

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0110-89

APN 138-23-599-019

Location N OF EUGENE, BTW MAVERICK & SAN DELUNA

Applicant BECKER & SONS, ET AL

Subject

REZONING REQUEST FROM R-1 & R-E TO R-CL FOR
PROPOSED SINGLE FAMILY DWELLINGS.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: Z-110-89

NOTICE OF PUBLIC HEARING

OCTOBER 24, 1989

Notice is hereby given that on **OCTOBER 24, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-110-89 APPLICATION OF BECKER & SONS, ET AL, FOR
RECLASSIFICATION OF PROPERTY LOCATED NORTH OF EUGENE
AVENUE, BETWEEN MAVERICK STREET AND SAN DELUNA STREET;
AND THE SOUTHWEST CORNER OF EUGENE AVENUE AND JONES
BOULEVARD

FROM: R-1 (SINGLE-FAMILY RESIDENCE) AND
R-E (RESIDENCE ESTATES)

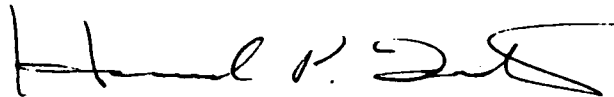
TO: R-CL (SINGLE-FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion
of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) and a portion of the Southeast Quarter (SE $\frac{1}{4}$)
of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township
20 South, Range 60 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 this request; 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

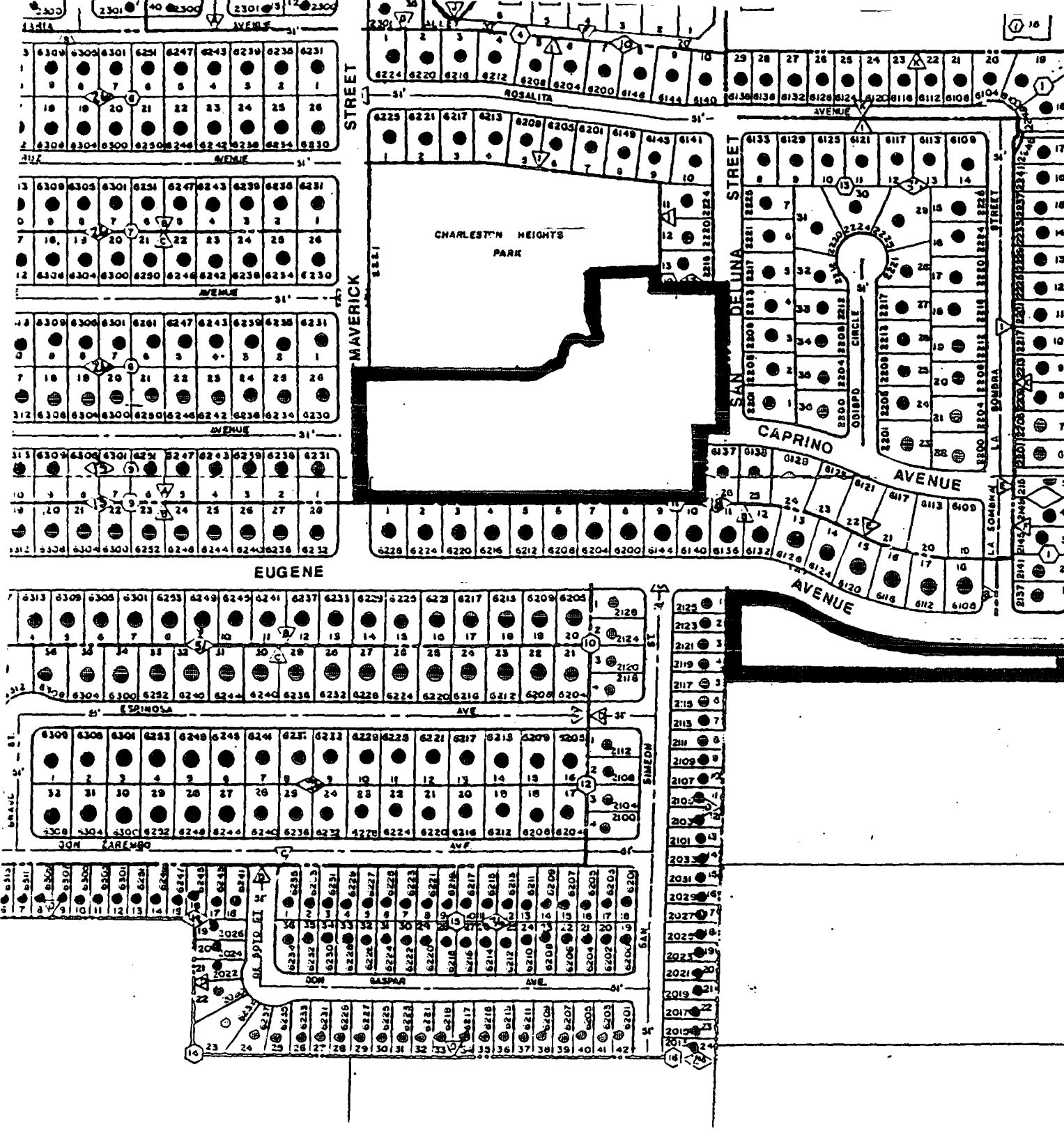


HAROLD P. FOSTER, DIRECTOR

HPF:erh

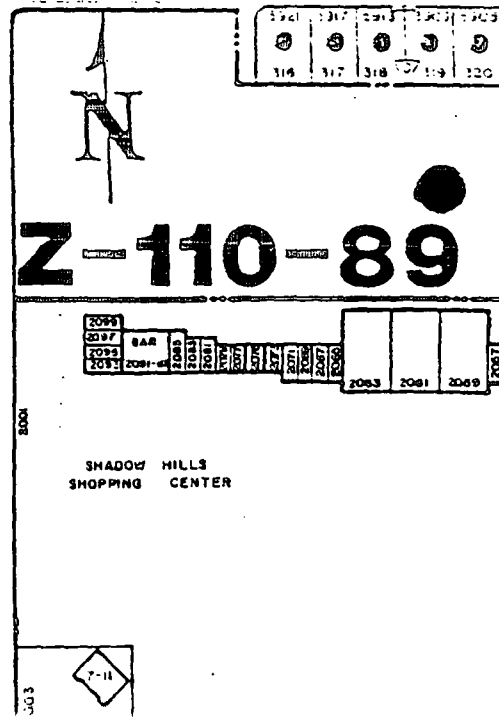
The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



BOULEVARD

JONES



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 6 OCT 89Page 1 of 2

Requested by:

Organization CITY OF LAS VEGASName EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code 2-110-89

Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXXNo. of Sets ☐ 1Label Tape ☐

2. Print Format:

No Print (I) ☐Valuation (F) ☐

Name, Address, Legal Descr

3. Selection by Tax District (Li)

338
LABELS

4. Selection by Partial Parcel Number; Parcel No. (5 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	
02A	16	1009		01A	30	2002		01A	32	1001		01A	32	4011	
		015				013				006				027	
		162011				310005				020				325	
		013				012				035				326	
		163001				320005				1045				330059	
		010				009				322013				065	
		182012				016				032				084	
		015				019				039				124	
01A	30	2001				021				058				330003	

Assessor Approval _____

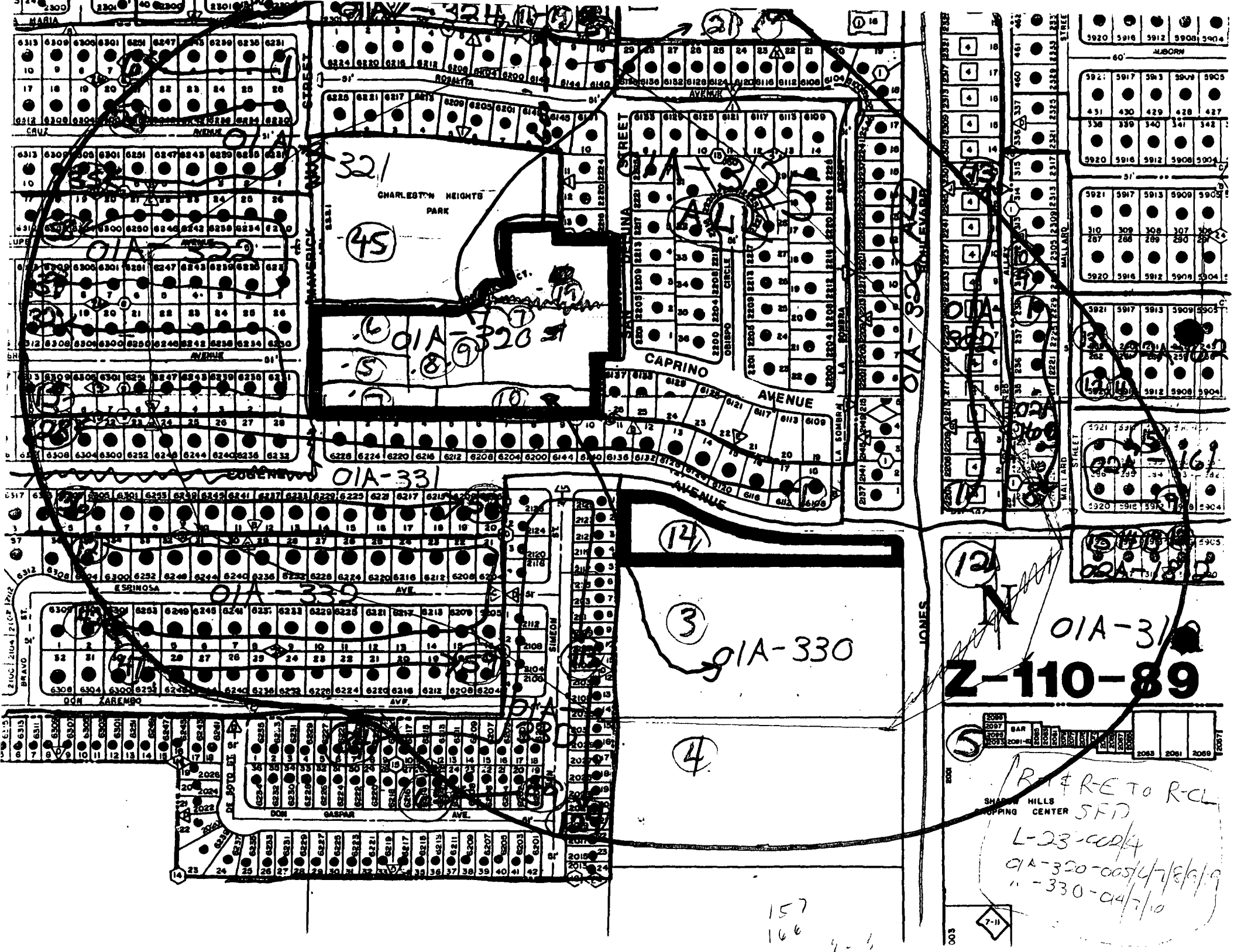
Billing No. _____

OK
for

511-50

Page 2 of 2

Remarks _____



INTER-OFFICE MEMORANDUM

Date

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-110-89 From R-E and R-1 to R-CL

Legally described as:

Latitudes - Parcels A and B.

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-110-89 FROM R-E and R-1 to R-CL

Legally described as:

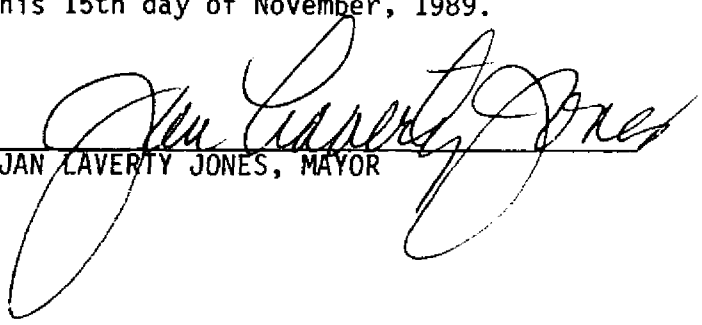
All of Latitudes, Parcel B.

Subject to the following conditions:

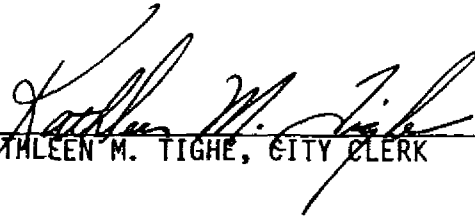
1. One lot be deleted along San Deluna Street with the square footage distributed among the remaining lots along this street.
2. Provide a minimum front setback of 20 feet.
3. Dedicate 30 feet of right-of-way for Maverick Street and Eugene Avenue, 25.5 feet for San Deluna Street, 51 feet for Caprino Avenue and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Jones Boulevard and Eugene Avenue as required by the Department of Public Works.
4. Construct half-street improvements on Maverick Street, San Deluna Street and Eugene Avenue as required by the Department of Public Works.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Resolution of Intent with a twelve month time limit.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.

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

PASSED, ADOPTED AND APPROVED this 15th day of November, 1989.


JAN LAVERTY JONES, MAYOR

ATTEST:

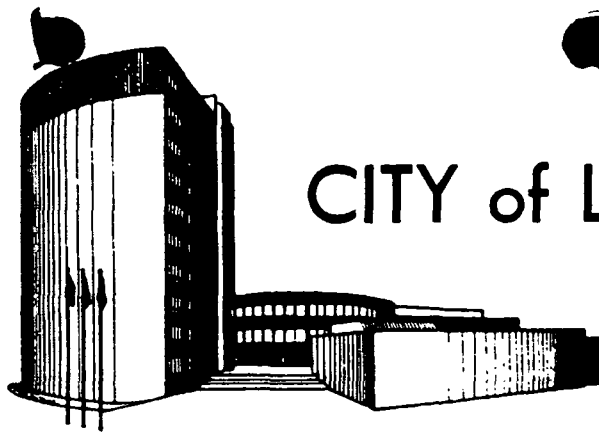

KATHLEEN M. TIGHE, CITY CLERK

March 24, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 5, 1989

Mr. Barry Becker
Becker and Sons
50 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-110-89 - ZONE CHANGE

Dear Mr. Becker:

The City Council at a regular meeting held November 15, 1989 APPROVED the request for reclassification of property located north of Eugene Avenue, between Maverick Street and San Deluna Street; and the southwest corner of Eugene Avenue and Jones Boulevard, From: R-E (Residence Estates), R-1 (Single Family Residence), To: R-CL (Single Family Compact Lot), Proposed Use: Single Family Dwellings, subject to:

1. One lot be deleted along San Deluna Street with the square footage distributed among the remaining lots along this street.
2. Provide a minimum front setback of 20 feet.
3. Dedicate 30 feet of right-of-way for Maverick Street and Eugene Avenue, 25.5 feet for San Deluna Street, 51 feet for Caprino Avenue and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Jones Boulevard and Eugene Avenue as required by the Department of Public Works.
4. Construct half-street improvements on Maverick Street, San Deluna Street and Eugene Avenue as required by the Department of Public Works.



Mr. Barry Becker
Becker and Sons
December 5, 1989
RE: Z-110-89 - ZONE CHANGE
Page 2.

5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Resolution of Intent with a twelve month time limit.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

CITY COUNCIL MINUTES

MEETING OF
NOVEMBER 15, 1989

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT (CONTINUED)

K. ZONE CHANGE - PUBLIC HEARING

7. Z-110-89 - Becker and Sons, Et Al

Request for reclassification of property located north of Eugene Avenue, between Maverick Street and San Deluna Street; and the southwest corner of Eugene Avenue and Jones Boulevard.

From: R-E (Residence Estates)
R-1 (Single Family Residence)

To: R-CL (Single Family Compact Lot)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. One lot be deleted along San Deluna Street with the square footage distributed among the remaining lots along this street.
2. Provide a minimum front setback of 20 feet.
3. Dedicate 30 feet of right-of-way for Maverick Street and Eugene Avenue, 25.5 feet for San Deluna Street, 51 feet for Caprino Avenue and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Jones Boulevard and Eugene Avenue as required by the Department of Public Works.
4. Construct half-street improvements on Maverick Street, San Deluna Street and Eugene Avenue as required by the Department of Public Works.
5. Conformance to the plot plan as amended by the above conditions.

- continued -

HIGGINSON - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Barry Becker appeared.

No one appeared in opposition.

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES

MEETING OF
NOVEMBER 15, 1989

AGENDA

City of Las Vegas

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

Page 79

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT
(CONTINUED)

K. ZONE CHANGE - PUBLIC HEARING

7. Z-110-89 - Becker and Sons,
Et Al (continued)

APPROVED - See page 78

6. Conformance to the building
elevations.

7. Standard conditions 1, 6-8,
10 and 11.

Staff Recommendation: DENIAL

PROTESTS: 2 (at meeting)

APPROVED AGENDA ITEM

Gary L. Burton

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

X.

K. ZONE CHANGE - PUBLIC HEARING

7. Z-110-89 - Becker and Sons Et Al

This is a request to rezone 6.3 acres on two separate sites from R-E and R-1 to R-CL for a 33 lot subdivision at an overall density of 5.27 dwelling units per acre. The southerly site is 1.39 acres and will have five lots and the northerly parcel is 4.89 acres and will have 28 lots. Elevations indicate one and two-story dwellings with stucco exteriors and tile roofs. There is a related Vacation application on this agenda which is Item X.K.6.

The surrounding area is predominantly developed R-1 with some compact lots in an R-PD9 zone. A park exists to the north of the northerly parcel in an R-1 zone. To the south of the southerly parcel is vacant R-E and to the east is approved R-3.

Access to the southerly parcel is by Eugene Avenue while access to the northerly parcel is from Maverick Street to the west and Caprino Avenue to the east. 51 foot wide public streets are proposed on the interior of the development.

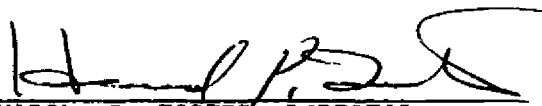
Staff recommended denial of the application because it felt the lots should be the same width (60' and 62') as exists around the site instead of 51 foot proposed on this application. The lots on the south parcel are 50 feet wide. Further, the northerly parcel is not in conformance with the low density residential proposed in the General Plan. Staff pointed out the request is in accordance with the General Plan on the southerly parcel but it is contrary to the policy of having two different lot widths fronting on the same street. The Planning Commission felt the application was appropriate as submitted for the area and recommended approval.

There were two protestants at the meeting who felt that the proposed lots should be the same size as the adjacent R-1 development.
Planning Commission Recommendation: APPROVAL

Staff Recommendation: DENIAL

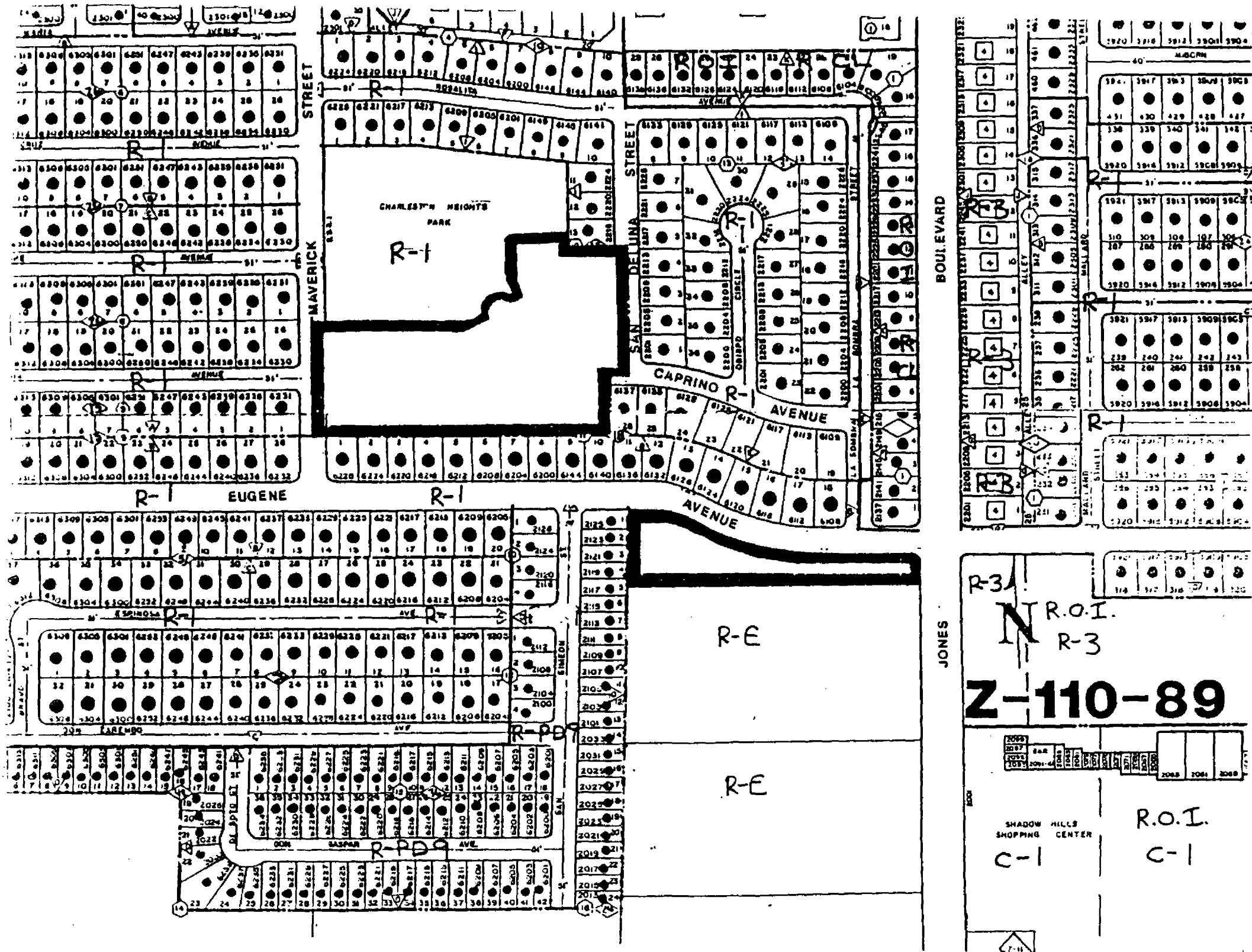
PROTESTS: 2 (at meeting)

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 1989

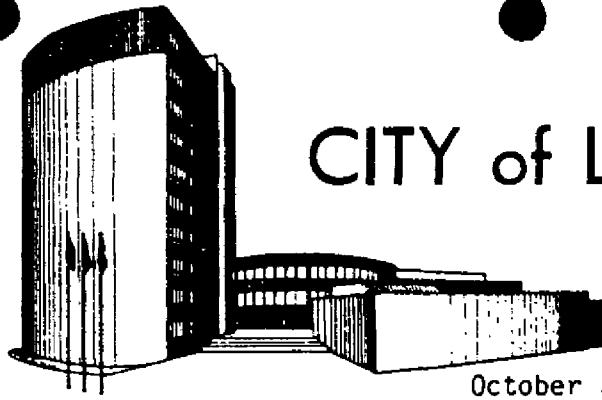
LOCATION MAP - ITEM X.R.7. - Z-110-89 - Becker and Sons Et Al



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 30, 1989

Mr. Barry Becker
Becker and Sons
50 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-110-89 - ZONING RECLASSIFICATION

Dear Mr. Becker:

Your request for reclassification of property located north of Eugene Avenue, between Maverick Street and San DeLuna Street and the southwest corner of Eugene Avenue and Jones Boulevard, from R-1 and R-E Zones to R-CL Zone, was considered by the Planning Commission on October 24, 1989.

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

1. One lot be deleted along San DeLuna Street with the square footage distributed among the remaining lots along this street.
2. Provide a minimum front setback of 20 feet.
3. Dedicate 30 feet of right-of-way for Maverick Street and Eugene Avenue, 25.5 feet for San DeLuna Street, 51 feet for Caprino Avenue and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Jones Boulevard and Eugene Avenue as required by the Department of Public Works.
4. Construct half-street improvements on Maverick Street, San DeLuna Street and Eugene Avenue as required by the Department of Public Works.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Resolution of Intent with a twelve month time limit.

- Continued -



TO: Mr. Barry Becker
RE: Z-110-89 - Zoning Reclassification

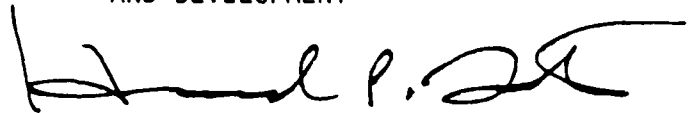
October 30, 1989
Page Two

8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
12. 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 November 15, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

37. Z-110-89

Applicant: BECKER AND SONS, ET AL
 Application: Zoning Reclassification
 From: R-1 and R-E
 To: R-CL
 Location: North of Eugene Avenue,
 between Maverick Street
 and San DeLuna Street;
 and the southwest corner
 of Eugene Avenue and
 Jones Boulevard
 Proposed Use: Single Family Dwellings
 Size: 6.3 Acres

STAFF RECOMMENDATION: DENIAL. If approved,
 subject to the following:

1. All lots shall be a minimum of 60 feet wide and contain a minimum of 6,000 square feet.
2. Provide a minimum front setback of 20 feet.
3. Dedicate 30 feet of right-of-way for Maverick Street and Eugene Avenue, 25.5 feet for San DeLuna Street, 51 feet for Caprino Avenue and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Jones Boulevard and Eugene Avenue as required by the Department of Public Works.
4. Construct half-street improvements on Maverick Street, San DeLuna Street and Eugene Avenue as required by the Department of Public Works.
5. Conformance to the plotplan as amended by the above conditions.
6. Conformance to the building elevations.
7. Standard Conditions 1, 6 - 8, 10 and 11.

PROTESTS: 2 speakers at meeting

FAVOR: 1 speaker at meeting

Babero -
 APPROVED, subject to staff's conditions and lots fronting on San DeLuna Street shall be reduced by one lot.
 Unanimous
 (Rubidoux excused)

MR. FOSTER stated this request is for 33 R-CL subdivision lots on two separate sites. The elevations depict one and two-story dwellings that are 1,210 and 1,605 square feet in size with stucco exteriors and tile roofs. The main concern staff has is the development on the larger parcel is around an R-1 subdivision which has lots 60 to 62 feet in width by 100 feet in depth. This proposal has a lot width of approximately 51 feet. Staff would like larger lots to coincide with the lots across the street. Staff recommended denial.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. There are 50 foot wide lots in the area.

JOHN SPEZIALE, 6234 Cambria, appeared in protest. He wants the lots the same size as the R-1. He would like the park expanded. This will increase the traffic.

NORMAN ENLOW, 6250 Cambria, appeared in favor.

ERIC OLSON, 6247 Cambria, appeared in protest. He would like less houses and larger lots.

BARRY BECKER appeared in rebuttal. It will be difficult to ascertain that the lots are different sizes.

To be heard by the City Council on 11/15/89.

(10:41-10:55)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 13, 1989

Becker & Sons, Et Al
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-110-89 - 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 October 24, 1989. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

HAROLD P. FOSTER, DIRECTOR

HPF:erb

Enclosure



DATE: 10/2/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-110-89

 NO OBJECTIONS K SUBJECT TO CONDITIONS LISTED DENIAL

 K COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 K FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

Date

October 18, 1989

TO:

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

FROM:

Thomas E. Reor
Richard D. Goecke, Director
Department of Public Works

CR

SUBJECT:

Z-110-89
Becker & Sons ET. AL.

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM, & A's only)

1. Right-of-Way dedications required:

30' of Right-of-way for Maverick street, 30' of Right-of-Way for Eugene Street, 51' of Right-of-Way for San Simeon Street, 25.5' of Right-of-Way for San Deluna Street; 51' of Right-of-Way for Caprino Avenue; 25' radius corners on the northeast and on the northwest corners of Lake Mead Blvd. and San Simeon Street, and an additional 5' of Right-of-Way for a total radius of 25' on the southwest corner of Jones Blvd. and Eugene Avenue.

2. Construct half-street improvements on Maverick Street, San Deluna Street, Eugene Avenue, and on Lake Mead Blvd. or sign a project participation agreement for improvements on Lake Mead Boulevard.
3. Drainage plans and technical drainage studies relating to each area are to be submitted and approved prior to issuance of grading or building permits.
4. Approval of VAC-38-89.

INTER-OFFICE MEMORANDUM

9.28.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

COPIES TO:

Z- 110.89 ZONE RECLASS

~~BOOKEN & SONS~~ ZONE; R10 to RCL

PARCEL NO. 01A.320.005 to 009 & 019

~~01A.330.007, 010 & 014~~

41 SINGLE FAMILY DWELL

In answer to your memorandum, Dated

9.27.89

on the above Zone Request at, Loc.

This department (~~has~~ or has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

A REVIEW OF DWELLING PLACEMENT REQUIRED
TO JOHN TUCKER BEFORE SUBMITTAL OF
PLOT PLANS FOR REVIEW

Tom O'Leary

NOTICE OF PUBLIC HEARING

OCTOBER 24, 1989

Notice is hereby given that on **OCTOBER 24, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-110-89 APPLICATION OF BECKER & SONS, ET AL, FOR
RECLASSIFICATION OF PROPERTY LOCATED NORTH OF EUGENE
AVENUE, BETWEEN MAVERICK STREET AND SAN DELUNA STREET;
AND THE SOUTHWEST CORNER OF EUGENE AVENUE AND JONES
BOULEVARD

FROM: R-1 (SINGLE-FAMILY RESIDENCE) AND
R-E (RESIDENCE ESTATES)

TO: R-CL (SINGLE-FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion
of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) and a portion of the Southeast Quarter (SE $\frac{1}{4}$)
of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township
20 South, Range 60 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 this request; 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.

MAIL NOTICE: OCTOBER 13, 1989

NOTICE OF PUBLIC HEARING

OCTOBER 24, 1989

Notice is hereby given that on OCTOBER 24, 1989 at 7:00 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-110-89 APPLICATION OF BECKER & SONS, ET AL, FOR

RECLASSIFICATION OF PROPERTY LOCATED NORTH ~~AND SOUTH~~
^{EUGENE}
OF ~~CAPRINO~~ AVENUE, BETWEEN MAVERICK STREET AND SAN
DELUNA STREET; AND THE SOUTHWEST CORNER OF EUGENE
AVENUE AND JONES BOULEVARD

FROM: R-1 (SINGLE-FAMILY RESIDENCE) AND

R-E (RESIDENCE ESTATES)

TO: R-CL (SINGLE-FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion
of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) and a portion of the Southeast Quarter (SE $\frac{1}{4}$)
of the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township
20 South, Range 60 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

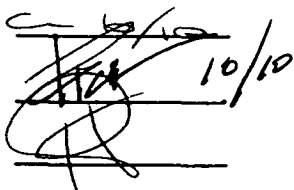
HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER



THIS FILE MUST BE RETURNED TO ELDA RAE BY: OCT 11, 1989

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.

SIZE: 6.3 ACRES

VEGAS

Date

9/27/89

INTER-OFFICE MEMORANDUM

AND SAFETY - TOM COOLEY
SERVICES - GEORGE FERRIS
ICES - RICK LAZENBY
RKS - ED BYRGE
LOPMENT - CHUCK TURK
REDEV. - BRAD PERCELL

FROM:

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

CLASSIFICATION - Z-110-89

BECKER & SONS ET AL

1-E-R-E TO: R-CL

COPIES TO:

concerning a request for reclassification on the following described property:

5 OF CAPRINO AVE BETWEEN MAVERICK ST &
DE LUNA ST. AND SW CORNER OF EUGENE
JONES BL.

01A-320-005,006,007,008,009,019
01A-330-007,010,014

Use: SINGLE FAMILY DWELLINGS

PLANNING COMMISSION MEETING:

10/24/89

marks regarding this application should be received two weeks prior to the

ent: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME BECKER + SONS ET AL
REP'S NAME _____
ADDRESS 50 S. JONES BLVD STE 100
L.V. NV 89107
PHONE 878-1903

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A PORT NE 1/4 & NE 1/4 AND
A PORT SE 1/4 & NE 1/4 SEC 23 T.20.S R.60.E

ZONING: EXISTING R-1 & R-E PROPOSED R-CL

LAND USE: EXISTING VACANT
PROPOSED SFDS

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-23-24 ASSESSOR'S PARCEL NO. 01A-320-005, 006, 007, 008, 009, 019
01A-330-007, 010, 014

GENERAL LOCATION: N & S OF CARINO AVE BETWEEN
MAVERICK ST & SAN DELUNA ST. AND
SW CORNER OF EUGENE AVE & JONES BL

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: LES/MP DATE 9/25/89

GENERAL RECEIPT NO. 70073 CASE NO. 2-110-89

PC DATE: 10/24/89 BZA DATE: _____

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 R1 and RE Use District to a RCL 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 \$ 200⁰⁰.

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

See Attached

Assessor's Parcel Number: _____

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(☒, We), BECKER AND SONS AND BECKER DEVELOPMENT,
(please print or type)

the undersigned, being duly sworn, depose and say that (☒ ~~we~~, 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) [Signature]
SIGNATURE OF OWNER OF RECORD
(702) 870-0212
PHONE NUMBER

50 S. Jones Blvd., Suite 100
MAILING ADDRESS
Las Vegas NV 89107
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD
(702) 870-0212
PHONE NUMBER

50 S. Jones Blvd., Suite 100
MAILING ADDRESS
Las Vegas NV 89107
CITY STATE ZIP

Subscribed and sworn to before me this 25th day of September, 19 89,

Wendi Perkins
Notary Public in and for said County and State

 Wendi Perkins
Notary Public-State of Nevada
CLARK COUNTY
My Comm. Expires Sept. 22, 1992

(seal)

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.: 70073

Date: 9/25/89

Case No.: 2-110-89

Meeting Date: 10/24/89

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

- | | | |
|--------------------------|---|--|
| ☐ | * | 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). |
| ☐ | F | C. Name, address and phone number of owner, developer and person who prepared the map. |
| ☐ | O | D. Statement of the present use and the proposed use of the property. |
| ☐ | R | E. A precise legal description of the property involved in this application and the number and street name. |
| ☐ | D | 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). |
| ☐ | E | G. Property Boundaries: |
| ☐ | P | (1) Define property boundaries with heavy broken line. |
| ☐ | A | (2) Indicate distance to nearest cross street(s). |
| ☐ | R | (3) Identify and label adjoining land uses. |
| ☐ | T | H. Total acreage (or square footage, if less than two (2) acres). |
| ☐ | H | I. Building Footprints: |
| ☐ | E | (1) Show location and outline to scale of each proposed building or structure above ground. |
| ☐ | U | (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc. |
| ☐ | S | 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. |
| ☐ | E | 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. |
| ☐ | O | L. Existing Structures: |
| ☐ | L | (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines. |
| ☐ | N | (2) Show location and size of any existing or proposed fences, walls, etc. |
| ☐ | Y | M. Size and location of all existing and proposed on-premises signage. |

--OVER--

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)

ABN & P.T.T. 30.25
Escrow No. 89-90833-1A

GRANT, BARGAIN, SALE DEED

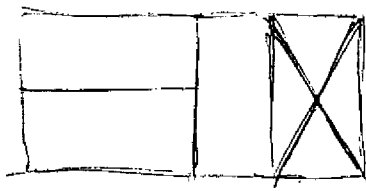
THIS INDENTURE WITNESSETH: That PHILLIP P. WILENSKY and NORMA J. WILENSKY, husband
and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to BECKER & SONS, a partnership

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The East 100 feet of the West 500 feet of the South 200 feet of the West Half (W 1/2)
of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 23,
Township 20 South, Range 60 East, N.D.B.&M.



SUBJECT ONLY TO:

1. Taxes for the fiscal year 1989/1990.
2. Restrictions, Conditions, Reservations, Rights, Rights of Way and Easements,
now of record.

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

Witness OUR hand and seal, this 20th day of June, 1989

STATE OF NEVADA }
COUNTY OF CLARK } SS.

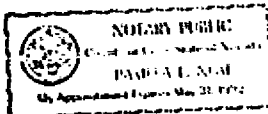
Phillip P. Wilensky
PHILLIP P. WILENSKY
Norma J. Wilensky
NORMA J. WILENSKY

On July 19, 1989
personally appeared before me, a Notary Public, _____
as PHILLIP P. WILENSKY and NORMA J.
WILENSKY

who acknowledged that they executed the above
instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO. 89-90833-1A
ORDER NO. _____
WHEN RECORDED MAIL TO: BECKER & SONS
50 South Jones, Suite 100, Las Vegas, Nevada 89107

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

LINE TITLE OF _____
08 04-83 00.00 DB1 1
BOOK 890804 INST: 00402
FEE: 5.00 RPIT 30.25

8908040402

ALB. R. T. 1

22.55

BOOK 860727

00103

2-1

GRANT, BARGAIN, SALE DEED

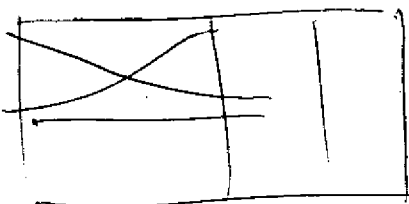
THIS INDENTURE WITNESSETH: That MONTÉ ABRAHAM LEVINE AND LAURIE A. LEVINE, husband
and wife as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to BECKER & SONS, a Nevada Partnership

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

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



- SUBJECT TO:
1. Taxes for the fiscal year 1986-1987.
 2. Reservations, restrictions and conditions, if any; right of way and easements, either of record or actually existing on said premises.

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

Witness _____ hand _____ this _____ day of February _____ 1986

STATE OF NEVADA)
COUNTY OF CLARK) SS

MONTÉ ABRAHAM LEVINE

LAURIE A. LEVINE

On FEBRUARY 20, 1986

personally appeared before me, a Notary Public, _____
MONTÉ ABRAHAM LEVINE and
LAURIE A. LEVINE

who acknowledged that they executed the _____ one
instrument.

Signature Doris J. DeBogus
(Notary Public)

(Notarial Seal)



Doris J. DeBogus
OFFICIAL SEAL
NOTARY PUBLIC-NEVADA
CLARK COUNTY

My Appointment Expires Aug. 12, 1989

ESCROW NO) 52559-D1

ORDER NO.

Becker & Sons, 50 South

WHEN RECORDED MAIL TO

Jones, Las Vegas, Nev.

BOOK 860227

00103

2.2

EXHIBIT "A"
LEGAL DESCRIPTION

Situate in the County of Clark, State of Nevada, described as follows:

The North 100 feet of the South 200 feet of the West 200 feet of the West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B. & N.

Recorder's memo: Legibility
Guaranteed For Good Reproduction

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

LAND TITLE OF NEVADA

FEB 27 8 00 AM '85

FEB 27 1985 DEPUTY
OFFICIAL RECORDS

BOOK INSTRUMENT

860227

00103

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That NEVADA INSURANCE AGENCY, INC., a Nevada corporation; STREET A. HICKEN and HICKEN INVESTMENT CO., a General Partnership

in consideration of \$ 10.00 _____, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
- BICKER AND SONS, a Nevada Partnership

all that said property situate in the City of North Las Vegas County of Clark

Types of records, numbered and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR DESCRIPTION

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

Together with all and singular the tenets, heresies, and superstitions therein contained, or in anywise appertaining

OUR last B. 29th March 1971

NEARBY ASSISTANCE AGENCY, DC

SECRET

~~Robert A. [unclear]~~ K. - Vice President

Ernest A. Becker, Jr.

NAME OF ENTRANT A. DESSA

County of San Diego

20th March 1978

intentionally submitted before me, a Notary Public, to and for said

Ernest A. Becker, Jr.

Ernest A. Boxer

...the
... ..
... ..

John A. Anderson

Notary Public, State of Florida
CLARENCE CAMPBELL

Anna W. Anderson

THE UNIVERSITY OF CHICAGO

ECROW NO. T-710998.B.C.10

WHEN RECORDED MAIL TO: BECKER & SONS
6115 Clarice Avenue, Las Vegas, NV 89107

EXHIBIT "A"

Situated in the City of North Las Vegas, Las Vegas Valley Water District, County of Clark, State of Nevada, described as follows:

PARCEL 1:

The Northeast Quarter (NE 1/4) of Section 9, Township 20 South, Range 61 East, N.D.B.&M.

EXCEPTING THEREFROM the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 9 as conveyed to the FIRST NATIONAL BANK by Deed recorded December 19, 1966 as Document No. 614805 of Clark County, Nevada Official Records, and EXCEPT the South Half (S 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 20 South, Range 61 East, N.D.B.&M.

PARCEL 2:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 20 South, Range 61 East, N.D.B.&M.

PARCEL 3:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 20 South, Range 61 East, N.D.B.&M.

EXCEPTING THEREFROM the interest in and to the Southerly 40 feet thereof as conveyed to the County of Clark, for road purposes by Deed recorded March 1, 1955 as Document No. 37377, Official Records, Clark County, Nevada records.

FURTHER EXCEPT the interest in and to the North 10.00 feet of the South 50.00 feet of said land as conveyed to the City of North Las Vegas, Nevada, a municipal corporation, by Deed recorded March 15, 1966 as Document No. 56083 of Official Records, Clark County, Nevada records.

PARCEL 4:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 20 South, Range 61 East, N.D.B.&M.

EXCEPT the interest in and to the South 50.00 feet of said land as conveyed to the City of North Las Vegas, Nevada, a municipal corporation, by Quitclaim Deed recorded March 15, 1966 as Document No. 563081 of Official Records, Clark County, Nevada records.

PARCEL 5:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 10, Township 20 South, Range 61 East, N.D.B.&M.

EXCEPTING THEREFROM a one-half interest in and to all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and mineral rights, as reserved by FRANCES B. RICCIAN in Deed recorded February 21, 1960 as Document No. 188969 of Official Records, Clark County, Nevada records.

PARCEL 6:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 10, Township 20 South, Range 61 East, N.D.B.&M.

EXCEPT the South 50.00 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 20 South, Range 61 East, N.D.B.&M.

PARCEL 7:

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 11, Township 20 South, Range 61 East, N.D.B.&M.

EXHIBIT "B"

Situate in the City of Las Vegas, Las Vegas Valley Water District,
County of Clark, State of Nevada, described as follows:

PARCEL 1:

All of the Northeast Quarter (NE 1/4) of Section 23, Township 70 South,
Range 60 East, N.D.B.M.

EXCEPTING THEREFROM the following described parcels:

PARCEL A:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast
Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 23.

PARCEL B:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast
Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 23.

PARCEL C:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the
Northeast Quarter (NE 1/4) of said Section 23.

PARCEL D:

The South 220 feet of the West 400 feet of the Southwest Quarter (SW 1/4)
of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of
said Section 23.

PARCEL E:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast
Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 23.

PARCEL F:

COMMENCING at the Northeast corner of said Section 23;
THENCE North 89°02'28" West, a distance of 640.16 feet to a point on the
North line of said Section 23;
THENCE South 0°57'32" West, a distance of 50.00 feet to the TRUE POINT OF
BEGINNING;
THENCE continuing South 0°57'32" West a distance of 100.00 feet to a
point;
THENCE South 89°02'28" East a distance of 65.00 feet to a point;
THENCE North 0°57'32" East a distance of 100.00 feet to a point;
THENCE North 89°02'28" West a distance of 65.00 feet to the TRUE POINT
OF BEGINNING.

FURTHER EXCEPTING THEREFROM the North 50.00 feet of the Northeast Quarter
(NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 23, as
conveyed to Clark County for road and incidental purposes by Deed recorded
March 1, 1961 as Document No. 230731 of Official Records, Clark County,
Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land as conveyed to the
City of Las Vegas by Deed recorded July 1, 1971 as Document No. 110846
of Official Records, Clark County, Nevada.

PARCEL G:

FURTHER EXCEPTING THEREFROM all that portion lying within the exterior boundaries of CHARLESTON HEIGHTS TRACT NO. 51-B, as shown by map thereof on file in Book 18 of Plats, page 4, of Official Records, Clark County, Nevada, and CHARLESTON HEIGHTS TRACT NO. 51-C, as shown by map thereof on file in Book 20 of Plats, page 52, of Official Records, Clark County, Nevada and CHARLESTON HEIGHTS TRACT NO. 51-D, as shown by map thereof on file in Book 21 of Plats, page 16, of Official Records, Clark County, Nevada and CHARLESTON HEIGHTS TRACT NO. 51-A, UNIT NO. 1, as shown by map thereof on file in Book 18 of Plats, page 45, and amended January 20, 1978 in Book 21, page 32 and recorded as Document No. 796574 in Book 837 as AMENDED PLAT OF CHARLESTON HEIGHTS TRACT NO. 51-A, UNIT NO. 1, of Official Records, Clark County, Nevada and CHARLESTON HEIGHTS TRACT NO. 51-F-1, as shown by map thereof on file in Book 21 of Plats, page 28, of Official Records, Clark County, Nevada and CHARLESTON HEIGHTS TRACT NO. 51-C, as shown by map thereof on file in Book 20 of Plats, page 61, of Official Records, Clark County, Nevada.

EXCEPTING THEREFROM all minerals or rights thereto.

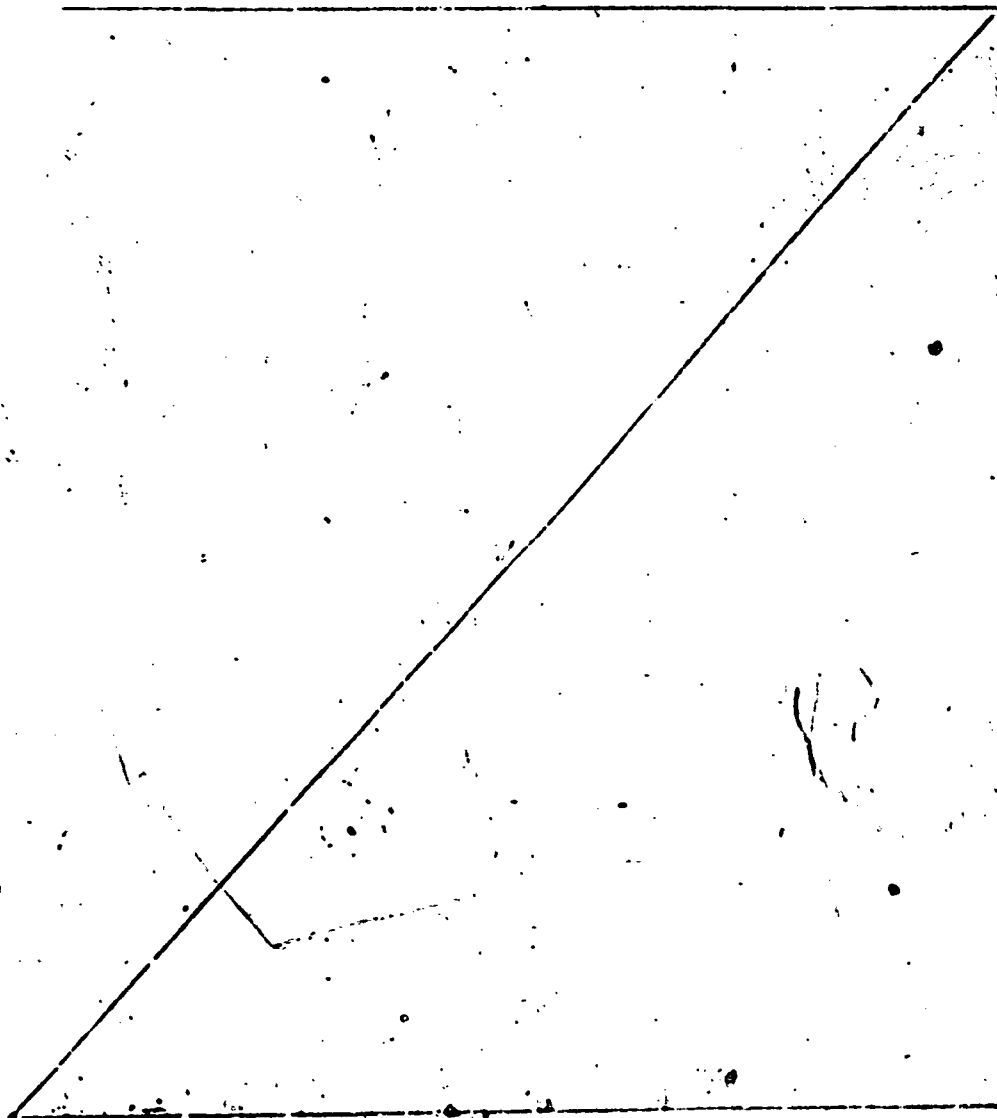


EXHIBIT "C"

Situate in the City of Las Vegas, Las Vegas Valley Water District,
County of Clark, State of Nevada, described as follows:

That portion of the Southeast Quarter (SE 1/4) of Section 35, Township
20 South, Range 60 East, M.D.B.M., City of Las Vegas, County of Clark,
State of Nevada, described as follows:

COMMENCING at the South Quarter Corner (S 1/4 Cor.) of said Section 35;
THENCE North $89^{\circ}41'10''$ East along the South boundary of said Section 35,
a distance of 513.62 feet;
THENCE North $01^{\circ}11'57''$ East, 50.02 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North $01^{\circ}11'57''$ East, 296.74 feet;
THENCE South $89^{\circ}44'26''$ East, 867.07 feet;
THENCE South $01^{\circ}11'57''$ West, 268.58 feet;
THENCE South $89^{\circ}41'10''$ West, 30.01 feet to a point on a curve concave to
the Northwest having a radius of 20.00 feet, a radial line to said point
bears South $88^{\circ}45'03''$ East;
THENCE Southwestly along an arc of said curve through a central angle
of $88^{\circ}29'15''$ an arc length of 30.89 feet to a point on a line 50.00 feet
North and parallel to the South boundary of said Section 35;
THENCE South $89^{\circ}41'10''$ West along a line 50.00 feet North and parallel
of said South boundary, a distance of 817.77 feet to the TRUE POINT OF
BEGINNING.

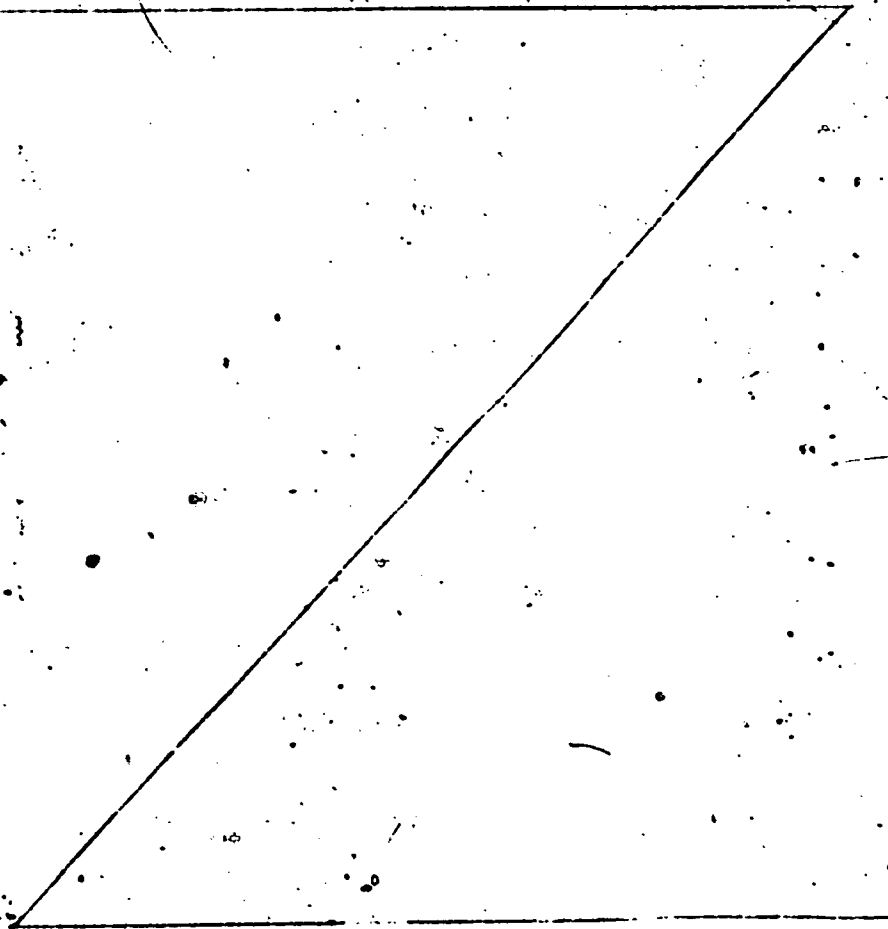


EXHIBIT "D"

Situate in the City of Las Vegas, Las Vegas Valley Water District, County of Clark, State of Nevada, described as follows:

That portion of the Northwest Quarter (NW 1/4) of Section 24, Township 20 South, Range 60 East, N.D.B.&M., City of Las Vegas, County of Clark, State of Nevada, described as follows:

BEGINNING at the Northwest Corner (NW Cor.) of said Section 24;
 THENCE South 88°45'48" East, along the North line of the Northwest Quarter (NW 1/4) of said Section 24, a distance of 1,291.79 feet;
 THENCE South 01°11'08" West, 304.92 feet;
 THENCE North 88°54'22" West, 923.70 feet;
 THENCE North 01°05'38" East, 30.00 feet to a point on a curve concave to the Northwest having a radius of 25.00 feet, a radial line to said point bears South 01°05'38" West;
 THENCE Westerly along an arc of said curve through a central angle of 18°43'37" an arc length of 8.17 feet to a point of tangency to a reverse curve concave to the South having a radius of 60.00 feet, a radial line to said point bears North 19°49'15" East;
 THENCE Westerly along an arc of said curve through a central angle of 45°25'02" an arc length of 47.36 feet;
 THENCE North 25°35'47" West, 88.89 feet;
 THENCE North 88°45'42" West, 10.00 feet;
 THENCE South 76°06'43" West, 76.51 feet;
 THENCE South 01°12'03" West, 1,179.34 feet;
 THENCE South 88°54'22" East, 125.50 feet;
 THENCE South 01°12'03" West, 125.50 feet;
 THENCE South 88°54'22" East, 977.95 feet;
 THENCE South 88°48'52" East, 25.50 feet;
 THENCE South 01°11'08" West, 942.96 feet to a point on the South boundary of the Northwest Quarter (NW 1/4) of said Section 24;
 THENCE North 88°54'22" West along said South boundary 1,119.19 feet to the West Quarter Corner (W 1/4 Cor.) of said Section 24;
 THENCE North 01°12'03" East along the West boundary of the Northwest Quarter (NW 1/4) of said Section 24, a distance of 2,668.21 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

COMMENCING at the Northwest Corner (NW Cor.) of said Section 24;
 THENCE South 88°45'48" East along the North boundary of the Northwest Quarter (NW 1/4) of said Section 24, a distance of 200.00 feet to the TRUE POINT OF BEGINNING;
 THENCE continuing South 88°45'48" East along said North boundary 64.00 feet;
 THENCE South 01°14'18" West, 200.00 feet;
 THENCE South 76°06'43" West, 76.64 feet;
 THENCE North 01°12'02" East, 20.00 feet;
 THENCE North 46°14'18" East, 14.14 feet;
 THENCE North 01°14'10" East, 190.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM the Northerly 30.00 feet, the Westerly 30.00 feet and the Southerly 30.00 feet as conveyed to Clark County for road and incidental purposes.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Las Vegas for road and incidental purposes by Deed recorded as Document No. 110843 in Book 139 of Official Records, Clark County, Nevada.

826014
 867

LAWYER TITLE OF LAS VEGAS, INC.

MAR 31 4 27 PM '78

CLARK COUNTY NEVADA
 JAMES L. BROWN, RECORDER

FOR [Signature]

BOOK 896

855260

ARL P.T.T. 1

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH: That

BECKER & SONS, A NEVADA PARTNERSHIP

in consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Becker Development Company, a Partnership

all that real property situate in the City of Las Vegas, Nevada County of Clark

State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT "A", MAKE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year 1977-1978
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Proposed Charleston Heights Tract 51-E

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

Witness his hand this 25th day of May 1978

BECKER & SONS, A NEVADA PARTNERSHIP

Ernest A. Becker, Jr. - Agent

STATE OF NEVADA

County of CLARK

On this 25th day of May 1978

personally appeared before me, a Notary Public in and for said

County and State

Ernest A. Becker, Jr.

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 to the use and purposes therein mentioned.

Anna W. Anderson
 Notary Public in and for said County and State

Notary Public, State of Nevada
CLARK COUNTYAnna W. Anderson
My Commission Expires May 7, 1981

ESCROW NO.

WHEN RECORDED MAIL TO: BECKER DEVELOPMENT CO.
 6115 Clarice Avenue, Las Vegas, NV 89107

BOOK 896

855260

2-2

A portion of the Northeast Quarter (NE 1/4) of Section 23, Township 20 South, Range 60 East, M. D. B. & N. Clark County, Nevada, described as follows:

Commencing at the northeast corner of the northeast Quarter (NE 1/4) of said Section 23; thence south $00^{\circ} 55' 51''$ west along the east line thereof, 667.07 feet; thence departing said east line north $89^{\circ} 05' 25''$ west, 135.02 feet to the true point of beginning; thence south $00^{\circ} 54' 35''$ west, 25.50 feet; thence tangent to a bearing of north $89^{\circ} 05' 25''$ west, curving to the left along a curve, concave to the southeast, having a radius of 15.00 feet through a central angle of $89^{\circ} 58' 44''$ an arc distance of 23.56 feet; thence south $00^{\circ} 55' 51''$ west, 762.42 feet to a point on the easterly projection of the northerly boundary of Charleston Heights Tract No. 51-B as shown by a plat on file in the Office of the Clark County, Nevada Recorder's Office as page 16 of book 21 of subdivision plats; thence north $89^{\circ} 04' 09''$ west along said easterly projection and continuing along the northerly boundary of said Charleston Heights Tract No. 51-B, 143.19 feet; thence north $78^{\circ} 11' 58''$ west, 93.39 feet; thence north $68^{\circ} 14' 20''$ west, 125.74 feet; thence north $75^{\circ} 47' 58''$ west, 98.03 feet; thence north $89^{\circ} 02' 28''$ west, 367.84 feet; thence departing the aforesaid northerly boundary of Charleston Heights Tract No. 51-B, north $00^{\circ} 40' 12''$ east, 249.70 feet; thence north $27^{\circ} 30' 02''$ west, 25.50 feet to a point on the easterly boundary of Charleston Heights Tract No. 51-B as shown by a plat thereof on file in the Clark County, Nevada Recorder's Office as page 48 of book 18 of subdivision plats; thence proceeding along said easterly boundary the following courses, tangent to a bearing of north $62^{\circ} 29' 58''$ east, curving to the right, along a curve concave to the southeast, having a radius of 369.58 feet, through a central angle of $10^{\circ} 44' 57''$, and an arc distance of 69.34 feet; thence north $16^{\circ} 45' 05''$ west, along a radial bearing, 25.50 feet; thence north $00^{\circ} 55' 51''$ east, 112.00 feet; thence north $87^{\circ} 45' 07''$ east, 120.19 feet; thence north $00^{\circ} 55' 51''$ east, 154.82 feet; thence north $83^{\circ} 06' 32''$ west, 319.20 feet; thence tangent to the last named bearing, curving to the left along a curve having a radius of 174.50 feet, through a central angle of $6^{\circ} 28' 40''$ an arc distance of 19.73 feet; thence north $89^{\circ} 35' 12''$ west, 225.00 feet; thence continuing along the aforementioned easterly boundary and the prolongation thereof, north $00^{\circ} 24' 48''$ east, 251.00 feet to the southwesterly corner of Charleston Heights Tract No. 51-G as shown by a plat thereof on file in the Clark County, Nevada Recorder's Office as page 61 of Book 20 of subdivision plats; thence proceeding along the southerly boundary of said Charleston Heights Tract No. 51-G and continuing along the southerly boundary of Charleston Heights Tract No. 51-F as shown by a plat thereof on file in the Clark County, Nevada Recorder's Office as page 28 of book 21 of subdivision plats, south $89^{\circ} 35' 12''$ east, 225.00 feet; thence tangent to the last named bearing, curving to the right along a curve having a radius of 425.50 feet, through a central angle of $5^{\circ} 37' 46''$, an arc distance of 41.81 feet; thence south $83^{\circ} 57' 26''$ east, 417.58 feet; thence departing the southerly boundary of said Charleston Heights Tract No. 51-F, south $00^{\circ} 48' 01''$ west, 125.50 feet; thence south $89^{\circ} 05' 25''$ east, 549.46 feet to the true point of beginning.

Said parcel contains 16.4805 acres.

Reserving and excepting from this conveyance all the mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance. Further, with no right of entry on the above described premises insofar as mineral, oil and gas rights are concerned.

INST. NO. 855260
OFFICIAL RECORDS BOOK NO. 896
RECORDED IN CLERK'S OFFICE

LAWYERS TITLE OF LAS VEGAS, INC.

JUN 2 10 01 AM '78

CLERK COUNTY NEVADA
JOAN L. SWIFT RECORDER

PER H. Co DEPUTY and

275

1548

GRANT, BADEGER, SALL DREW

415840

THE RECENTLY DISCOVERED:

100-11173

the amount of which is hereby authorized, do hereby Grant, Revoke, Sell and

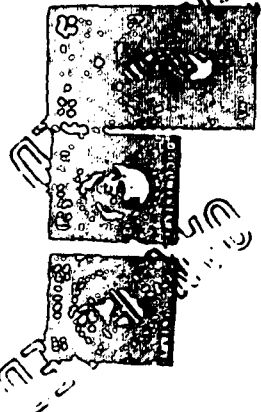
Consent to _____ JOE J. SUTTER and ROBERT L. TERRY

Personal and Confidential Information

Country of Canada

all their real property situated in the _____
 State of Nevada, bounded and described as follows:

and Korea, listed as follows:

[illegible]

Together with all our colleagues in law firms, businesses and governments thereunto belonging we in "newspaper journalism".

Witness - my hand - 24th day of February 1965

February 1901
Robert D. Carr
Rector Davis

Розговір David

STATE OF NEVADA } ss
COUNTY OF Clark }

February 24, 1884

Wages Paid

1974

There is no to prove. Criminal is and who created
the law. The law is created in the past. It
is not the law and nobody can be the law
maker. The law is created in the past and
it is not the law and nobody can be the law
maker.

[Signature]

EXCISE NO. _____ RECORDERS
ORDER NO. 22430 INSTRUMENT NO. _____
WHEN RECORDED MAIL TO:
BROOKS TITLE CO.

SPACE BELOW FOR RECORDED USE ONLY

415880

ADDITIONAL REQUESTS

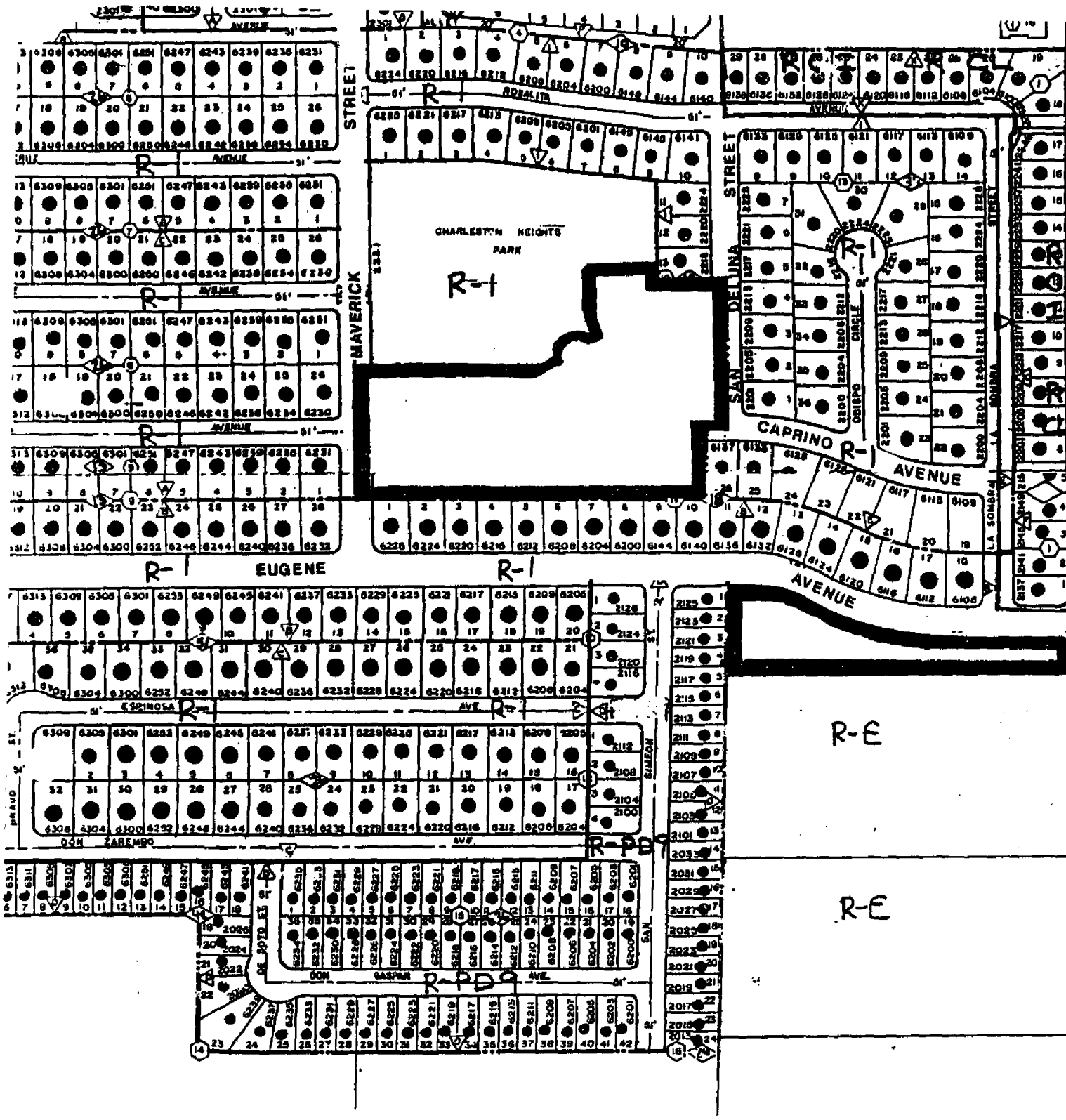
ENCLOSURE WITH
COMPANY INFO

FEB 24 2 44 PM '61

516
OFFICE OF THE ATTORNEY GENERAL

CLARK COUNTY, MISSISSIPPI

PAID BY: BUDD. A. CO. - WED
AM 10:50 77C 100000



BOULEVARD

JONES

