Sandhill & Washington

Applicant Albert S. Goh, et al

Subject

Reclassification of property legally
described as a portion of the South 1/2 of
the SW 1/4 of the NE 1/4 of Section 30,
Township 20 South, Range 62 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
2.		
3.		
4.		
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18.		
19.		
20.		

FILE NO. 2-54-80

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name John Herbert
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____
I. D. Code 7-54-80 Date to Be Completed _____
Remarks _____

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐
2. Print Format: No Print (A) ☐ Valuation (F) ☐
Name, Address, Legal Description (G) ☒

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
020	67	0003									
	↓	005									
	68	0002									
	↓	005									
060	12										
	17	0002									
		005									
		006									
END											

Assessor Approval _____ Billing No. _____

INTER-OFFICE MEMORANDUM

October 21, 1980

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: SEPTEMBER 3, 1980

COPIES TO:

ASSESSOR
CHRONOZ-54-80 (ROI #972)✓
REQ. FOR ROI

Please prepare a Resolution of Intent to rezone the following property:

Z-54-80 From R-E to R-T

Legally described as the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M. EXCEPTING the Southerly 50 feet.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40 ft. of right-of-way for Sandhill Road and the radius corners at Sandhill and Washington Avenue.
3. Install street lights and sidewalks on Washington Avenue.
4. All interior streets and sewer shall be private.
5. Install a 6 ft. block wall on the north, west and south property lines, and set back the wall on the west and south five feet (5') for landscaping.
6. Install full off-site improvements including street lights on Sandhill Road.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

TO: CITY ATTORNEY
FROM: RICHARD L. WILLIAMS
Z-54-80 (ROI #972)
October 21, 1980

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan as amended to reflect the above conditions.
11. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

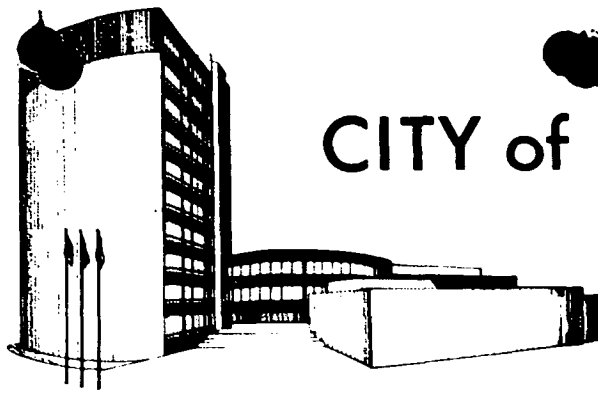
201 #912

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

September 11, 1980

Mr. Albert S. Goh, Et Al
2120 Main Street
Huntington Beach, California 92648

Dear Mr. Goh:

Re: Z-54-80
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners at a regular meeting held September 3, 1980, APPROVED your request for reclassification of property generally located at the northeast corner of Sandhill Road and Washington Avenue, from R-E to R-T, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40 ft. of right-of-way for Sandhill Road and the radius corners at Sandhill and Washington Avenue.
3. Install street lights and sidewalks on Washington Avenue.
4. All interior streets and sewer shall be private.
5. Install a 6 ft. block wall on the north, west and south property lines, and set back the wall on the west and south five feet (5') for landscaping.
6. Install full off-site improvements including street lights on Sandhill Road.

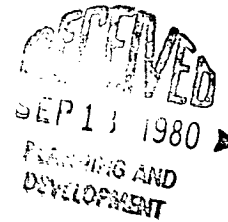
Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

CAH:mpk

cc: ☒ Dept. of Community Planning & Development; Dept. Fire & Safety
Dept. of Public Services; Division of Building & Safety



AGENDA

City of Las Vegas

September 3, 1980

Page 31

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

Planning Commission unanimously recommends
APPROVAL, subject to the following conditions

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 60 ft. of right-of-way on the west side of the property and a radius corner at the southwest corner of the property.
3. Submit full engineering plans and install half-street improvements on Jones Boulevard, Cheyenne Avenue and Atwood Avenue and the proposed street on the west side of the property.
4. Homes on three of the six R-D lots to be constructed prior to occupancy of the shopping center.

PROTESTS: 0

H. ZONE CHANGE - Z-54-80 - ALBERT S. GOH, ET AL

Property generally located at the northeast corner of Sandhill Road and Washington Avenue

From: R-E (Residence Estates)

To: R-T (Trailer Residence)

Proposed Use: Mobile Home Park

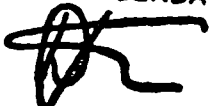
Planning Commission unanimously recommends
APPROVAL, subject to the following conditions

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40 ft. of right-of-way for Sandhill Road and the radius corner at Sandhill and Washington Avenue.

Lurie -
APPROVED as per
recommendations of
Planning Commission.
Unanimous (Woofert
temporarily excused)

Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM



AGENDA

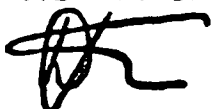
City of Las Vegas

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

September 3, 1980
Page 32

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) 3. Install street lights and sidewalks on Washington Avenue. 4. All interior streets and sewer shall be private. 5. Install a 6 ft. block wall on the north, west and south property lines, and set back the wall on the west and south five feet for landscaping. 6. Install full off-site improvements including street lights on Sandhill Road. PROTESTS: 0		
I. <u>ZONE CHANGE - Z-56-80 - DONALD C. BIVINS</u> Property generally located on the southeast corner of Washington Avenue and Pecos Drive. From: R-1 (Single Family Residence) To: R-PD12 (Residential Planned Development) Proposed Use: Townhouses (Medium Density Residential) Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. Dedicate 20 ft. of right-of-way for Pecos Drive and the radius corner at Pecos Drive and Washington Avenue. 3. Dedicate a sewer easement from the existing stub on Park Oliver Drive to Pecos Drive and then to Washington Avenue. 4. Redesign the Plot Plan to comply with Public Services Department requests.	Woofter - APPROVED as per recommendations of Planning Commission. Motion carried with Levy voting "no". An earlier motion by Levy to deny failed with Woofter, Lurie, Christensen and Briare voting "no".	Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM PROTESTS: 0



H. ZONE CHANGE - Z-54-80 - ALBERT S. GOH, ET AL

Property generally located at the northeast corner of Sandhill Road and Washington Avenue, from R-E to R-T.

Proposed Use: Mobile Home Park

The zoning on this property was approved previously but the Resolution of Intent expired. There is R-T zoning around most of this property. The proposed mobile home park will have 133 spaces.

PLANNING COMMISSION RECOMMENDATION: Approval - In accordance with the surrounding zoning pattern.

STAFF RECOMMENDATION: Approval

PROTESTS: 0

I. ZONE CHANGE - Z-56-80 - DONALD C. BIVINS

Property generally located on the southeast corner of Washington Avenue and Pecos Drive, from R-1 to R-PD12.

Proposed Use: Townhouses (Medium Density Residential)

The property is located immediately east of Freedom Park. To the north and east is R-1 zoning. To the south is a strip of R-1 and then undeveloped R-3 further south. To the northwest is vacant R-3. The density for this proposed condominium development is 12 units per acre. There will be a total of 264 units on this 23 acre site. The site plan is in accordance with the planned development guidelines.

PLANNING COMMISSION RECOMMENDATION: Approval - Compatible with the general zoning pattern in the area.

STAFF RECOMMENDATION: Denial - Contrary to the established R-1 pattern in the immediate area.

PROTESTS: 0

J. ZONE CHANGE - Z-57-80 - BURTON H. NICHOLAS, ET AL

Property generally located northwest of Smoke Ranch Road and Torrey Pines Drive, from N-U to R-1.

Proposed Use: Single Family Homes

The request involves land that was annexed in 1978. R-1 zoning was approved in the County prior to the annexation but it has expired. The request is compatible with the surrounding zoning pattern.

PLANNING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

PROTESTS: 0

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 20, 1980

Mr. Albert S. Goh, Et Al
2120 Main Street
Huntington Beach, CA 92648

Re: Z-54-80

Dear Mr. Goh:

Your request for reclassification of property generally located at the northeast corner of Sandhill Road and Washington Avenue, from R-E to R-T, was considered by the City Planning Commission on August 14, 1980.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40 ft. of right-of-way for Sandhill Road and the radius corners at Sandhill and Washington Avenue.
3. Install street lights and sidewalks on Washington Avenue.
4. All interior streets and sewer shall be private.
5. Install a 6 ft. block wall on the north, west and south property lines, and set back the wall on the west and south five feet (5') for landscaping.
6. Install full off-site improvements including street lights on Sandhill Road.

This item will be considered by the Board of City Commissioners on September 3, 1980, at 2:00 P.M. in the Commission Chambers of



Mr. Albert S. Goh
August 20, 1980
Page Two

City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


DON W. BROWN
Supervisor of Zoning

DWB:sk

cc: City Clerk

July 30, 1980

NOTICE OF PUBLIC HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-54-80 ALBERT S. GOH, ET AL, FOR RECLASSIFICATION OF PROPERTY
 GENERALLY LOCATED AT THE NORTHEAST CORNER OF SANDHILL
 ROAD AND WASHINGTON AVENUE.

FROM: R-E (RESIDENCE ESTATES)

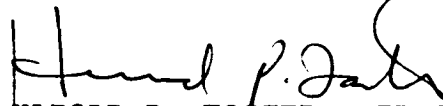
TO: R-T (TRAILER RESIDENCE)

PROPOSED USE: MOBILE HOME PARK

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼)
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 30, TOWNSHIP
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:sk

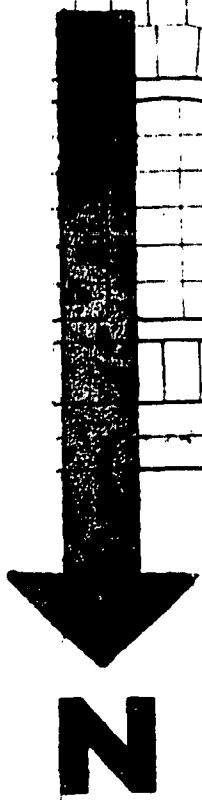
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

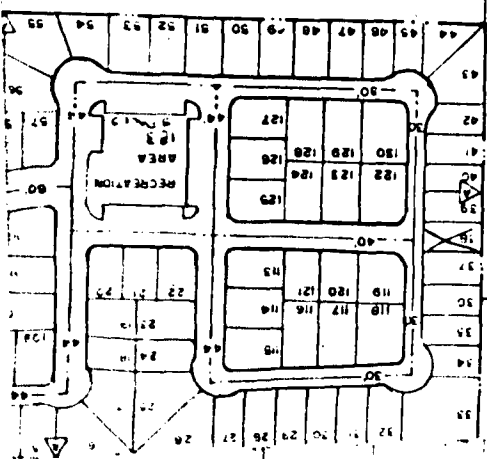
7-54-80

SANDHILL RD

WASHINGTON AVE



LOS VEGAS WASH DRAINAGE CHANNEL

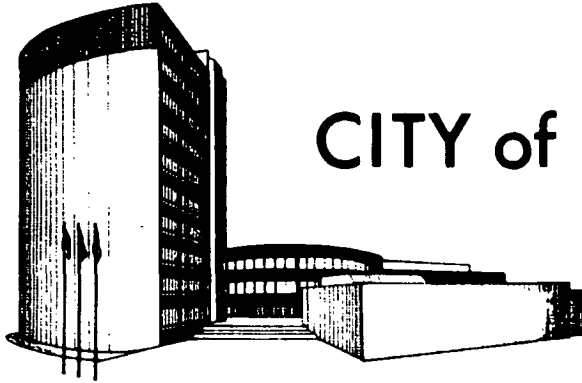


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 6, 1980

Mr. Albert S. Goh and
Ms. Ivy K. Ong
2120 Main Street
Huntington Beach, CA 92648

Re: Z-54-80

Dear Applicants:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on August 14, 1980.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

INTER-OFFICE MEMORANDUM

July 29, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Albert S. Goh and Ivy K. Ong
Z-54-80

COPIES TO:

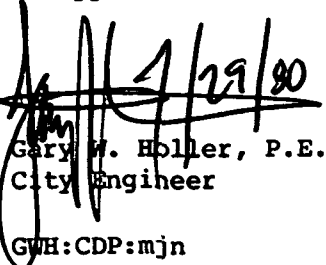
Quality Control
Subdivisions and Permits
Right-of-Way
Traffic Engineering
Building and Safety

Your memorandum dated July 18, 1980 requested comments from this Department prior to August 7, 1980 concerning the request of Albert S. Goh and Ivy K. Ong for the reclassification of property generally located at the northeast corner of Sandhill Road and Washington Avenue from a R-E (Residence Estates) to a R-T (Trailer Residence) zoning.

At the time this request is acted upon this Department requests that the following be made conditions of approving this reclassification request:

1. Dedication of forty (40) feet of right-of-way for Sandhill Road and dedication of the radius corner at Sandhill Road and Washington Avenue.
2. Installation of street lights and sidewalk on Washington Avenue.
3. Installation of full offsite improvements including street lights on Sandhill Road.
4. All interior streets and sewers are to be private.
5. The obtaining of all permits and inspections required by the various Divisions of the Department of Public Services.

Be advised that the above comments apply to this zoning request only and are not to be construed as approval of the concept depicted on the plot plan nor as approval of a tentative subdivision map.


Gary W. Holler, P.E.
City Engineer

GWH:CDP:mjn



JUL 29 1980

PLANNING AND
DEVELOPMENT

DATE

7/21/80

TO : CITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

Z-54-80

Albert S. Shk. & Jay K. Ong

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:


FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-54-80 ALBERT S. GOH, ET AL, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SANDHILL ROAD AND WASHINGTON AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-T (TRAILER RESIDENCE)

PROPOSED USE: *Mobile Home Park*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl

CHECKED: (date)
HERBERT *[Signature]* 7-23-78
CLEMMER *[Signature]* 7/25/80
BROWN, D.W. *[Signature]*
WILLIAMS *[Signature]*

SHELL

(THIS FILE MUST BE RETURNED TO ~~BARBARA~~ BY July 24, 1980.)

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE ATTACHED LOCATION MAP.)

M-30-74 *56*

INTER-OFFICE MEMORANDUM

July 18, 1980

TO: PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: ALBERT S. GOH AND IVY K. ONG Z-54-80	COPIES TO:

This is concerning a request for reclassification on the following described property:

Generally located at the northeast corner of Sandhill Road and Washington Avenue.

From: R-E (Residence Estates)

To: R-T (Trailer Residence)

The above property is legally described as a portion of the South Half (S½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 30, Township 20 South, Range 62 East, MDB&M.

CITY PLANNING COMMISSION MEETING: AUGUST 14, 1980

Your remarks regarding this application prior to August 7, 1980 will be greatly appreciated.

Plot Plan Attached: Yes XXX
No

HPF:bjl

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a R-T Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

The Northeast corner of Sandhill Road and Washington Avenue.

See attached Deed

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

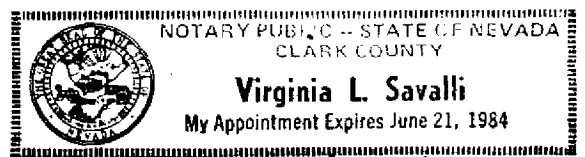
COUNTY OF CLARK)

(I, We) Albert S. Goh and Ivy K. Ong being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: [Signature] MAILING ADDRESS: 2120 Main Street-Huntington Beach, CA 92648 ZIP CODE: 92648 PHONE NO. 714-960-4395

Subscribed and sworn to before me this 18th day of July, 1980.

[Signature]
Notary Public in and for said County and State



(Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

*****FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY*****

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$200.00

Received by: [Signature]

Receipt No.: 400901

Case No. 2-54-80

Date: 7/18/80

BOOK 1080
PAGE 522.30

1039347

GRANT, BARGAIN, SALE DEED

THE SIGNATURE WITHIN THE LINE OF THE SIGNATURE OF HARRIS P. SHARP AND MARGARET SHARP, Husband and wife, and
FRED B. ALLEN and ARTIE M. ALLEN, Trustees

in consideration of \$10.00 the receipt of which is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to
ALBERT S. COH, and IVY K. ONG, and OSCAR A. DE LA CRUZ, all as tenants in common

all that real property shown to be
County of Clark

State of Nevada, bounded and described as follows:

The South Half (S 1/2) of the Southeast Quarter (SW 1/4) of the Northeast Quarter
(NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

EXCEPTING THEREFROM the Southerly 50 feet as conveyed to the City of Las Vegas
by instrument recorded December 5, 1957 as Document No. 119967 in Book 146 of
Official Records, Clark County, Nevada.

MAR 2
APR 2

SUBJECT TO: 1. Taxes for the fiscal year 1979-80.
2. Rights of way, reservations, restrictions, assessments and conditions
of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

WITNESSETH that on the 30th day of May 1979
Bartie P. Sharp
Margaret P. Sharp
Fred B. Allen
Artie M. Allen

WITNESSETH that on the 30th day of May 1979
Albert S. Coh
Ivy K. Ong
Oscar A. De La Cruz

CLERK OF CLARK COUNTY
On the 3rd day of July 1979
Nancy S. Allen
County of Clark, Nevada
J. Sharp, Fred B. Allen and Artie
M. Allen
Nancy S. Allen
County of Clark, Nevada
J. Sharp, Fred B. Allen and Artie
M. Allen

WHEN RECORDED MAY 10, 1979, BY ALBERT S. COH, 1472 CLORDEN,
SANTA ANA, CA. 92703

ESCROW NO. 79267 NV

CLARK COUNTY RECORDS
JAN 1, 1979, RECORDED
RECORDED AT REQUEST OF

JANUARY 1979 OF LAS VEGAS, NV
JAN 1 1 13 PM '79

CLERK OF CLARK COUNTY
OFFICIAL RECORDS
BOOK 1080 PAGE 522.30

1080 1039347

2-54-80

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

2325 W CHARLESTON BLVD.

PHONE 870-8771

LAS VEGAS, NEVADA 89102

LETTER OF TRANSMITTAL

TO City of Las Vegas

DATE	7-18-80	JOB NO.	30-20-62
ATTENTION	Bob Genzer		
RE:	Zone Change Application and Request for Plot Plan Review Dr. Albert Goh and Ivy Ong		

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Request for Plot Plan Review
1			Reclassification of Property

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Bob: The zoning and plot plan review originally filed
for this client has expired. The original number is Z-76-78.

COPY TO _____

SIGNED: Stephen F. Turner/gs

2-54-80