

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0108-86

APN                162-06-201-001

Location           N OF OAKLEY, E OF DECATUR

Applicant           ERNEST A. BECKER

Subject

REZONING REQUEST FROM R-1 TO R-3 FOR  
PROPOSED APARTMENTS.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

|           |       |
|-----------|-------|
| 1. _____  | _____ |
| 2. _____  | _____ |
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| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO.: 2-107-86

NOTICE OF PUBLIC HEARING

JANUARY 27, 1987

Notice is hereby given that on **January 27, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

**Z-108-86**      APPLICATION OF ERNEST A. BECKER FOR RECLASSIFICATION OF  
PROPERTY LOCATED NORTH OF OAKLEY BOULEVARD AND EAST OF  
DECATUR BOULEVARD

FROM: R-1 (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION  
OF INTENT TO C-1 - LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of  
the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter  
(NW $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 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.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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 LOCATION MAP ON REVERSE SIDE.

LUCKY MARKET  
1200

PARKING

SHOPS  
1318

4727  
THRIFT MART

PARKING

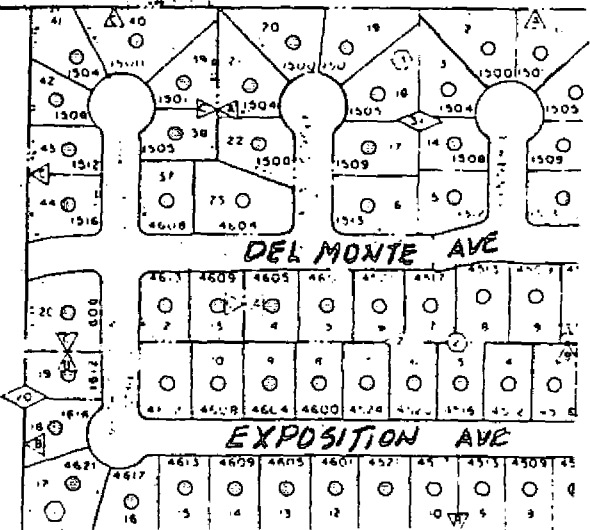
4747  
BOWLING ALLEY

4501  
VAC.  
DEPT. 5

PARKING

DECATUR BLVD

EXISTING  
APTS



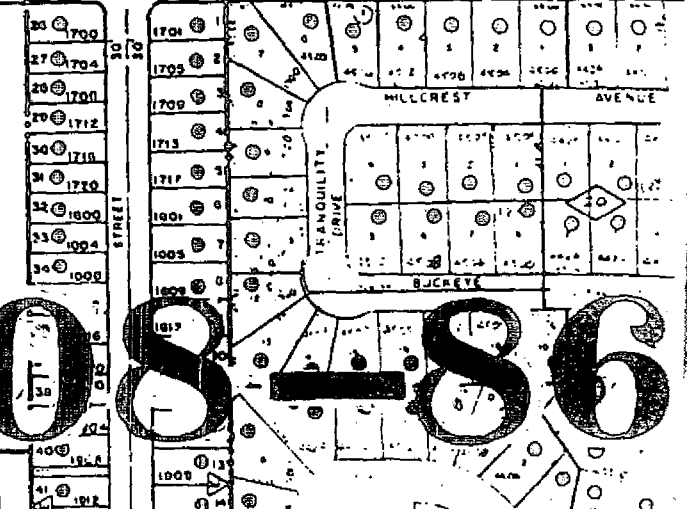
DEL MONTE AVE

EXPOSITION AVE

OAKLEY BLVD

FURNITURE  
STORE

7-108-86





CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUEST

511-50

Date 1/12/87

Page 1 of 2

Requested by:

Organization CITY OF LAS VEGAS Name SCO

Department COMMUNITY DEVELOPMENT Phone 386

I. C. Code Z-108-86 Date to Be Completed

Remarks

110 Labels

10 to be typed

120 TOTAL

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):

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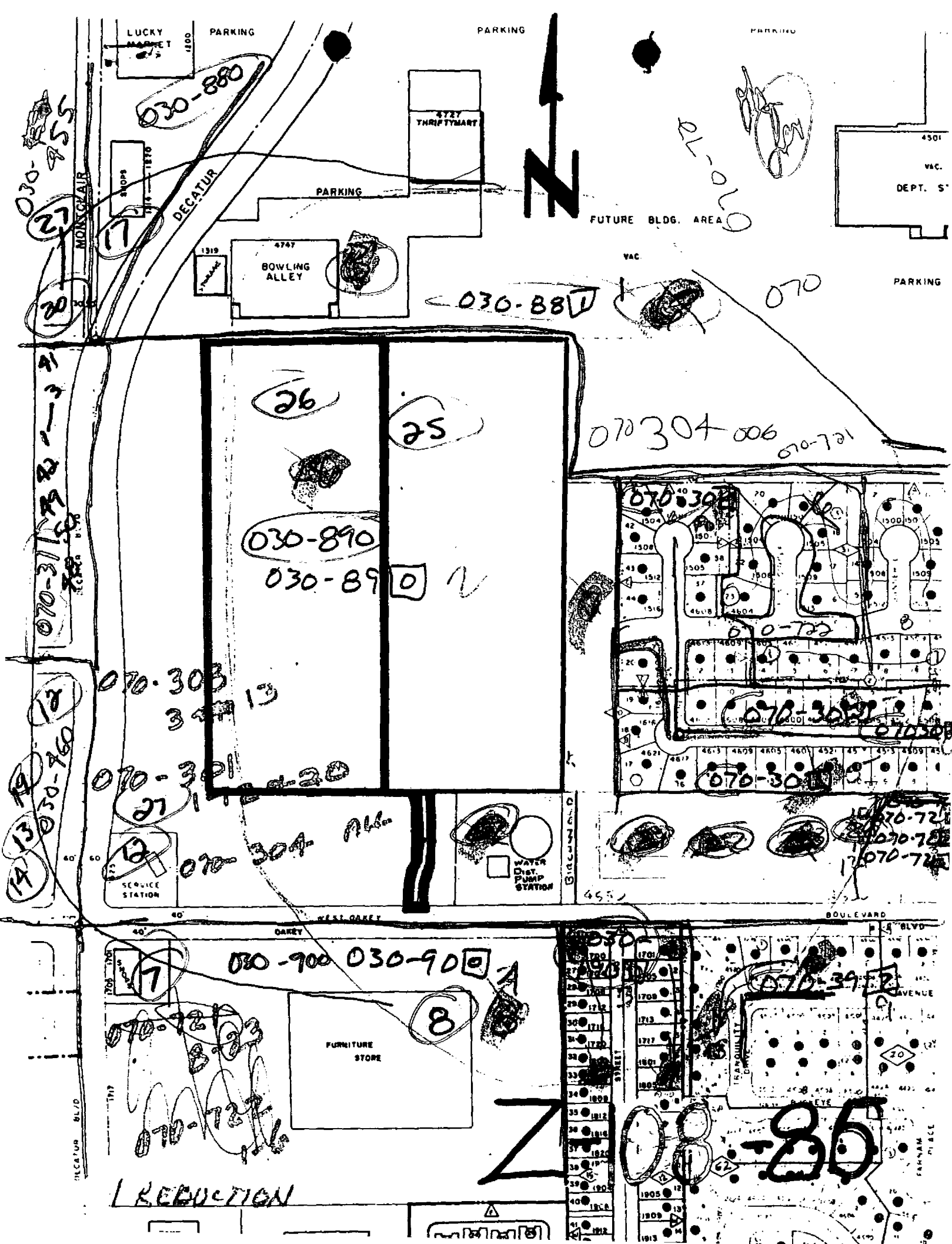
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),  
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

| Book | Page | Nmbr  | Book | Page | Nmbr | Book | Page | Nmbr | Book | Page | Nmbr |
|------|------|-------|------|------|------|------|------|------|------|------|------|
| 030  | 45   | 027   | 030  | 89   | 007  | 030  | 39   | 001  | 070  | 30   | 4    |
|      | ↓    | ↓ 030 |      |      | 012  |      |      | 007  | 070  | 31   | 001  |
|      | 46   | 0012  |      |      | 016  |      |      | 047  |      |      | 003  |
|      |      | 014   |      |      | 017  |      |      | 054  |      |      | 041  |
|      | ↓    | 019   |      |      | 020  |      |      | 007  |      |      | 042  |
| ↓    | 88   | 0017  |      |      | 023  | ↓    | ↓    | 008  |      |      | 048  |
| 030  | 88   | 003   |      |      | 025  | 070  | 30   | 1    | ↓    | ↓    | 050  |
|      | ↓    | 006   | ↓    | ↓    | 027  |      | 2    |      | 070  | 39   | 006  |
| ↓    | 89   | 006   |      |      |      | ↓    | 3    |      | ↓    | ↓    | 013  |

Assessor Approval \_\_\_\_\_ Billing No \_\_\_\_\_





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PROPERTY LOCATED NORTH OF OAKLEY BOULEVARD AND EAST OF  
DECATUR BOULEVARD

FROM: R-1 (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION  
OF INTENT TO C-1 - LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of  
the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter  
(NW $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 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.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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 LOCATION MAP ON REVERSE SIDE.

LUCKY  
MARKET  
1200

PARKING

SHOPS  
1314-1878

8727  
THIRD FLOOR

PARKING

1319

4767  
BOWLING  
ALLEY

DEPT. 5

PARKING

MONTCLAIR

DECATUR BLVD

EXISTING  
APTS

DEL MONTE AVE

EXPOSITION AVE

625  
SERVICE  
STATION

WATER  
DIST.  
PUMP  
STATION

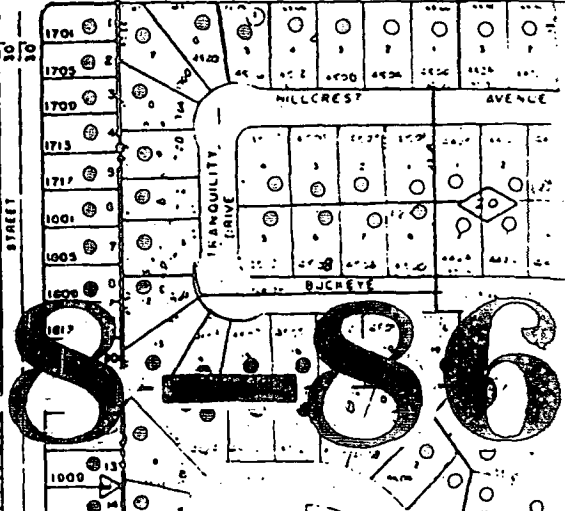
MARCUS

OAKLEY BLVD

FURNITURE  
STORE

Z-108-86

20 1700  
27 1704  
20 1700  
20 1712  
30 1710  
34 1720  
32 1000  
23 1000  
34 1000



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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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SEE LOCATION MAP ON REVERSE SIDE.

0179 60147576.

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUEST

511-50

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Requested by:

Organization CITY OF LAS VEGAS Name MIKE CLARK

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. \_\_\_\_\_

I. D. Code Z-34-85 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):

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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 |
|------|-----|------|------|-----|------|-------|-----|------|------|-----|------|
| 030  | 88  | 1003 | 030  | 90  | 0001 | 070   | 39  | 2006 |      |     |      |
|      |     | 1006 |      |     | 007  |       |     | 013  |      |     |      |
|      | 89  | 0007 |      |     | 047  |       | 72  | 1    |      |     |      |
|      |     | 007  |      |     | 054  |       |     | 2    |      |     |      |
|      |     | 012  |      |     | 007  |       |     | 3    |      |     |      |
|      |     | 016  |      |     | 0008 |       |     |      |      |     |      |
|      |     | 017  | 070  | 30  | 1    | -END- |     |      |      |     |      |
|      |     | 020  |      |     | 2    |       |     |      |      |     |      |
|      |     | 023  |      |     | 3    |       |     |      |      |     |      |
|      |     | 027  |      |     | 4    |       |     |      |      |     |      |

Assessor Approval 070-311 Billing No. \_\_\_\_\_

# INTERDEPARTMENT DISTRIBUTION LIST

| DATE<br>SENT<br>1-6-87 | DATE<br>RETURNED | COMMENTS |
|------------------------|------------------|----------|
| BUILDING DEPARTMENT ✓  |                  |          |
| PUBLIC WORKS ✓ ✓       |                  |          |
| FIRE SERVICES ✓        |                  |          |
| DESIGN & DEVELOPMENT   |                  |          |
| LAND DEVELOPMENT ✓     |                  |          |
| <i>See</i> ✓           |                  |          |
| POLICE DEPARTMENT      |                  |          |
| LICENSE DEPARTMENT     |                  |          |
| HEALTH DEPARTMENT      |                  |          |
| CITY ATTORNEY          |                  |          |
| CITY MANAGER           |                  |          |

FILE NO. 7-107-86

## INTER-OFFICE MEMORANDUM

JUNE 24, 1992

## TO:

VAL STEED  
CHIEF CIVIL DEPUTY ATTORNEY

## FROM:

 RICHARD L. WILLIAMS, CHIEF  
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT  
CURRENT PLANNING DIVISION

## SUBJECT:

REQUEST FOR ORDINANCE

## COPIES TO:

CLARK COUNTY ASSESSOR  
JIM ROBISON  
LES COMEAU  
FILE

Please prepare an Ordinance to rezone the following:

Z-108-86 From R-1 to R-3

Legally described as:

Parcel 2 of Parcel Maps filed in File 52, Page 20 of Parcel Maps (PM-8-87). The South 260.01' of Parcel 2 of Parcel Map filed in File 48, Page 12 of Parcel Maps (PM-37-85), as adjusted by Parcel Map filed in File 52, Page 20 of Parcel Maps (PM-8-87), excepting the East 50.01'.

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY  
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare, and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-108-86      FROM R-1 TO R-3

LEGALLY DESCRIBED AS:

Parcel 2 of parcel maps filed in file 52, page 20 of parcel maps (PM-8-87). The South 260.01' of parcel 2 of parcel map filed in file 48, page 12 of parcel maps (PM-37-85) as adjusted by parcel map filed in file 52, page 20 of parcel maps (PM-8-87) excepting the East 50.01'.

Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot (6') high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.
4. 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 systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.

-continued-

9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 18th day of February, 1987.



\_\_\_\_\_  
RON LURIE, MAYOR

ATTEST:

  
KATHLEEN M. TIGHE, CITY CLERK

ROI NO. 1437 CASE NO. 2-108-86

Logged and  
file pulled  
date  
(Janice)

3-24-87

Legal Description  
Written  
date  
(John)

5-18-87

ROI & Cards  
Typed  
date  
(Janice)

5-14-87

Check & Note  
on Map  
date  
(John)

7-9-87

Check & Red  
Book  
date  
(Rick)

12-3-87

Final Check by  
Harold  
date  
(HPF)

3/29/88

ROI Sent  
date

(Janice)  
3/30/88

ROI Received  
date

(Janice)

ROI Receipt  
in Red Book  
date  
(Rick)

ROI Filed  
date  
(Janice)

FROM A-1 TO A-3

PARCEL OR PARCEL MAPS FILED (PM-887)  
IN FILE 52 PAGE 20 OF PARCEL MAPS

TIE SOUTH 26 0.01' OF PARCEL 2 OF

PARCEL MAP FILED IN FILE 48 PAGE 12

OF PARCEL MAPS (PM-8-85) AS ADJUSTED

BY PARCEL MAP FILED IN FILE 52 PAGE 20 OF  
~~EXCEPTING THE EAST~~

PARCEL MAPS (PM-8-8)

EXCEPTING THE EAST. 50.01'

2-108-86 legal  
ROL # 1437

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

March 9, 1987

Ernest A. Becker Enterprises  
50 S. Jones Blvd.  
Las Vegas, Nevada 89107

RE: RECLASSIFICATION OF PROPERTY  
Z-108-86

Gentlemen:

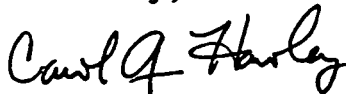
The City Council at a regular meeting held February 18, 1987, APPROVED the Reclassification of Property located north of Oakey Boulevard and east of Decatur Boulevard, From: R-1 (Single Family Residence) (under Resolution of Intent to C-1), To: R-3 (Limited Multiple Residence), Proposed Use: Apartments, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot (6') high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.
4. 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 systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)



7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY  
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development  
Dept. of Fire Services  
Dept. of Public Works  
Dept. of Building and Safety  
Land Development Services

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

March 9, 1987

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50 S. Jones Blvd.  
Las Vegas, Nevada 89107

RE: RECLASSIFICATION OF PROPERTY  
Z-108-86

Gentlemen:

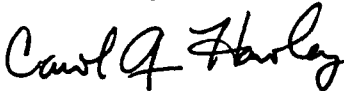
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6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)



7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY  
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development  
Dept. of Fire Services  
Dept. of Public Works  
Dept. of Building and Safety  
Land Development Services

# AGENDA

## City of Las Vegas

February 18, 1987

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

Page 55

### ITEM

### Council Action

### Department Action

#### X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

#### H. ZONE CHANGE

1542

#### 4. Z-108-86 - Ernest A. Becker

Request for reclassification of property located north of Oakey Boulevard and east of Decatur Boulevard.

From: R-1 (Single Family Residence)  
(under Resolution of Intent to C-1)

To: R-3 (Limited Multiple Residence)

Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

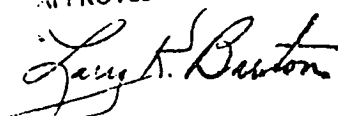
PROTESTS: 0

Lurie -  
APPROVED, subject  
to conditions  
Unanimous

Clerk to notify &  
Planning to  
proceed

Barry Becker  
appeared

APPROVED AGENDA ITEM



# AGENDA

*City of Las Vegas*

February 18, 1987

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)

H. ZONE CHANGE

4. Z-108-86 - Ernest A. Becker

Request for reclassification of property located north of Oakey Boulevard and east of Decatur Boulevard.

From: R-1 (Single Family Residence)  
(under Resolution of Intent to C-1)

To: R-3 (Limited Multiple Residence)

Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

PROTESTS: 0

To: The City Council  
Re: Community Planning and Development Agenda Item  
February 18, 1987 City Council Agenda

X.

H. ZONE CHANGE

4. Z-108-86 - Ernest A. Becker

This is a request to rezone approximately 9.5 acres from R-1 (under Resolution of Intent to C-1) to R-3 for the proposed second phase of the Pelican Cove apartment complex which was recently constructed to the east of this property. The Westland Mall is to the north in a C-1 zone and to the east is the first phase of this apartment development in an R-3 zone. To the south is undeveloped C-1, and to the west is partially developed C-1. All access to this parcel will be through the driveways in the existing project and a small portion of this application is for expansion of the entry drive off Oakey Boulevard to enhance circulation within the entry/exit portion of the development.

The first phase of the existing apartment development consists of 256 units on approximately 10.3 acres for a density of 24.9 units per acre. This proposal is for 232 units on 9.5 acres for a density of approximately 24.3 units per acre. The buildings will be two stories with 426 parking spaces provided where 262 spaces are required. The plot plan submitted shows two recreation areas - one for a pool and the other for tennis courts.

Planning Commission Recommendation: APPROVAL

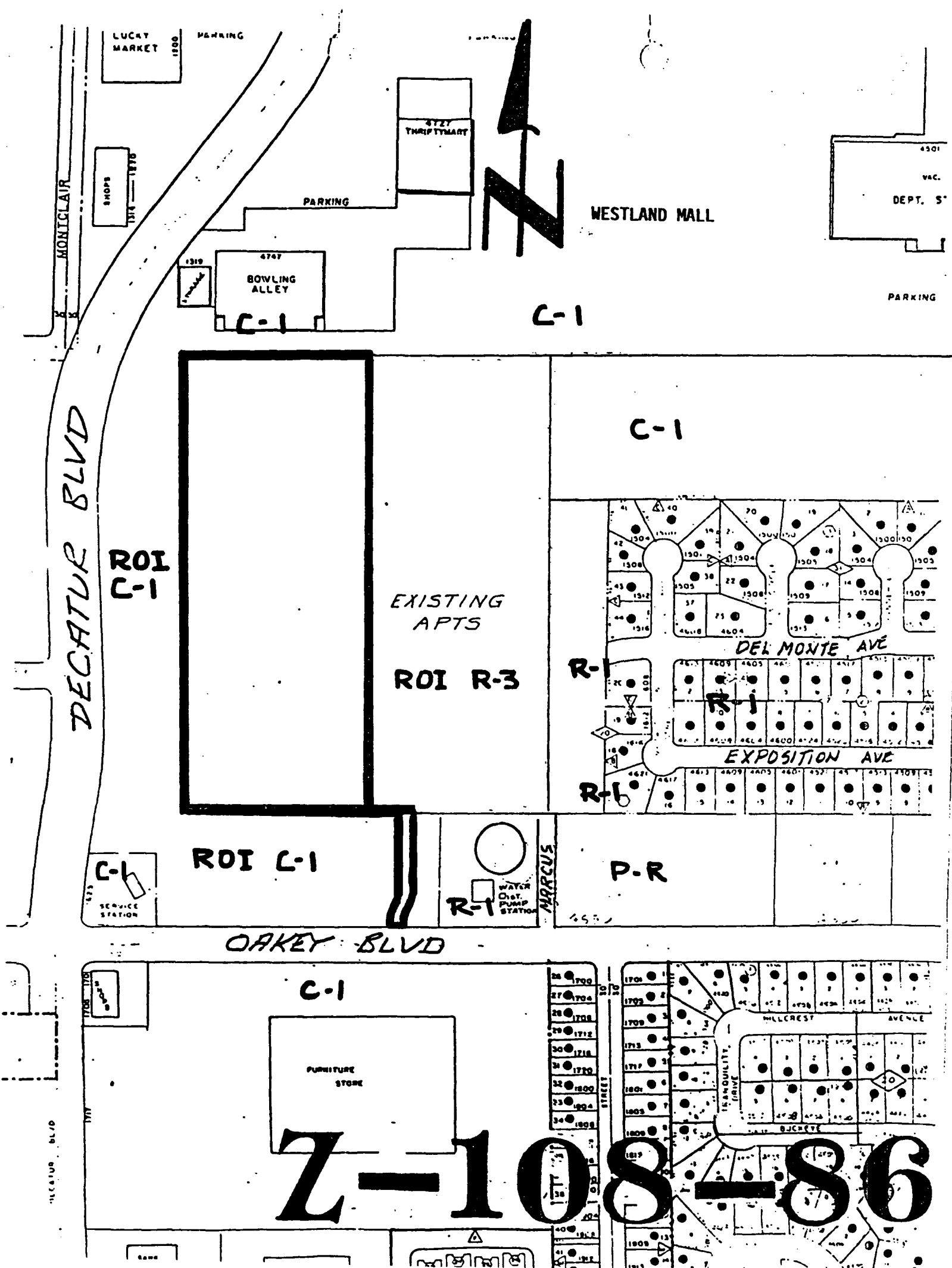
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP



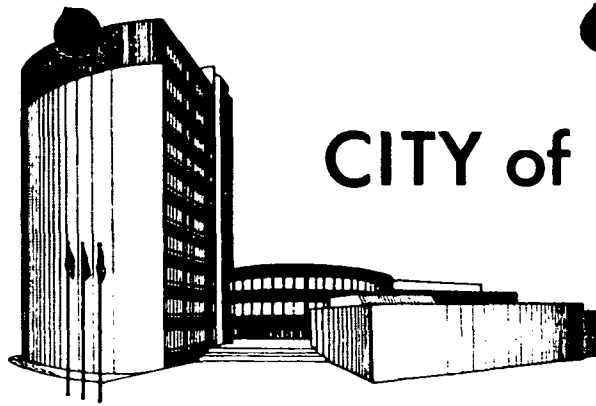
HAROLD P. FOSTER, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

February 5, 1987

Ernest A. Becker Enterprises  
50 South Jones Boulevard  
Las Vegas, Nevada 89107

RE: ZONING RECLASSIFICATION - Z-108-86

Gentlemen:

Your request for reclassification of property located north of Oakey Boulevard and east of Decatur Boulevard, from R-1 Zone (under Resolution of Intent to C-1) to R-3 Zone, was considered by the Planning Commission on January 27, 1987.

The Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.
4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Satisfaction of City Code requirements and design standards of all City departments.

- Continued -



TO: Ernest A. Becker Enterprises  
RE: Zoning Reclassification - Z-108-86

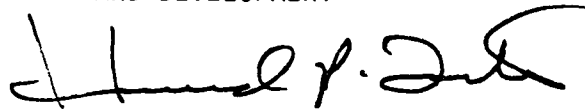
February 5, 1987  
Page Two

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on February 18, 1987, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

# AGENDA

## City of Las Vegas PLANNING COMMISSION

January 27, 1987

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

### 14. Z-108-86

Applicant: ERNEST A. BECKER  
 Application: Zoning Reclassification  
 From: R-1 (under Resolution of Intent to C-1)  
 To: R-3  
 Location: North of Oakey Boulevard and east of Decatur Boulevard  
 Proposed Use: Apartments  
 Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.
4. Standard Conditions 2 - 8.

PROTESTS: 0

Bugbee -  
 APPROVED, subject to staff's conditions.  
 Unanimous

MR. FOSTER stated this is a request to rezone approximately 9.5 acres from R-1 to R-3. There will be 232 apartments. It is identical to the development that exists to the east. There is ample parking. The density is 24.3 units per acre. There will be an expansion of the entry drive off Oakey Boulevard to enhance circulation. Staff would recommend approval, subject to the conditions.

BARRY BECKER, 50 S. Jones Blvd., appeared and represented the application. This is an expansion of a successful project that was completed during the summer of 1986. It is an upgraded apartment project. There will be three swimming pools, recreation facility and exercise room.

No one appeared in protest.

To be heard by the City Council on 2/18/87.

(9:33-9:36)

TO: COMMUNITY PLANNING & DEVELOPMENT  
FROM: FIRE PREVENTION DIVISION  
SUBJECT: 2-108-86 REVISED



- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within 500/~~500~~ feet of the building or existing hydrant.
- ✓ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ✓ 4. Fire flow requirements to be determined when construction plans are submitted.
- ✓ 5. Hydrants are to be installed and charged with water before construction begins.
- ✓ 6. Must meet requirements of Uniform Fire Code.
- ✓ 7. Dead end fire lanes not to exceed 150'.
- ✓ 8. Minimum turning radius of 45' 6".
- \_\_\_\_\_ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- \_\_\_\_\_ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- \_\_\_\_\_ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- \_\_\_\_\_ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- \_\_\_\_\_ 3. The required fire flow shall be available at the most remote hydrant(s).
- \_\_\_\_\_ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

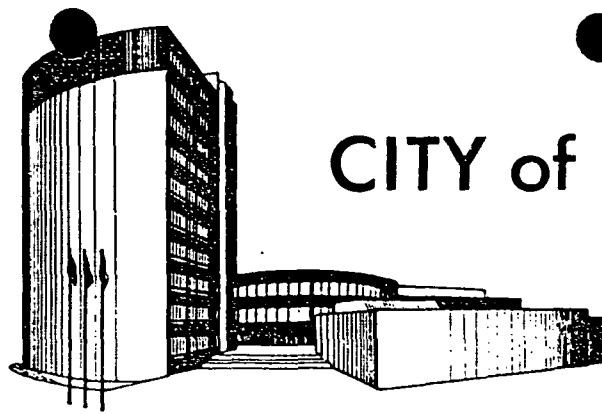
This project is not in violation of item #7 above  
as had been previously noted

R. Peeper 1-26-87

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

January 16, 1987

Mr. Ernest A. Becker  
Ernest A. Becker Enterprises  
50 South Jones Boulevard  
Las Vegas, Nevada 89107-2699

RE: Z-108-86 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on January 27, 1987.

This meeting will be held at 7:30 P.M. in the Council 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,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 9, 1987

TO:

Department of Community  
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z-108-86  
Becker

COPIES TO:

JAN 9 1987  
PLANNING AND  
DEVELOPMENT

In answer to your memorandum of January 6, 1987  
on the above zone request at Decatur, north of Oakey Blvd

this department has no objections provided all required permits and inspections  
are obtained.

## INTER-OFFICE MEMORANDUM

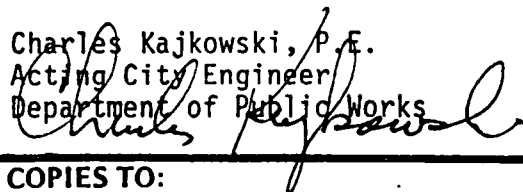
January 12, 1987

O:

Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Charles Kajkowski, P.E.  
Acting City Engineer  
Department of Public Works



SUBJECT:

Comment Re:  
  
Z-108-86  
Erneset A. Becker

COPIES TO:

C. E. Gilpin

No comment.

NOTICE OF PUBLIC HEARING

JANUARY 27, 1987

Notice is hereby given that on **January 27, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

**Z-108-86**      APPLICATION OF ERNEST A. BECKER FOR RECLASSIFICATION OF  
PROPERTY LOCATED NORTH OF OAKLEY BOULEVARD AND EAST OF  
DECATUR BOULEVARD

FROM: R-1 (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION  
OF INTENT TO C-1 - LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of  
the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter  
(NW $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 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.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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 LOCATION MAP ON REVERSE SIDE.

LUCY MARKET

1800

PARKING

4727  
THRIFT MART

PARKING

DEPT. 5

PARKING

SHOPS

1216-1276

1318

4747

BOWLING ALLEY

EXISTING  
APTS

DEL MONTE AVE

EXPOSITION AVE

WATER  
OUT.  
PUMP  
STATION

MARCUS

OAKLEY BLVD

FURNITURE  
STORE

7-108-86



MAIL NOTICE: January 16, 1987

NOTICE OF PUBLIC HEARING

JANUARY 27, 1987

Notice is hereby given that on January 27, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

**Z-108-86** APPLICATION OF ERNEST A. BECKER FOR RECLASSIFICATION OF  
PROPERTY LOCATED NORTH OF OAKLEY BOULEVARD AND EAST OF  
DECATUR BOULEVARD

FROM: R-1 (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION  
OF INTENT TO C-1 - LIMITED COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

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Section 6, Township 21 South, Range 61 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.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 1/14/87

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 LOCATION MAP ON REVERSE SIDE.

*The Properties  
West of Decatur  
need to be  
notified*

LUCKY MARKET

PARKING

PARKING

PARKING

6727 THRETTMART

SHOPS

DECATUR

PARKING

FUTURE BLDG. AREA

VAC.

DEPT. S

BOWLING ALLEY

030-881

030-890 2

070-303  
3-13

070-304  
1-12-20

070-304 All

SERVICE STATION

WATER DIST. PUMP STATION

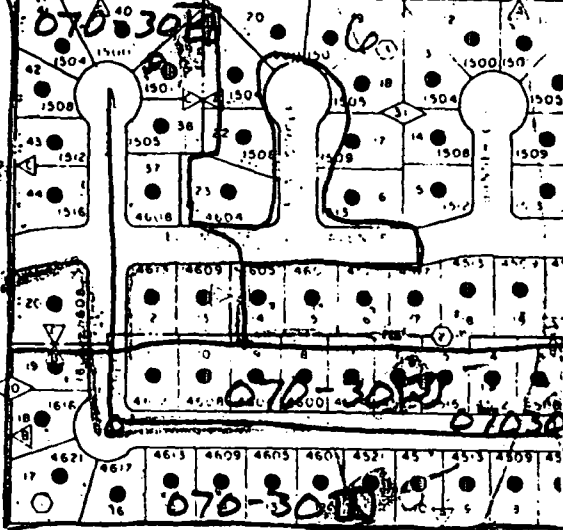
030-901 A

070-721  
B-23

070-722  
1-6

REDUCTION

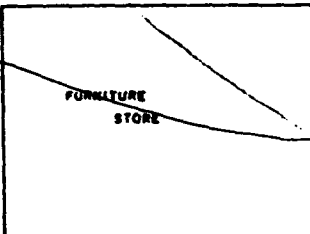
2-108-86



070-304

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070-72



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INTER-OFFICE MEMORANDUM

Date

January 6, 1987

|                                                                                                             |                                                                                |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>TO:</b><br>PUBLIC WORKS<br>FIRE SERVICES<br>BUILDING & SAFETY<br>LAND DEVELOPMENT                        | <b>FROM:</b><br>HAROLD P. FOSTER, DIRECTOR<br>COMMUNITY PLANNING & DEVELOPMENT |
| <b>SUBJECT:</b><br>ZONING RECLASSIFICATION - Z-108-86<br>ERNEST A. BECKER<br>FROM: R-1 (ROI to C-1) TO: R-3 | <b>COPIES TO:</b><br>HOWARD NULL, ADVANCED PLANNING                            |

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

North of Oakey Boulevard and east of Decatur Boulevard.

Parcel No.: 030-890-026

Proposed Use: Apartments

CITY PLANNING COMMISSION MEETING: January 27, 1987

Your remarks regarding this application prior to January 13, 1987 will be greatly appreciated.

Plot Plan Attached: Yes XX  
No       

HPF: erh  
Attachment

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ERNEST BECKER  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS 50 S. JONES BLVD L.V. NV 89107  
 PHONE 870-0212

AGENT: NAME \_\_\_\_\_  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION  
☐ VARIANCE  
☐ USE PERMIT  
☐ PLOT PLAN REVIEW  
☐ OTHER: \_\_\_\_\_

ZONING: EXISTING R-1 RDI C-1 PROPOSED R-3  
 LAND USE: EXISTING VACANT  
 PROPOSED APTS.

PAST ACTIONS:

CASE NO. Z-58-85 ACTION RE-ZONING DATE 10/16/85  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. R-6-3 ASSESSOR'S PARCEL NO. 030-890-026  
 FLOOD ZONE "A": YES \_\_\_\_\_ NO ✓

GENERAL LOCATION: N OF OAKLEY BLVD  
E OF DECATUR BLVD

SPECIAL NOTICE REQUIRED: YES \_\_\_\_\_ NO ✓

IF YES: \_\_\_\_\_

IN DOWNTOWN REDEVELOPMENT AREA: YES \_\_\_\_\_ NO ✓

CHECKED BY: [Signature] DATE 12/31/86

GENERAL RECEIPT NO. 10253 CASE NO. Z-108-86

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT  
**APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY**

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the R-1 RPT C-1 Use District to a R-3 Use District, as established by Chapter 19.06, Title 19, 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 east 385 feet of the north 1073.8 feet of APN 030-890-026.

Also included is a strip 19 feet in width abutting the south 199.35 feet of the west line of the aforementioned parcel.

Assessor's Parcel Number: 030-890-026

**OWNER'S AFFIDAVIT**  
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Mayflower Construction Company,  
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) 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)

|     |                                                                                 |
|-----|---------------------------------------------------------------------------------|
| (1) | <u>50 South Jones</u><br>SIGNATURE OF OWNER OF RECORD MAILING ADDRESS           |
|     | <u>870-0212</u> <u>Las Vegas, Nevada 89107</u><br>PHONE NUMBER CITY STATE ZIP   |
| (2) | <u>50 S Jones Blvd</u><br>SIGNATURE OF OWNER OF RECORD MAILING ADDRESS          |
|     | <u>870-0212</u> <u>LV</u> <u>NV</u> <u>89107</u><br>PHONE NUMBER CITY STATE ZIP |

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

Anne W. Anderson  
Notary Public in and for said County and State  
ANNE W. ANDERSON  
Notary Public - State of Nevada  
CLARK COUNTY (seal)  
My Commission Expires Mar. 7, 1989

\*\*\*FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: Les

Receipt No.: 10253

Date: 12/31/86

Case No.: Z-108-86

Meeting Date: 1/27/87

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas  
Department of Community Planning and Development  
400 East Stewart Avenue  
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),  
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),  
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).  
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): \_\_\_\_\_

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY \_\_\_\_\_  
(date)

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner of Record)

\_\_\_\_\_  
(Date)

# DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

## APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS  
COMPLETED

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I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--

245950

AG. I. R. S. 11770

BEENE INVESTMENT CORP., INC., a Nevada corporation, the correct corporate name being  
BEENE INVESTMENT CORPORATION, INC.

A corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at

Los Vegas, Nevada

Los Vagos, Nevada

in consideration of \$10.00

2 Dollars

deposited by Grant, Hargrave, Sefton and Convey to **WATFLOWER CONSTRUCTION CO., a partnership**

SW <sup>1</sup>/<sub>4</sub> ~~2~~ NW <sup>1</sup>/<sub>4</sub> SEC 6 T215 R61E

All lateral property in the \_\_\_\_\_ County of \_\_\_\_\_ State of Nevada, bounded and described as follows: \_\_\_\_\_  
\_\_\_\_\_ Township 21 South, Range 61 East, M.D.B.M., EXCEPTING THEREFROM THE  
interest in and to the Westerly Three (3) feet of said land as conveyed to Clark County,  
Nevada, for street and road purposes, by deed recorded 1/6/94, as Document No. 159, in the  
Office of the County Recorder of Clark County, Nevada.

DEED No: (1) Taxes for the fiscal year 1961-1962.  
(2) Rights of way, reservations, restrictions, conditions and easements of record.  
(3) Trust Deed now of record in favor of Earl J. Irwin and Elizabeth J. Irwin,  
recorded as Document No. 204972.

together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise in anywise coming

IN WITNESS WHEREOF, said Council has hereunto set its hand and seal to be attested by its President

104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-

PACIFIC INVESTMENT CORPORATION, INC., 100%

REC'D INVESTMENT CORP., INC.

37 *Alameda di* *Y. g.* *Frederick*  
Br *Christen* *P.* *1895*

STATE OF NEW YORK  
COUNTY OF NEW YORK

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 11th day of March, 1941.

[illegible]

SEAL  
ATTACHED

ORDER NO. 17 11009-L RECORDER'S INSTRUMENT NO. \_\_\_\_\_  
 WHEN RECORDED MAIL TO: Rayley Construction Co.  
11145 Lingwood Blvd., St. Louis, Mo.  
63122

235950

ALBANY, N. Y., MAY 15, 1900.

JUN 23 8 45 AM '61

1947-1948

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— *Arceuthobium* *Arceuthobium*