

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0111-91(1)

APN 162-02-210-016

Location 1601-1611 S. MARYLAND PKWY

Applicant STEVEN M. BURRIS, ET AL

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
A PROPOSED NEW OFFICE BUILDING.



FILE HISTORY

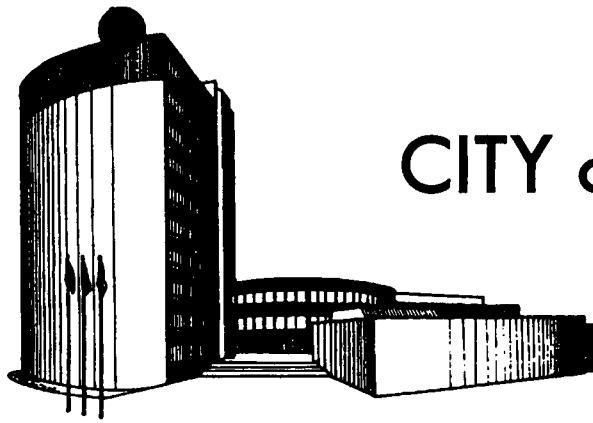
FILE NO.: Z-111-91(1)

[illegible]

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

May 17, 1994

Mr. Steven M. Burris, Et Al
1605 S. Maryland Parkway
Las Vegas, Nevada 89104

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-44-80(1) AND Z-111-91(1)

Dear Mr. Burris:

Your request for a Plot Plan and Building Elevation Review of a proposed new office building on property located at 1601, 1605 and 1611 S. Maryland Parkway, P-R Zone, was considered by the Planning Commission on May 12, 1994.

The Planning Commission unanimously voted to **APPROVE** your request, subject to the following:

1. All new driveways connecting this site to Maryland Parkway shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
3. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Maryland Parkway adjacent to this site prior to the issuance of building or off-site permits as required by the Department of Public Works.
4. Site development to also comply with all applicable Conditions of Approval for Z-111-91 and Z-44-80.
5. Conformance to the plot plan and building elevations.
6. 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.

- Continued -



TO: Mr. Steven M. Burris, Et Al
RE: Z-44-80(1) and Z-111-911)

May 17, 1994
Page Two

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



DAVE CLAPSADDLE, SENIOR PLANNER
CURRENT PLANNING DIVISION

DC:erh

cc: J V C Associates
4290 Cameron Street, Suite 2
Las Vegas, Nevada 89103

PLANNING COMMISSION

MEETING OF

MAY 12, 1994

City of Las Vegas

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3. Z-44-80(1) and Z-111-91(1) - Steven M. Burris, Et Al

Request for a Plot Plan and Building Elevation Review of a proposed new office building on property located at 1601, 1605 and 1611 S. Maryland Parkway, P-R Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. All new driveways connecting this site to Maryland Parkway shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
3. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Maryland Parkway adjacent to this site prior to the issuance of building or off-site permits as required by the Department of Public Works.
4. Site development to also comply with all applicable Conditions of Approval for Z-111-91 and Z-44-80.

Pippin -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan and Moran excused)

MR. CLAPSADDLE stated this is for a 9,578 square foot building for law offices. It is accessed by two driveway cuts off Maryland Parkway. The plot plan indicates a two-story building with a basement. The first floor is 3,723 square feet, the second floor is 3,459 square feet and the basement is 2,396 square feet. The elevations depict a tile roof with wood corbels along the eaves, stucco exterior, wood post and beams, security bars and glass block on the rear elevation. There are recorded easements that would allow ingress and egress and parking on the entire site. Staff recommended approval, subject to the conditions.

JIM VAN COMPERNOLLE, JVC Associates, 4290 Cameron, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(9:39-9:40)

● **PLANNING COMMISSION** ●
MEETING OF

MAY 12, 1994

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3. Z-44-80(1) and Z-111-91(1)
(Continued)

5. Standard Condition Nos. 2 -
9, 11 and 12.

PROTESTS: N/A

APPROVED - See Page 62

- C-3. Z-44-80(1) and Z-111-91(1) - Steven M. Burris, Et Al - Request for a Plot Plan and Building Elevation Review of a proposed new office building on property located at 1601, 1605 and 1611 S. Maryland Parkway, P-R Zone, Parcel Nos.: 16202-210-016, 017 and 018

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for the Plot Plan and Building Elevation Review of a two-story office building. The 9,578 square foot building is proposed for law offices.

BACKGROUND:

- 8/6/80 The City Council approved reclassification of property at 1605 Maryland Parkway zoned R-1 (Single Family Residential) to P-R (Professional Office and Parking) [Z-44-80].
- 3/4/92 The City Council approved reclassification of property at 1601 Maryland Parkway zoned R-1 (Single Family Residential) to P-R (Professional Office and Parking) [Z-111-91].
- 6/2/76 The City Council approved reclassification of property at 1611 S. Maryland Parkway, zoned R-1 (Single Family Residential) to P-R (Professional Office and Parking).

DETAILS OF THE APPLICATION:

Site Area	18,000 Square Feet
Building Area	9,578 Square Feet
Building Height	2 Stories
Parking Required	24 Spaces
Parking Provided	24 Spaces

The site is accessed via two driveway cuts off of Maryland Parkway. The plot plan indicates a two-story building with a basement. The first floor is 3,723 square feet, the second floor is 3,459 square feet and the basement is 2,396 square feet. The elevations depict a tile roof with wood corbels along the eaves, stucco exterior, wood post and beams, security bars and glass block on the rear elevation.

Currently existing on the site is an office building that will be demolished.

C-3. Z-44-80(1) and Z-111-91(1) - Continued

FINDINGS:

The project site consists of two lots. Each lot was rezoned separately which is why there are two different zoning action case numbers. There are recorded easements that allow ingress and egress and parking on the entire site. However, staff recommends that the lots be combined into one legal parcel, so that joint access and parking agreement are no longer necessary.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

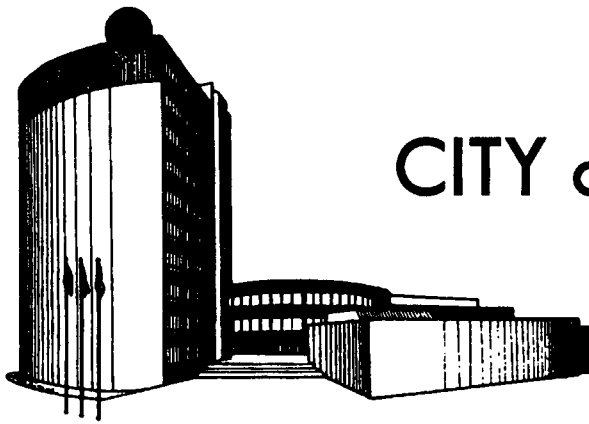
1. All new driveways connecting this site to Maryland Parkway shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
3. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Maryland Parkway adjacent to this site prior to the issuance of building or off-site permits as required by the Department of Public Works.
4. Site development to also comply with all applicable Conditions of Approval for Z-111-91 and Z-44-80.
5. Standard Condition Nos. 2 - 9, 11 and 12.

PROTESTS: N/A

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 3, 1994

Mr. Steven M. Burris, Et Al
1605 S. Maryland Parkway
Las Vegas, Nevada 89104

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-44-80(1) AND Z-111-91(1)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on May 12, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: J V C Associates
4290 Cameron Street, Suite 2
Las Vegas, Nevada 89103



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

May 11, 1994

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-44-80(1) and Z-111-91(1)
Steven M. Burris, et. al.
(1601, 1605 & 1611 S. Maryland Pkwy)

COPIES TO:

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

1. We recommend that the legal lots being utilized for this project site be combined into one legal parcel so that joint access and parking agreements are not necessary.
2. All new driveways connecting this site to Maryland Parkway shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards as required by the Department of Public Works.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
5. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Maryland Parkway adjacent to this site prior to the issuance of building or offsite permits as required by the Department of Public Works.
6. Site development to also comply with all applicable conditions of approval for Z-111-91 and Z-44-80.

RECEIVED
May 11 4 28 PM '94
PLANNING AND
DEVELOPMENT

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 25, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: STEVEN M. BURRIS, ET AL FILE NUMBER: Z-44-80(1) & Z-111-91(1)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

1601, 1605 AND 1611 S. MARYLAND PARKWAY

PARCEL NOS.: 16202-210-016, 017 AND 018

ZONE: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: NEW OFFICE BUILDING

PLEASE RETURN BY: MAY 2, 1994

CITY PLANNING COMMISSION MEETING: MAY 12, 1994

ATTACHMENT: PLOT PLAN

RECEIVED
May 3 8 21 AM '94
PLANNING AND
DEVELOPMENT
DEPARTMENT OF
BUILDING & SAFETY
BY
APR 29 1994
☒ NO COMMENT
☐ CONDITIONS ATTACHED

MEMO

DATE

4/27/94

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

2-44-80(1) & 2-111-91(1) 1601-1605-1611 S manyuan

1. — NO OBJECTIONS.
2. — SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. — FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. — STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

RECEIVED	APR 28 11 16 AM '94	PLANNING AND DEVELOPMENT


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 25, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: STEVEN M. BURRIS, ET AL FILE NUMBER: Z-44-80(1) & Z-111-91(1)	

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1601, 1605 AND 1611 S. MARYLAND PARKWAY

PARCEL NOS.: 16202-210-016, 017 AND 018

ZONE: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: NEW OFFICE BUILDING

PLEASE RETURN BY: MAY 2, 1994

CITY PLANNING COMMISSION MEETING: MAY 12, 1994

ATTACHMENT: PLOT PLAN

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 25, 1994
TO: DEVELOPMENT COORDINATION - JOHN MCNELLIS ELECTRICAL SERVICES - MIKE GOODMAN FLOOD CONTROL - TOM CHIATOVICH LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - MARK OWENS SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: STEVEN M. BURRIS, ET AL FILE NUMBER: Z-44-80(1) & Z-111-91(1)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

1601, 1605 AND 1611 S. MARYLAND PARKWAY

PARCEL NOS.: 16202-210-016, 017 AND 018

ZONE: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: NEW OFFICE BUILDING

PLEASE RETURN TO JOHN MCNELLIS BY: MAY 2, 1994

CITY PLANNING COMMISSION MEETING: MAY 12, 1994

ATTACHMENT: PLOT PLAN

04/06/94

15:30:25:17

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 111 91 - 1 BZA-CC-PC-SUM (BCPS) P MEETING DATE 05/12/94

ITEM # ACCEPTED 04/06/94 PUBLIC HEARING BY RH

EXISTING ZONES P-R ROI->

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN/ELEVATION REVIEW.

A P P L I C A N T

STEVEN M. BURRIS

1605 S. MARYLAND PKWY.

L.V., NV. 89104

385-1200

PARCEL# 16202 210 018 MORE? Y

BURRIS STEVEN & MELANIE

THOMAS ANDREW & CARMEN

1605 S MARYLAND PKWY

LAS VEGAS NV 89104

P R O P O S E D U S E

NEW OFFICE BUILDING

HUNTRIDGE SUB TRACT 4

PLAT BOOK 2 PAGE 55

PT LOT 18 BLOCK 20

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

04/07/94

09:59:01:04

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 111 91 - 1 BZA-CC-PCOMM (BCP) P MEETING DATE 05/12/94

ITEM # ACCEPTED 04/06/94 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

PLOT PLAN/ELEVATION REVIEW.

P R O P E R T Y L O C A T I O N

1601, 1605 AND 1611 S. MARYLAND PKWY.

200 SCALE MAP# R-2-3 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: JVC ASSOCIATES SUBD:

4290 CAMERON ST. STE. 2

L.V., NV. 89103

871-3416

NOTICE:

COMMENTS: 162-02-210-017 AND 016

UPDATE

PRINT

ZACT3

ZACT1

BACK

04/06/94

15:34:31:77

P A R C E L F I L E

1601 S MARYLAND	PK	BURRIS STEVEN M & MELANIE S
PARCEL 162 02 210 016 THROUGH		1605 S MARYLAND PKWY
LAST UPDATE 03/31/94	ZIP 89104	LAS VEGAS NV 89104
GEOGRAPHIC PT SW4 NW4 02 21 61		HUNTRIDGE SUB TRACT 4
DOCUMENT # 87050800263-1-F	5/08/87	PLAT BOOK 2 PAGE 55
200 SCALE MAP NO R-2-3		LOT 16 BLOCK 20
WARD 3		

SETBACKS: FRONT	REAR	SIDE 00	CORNER	
ZONING R-1			RLW	7/25/91
ROI ZONING FILE	Z-111-91	EXPIRATION	03/04/93	JBH 3/05/92
ROI ZONING	P-R			
ZONING FILE	Z-111-91			
USE PERMIT FL				
VARIANCE FILE				
Z-111-91(1), Z-44-80(1)				

LAND USE CODE 1-10-0-0-0	CAPACITY	1	CONST YEAR 44	SIZE:	1113 SQ FT
RESIDENTIAL	SINGLE FAMILY RESIDENCE				

UPDATE	PRINT	DELETE	ASSESSOR'S LOG	P.C. LOG	BACK
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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name STEVE BURRIS
(Owner of Address 1605 S. MARYLAND PKWY, LAS VEGAS, NV, 89104
Record) Phone No. (702) 385-1200

AGENT: Name JVC ASSOCIATES
Address 4290 CAMERON ST., SUITE 2, LAS VEGAS, NV 89103
Phone No. (702) 871-3416

Assessor's Parcel Number: ~~050-141-022~~ 162-02-210-018, 017, 016
File No: _____ Zoning District: PR

LAND USE: Existing PROFESSIONAL OFFICE - TO BE DEMOLISHED
Proposed PROFESSIONAL OFFICES - LAW

APRIL 6, 1994
Date of Submittal

STEVE BURRIS
[Signature]
Signature of Owner of Record

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS: 1601 S. MARYLAND PKWY.
Case No. Z-111-91 Action _____ Date _____
1605 S. MARYLAND PKWY.
Case No. Z-44-80 Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____

District Map No. R-2-3 Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes _____ X No
Special Notice Required? _____ Yes _____ No
If YES _____

Checked By: [Signature] Date: 4-6-94
General Receipt No. 219262 Case No. Z-111-91(1) + Z-44-80(1)
P/C Date: 5-12-94 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14"); and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation; ✓
 - 2. North arrow; ✓
 - 3. Scale; the scale selected should use the majority of the sheet; ✓
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan; ✓
 - 5. The address number and street name. ✓
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked; ✓
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage; ✓
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing; ✓
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures; ✓
 - 5. The location of all driveways providing access to the lot;; ✓
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. 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; and ✓
 - 8. The size and location of all existing and proposed on-premise ground signage. ✓

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

Record No. LV 788801 CM

WHEN RECORDED, MAIL TO:

3 2 0 5 0 6 0 7 2 9 0

(2)

STEVEN BURRIS

1605 S. Maryland Pkwy
Las Vegas, NV 89104

RPTT \$ 175.50

APNF: 060-141-022

GRANT, BARGAIN and SALE DEED

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

M.B.A., INC., A NEVADA CORPORATION

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

Steven Burris and Melanie Burris, husband and wife as joint tenants as to an undivided 70.00% interest and Andrew Thomas and Carmen Thomas, husband and wife as joint tenants as to an undivided 30.00% interest.

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

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

Subject to:

1. All general and special taxes for the fiscal year 1991-1992.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

M.B.A., INC., A NEVADA CORPORATION

Philip Abraham President
By: PHILIP ABRAHAM, PRESIDENT

4-24-92
Date

STATE OF NEVADA)

County of Clark) ss.

On April 24, 1992 personally
appeared before me, a Notary Public,
PHILIP ABRAHAM

personally known (or proved) to me to be the
person whose name is subscribed to the
above instrument who acknowledged that he
executed the instrument.

Linda R. Applin
Notary Public



LINDA R. APPLIN

Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires April 17, 1994

Z-111-91(1)
Z-44-80(1)
P.C. 5-12-94

RPTT \$ 14.30 N 11 7 0 1 0 0 2 4

QUITCLAIM DEED

THIS INSTRUMENT WITNESSETH: That JOHN M. SACCO, an unmarried man,

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to STEVEN M. BURRIS, a married man, as his sole and separate property, all his interest in

all that real property situated in the County of Clark

State of Nevada, bounded and described as follows:

Lot Seventeen (17) in block Twenty (20) of HUNTRIDGE SUBDIVISION TRACT No. 4, as shown by map thereof on file in Book 2 of Plans, Page 55, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM the Easterly Two (2) feet and the Westerly Two (2) feet as shown in that file order of Condemnation recorded April 8, 1968, Document Nos. 694911 and 694914 in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1986-1987.
2. Rights of way, reservations, restrictions, easements and conditions now of record.
3. Deed of Trust to American Bank Financial, in full principal amount of \$115,000.00, now of record.

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

Witness my hand and seal this 11th day of July, 1987.

STATE OF

COUNTY OF

In this 11th day of July, 1987

JOHN M. SACCO personally appeared before me, a Notary Public in and for said County and State, JOHN M. SACCO

known to me to be the person described in and who executed the foregoing instrument who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

JOHN M. SACCO
Notary Public in and for said County and State

WITNESS MY HAND

JOHN M. SACCO
JOHN M. SACCO
JOHN M. SACCO
JOHN M. SACCO

Z-111-91(1)
Z-44-80(1)

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

S BURRIS

05/01/87 11:47 251
OFFICIAL RECORDS
BOOK 87052 INST 20024
FEE 5.00 RPTT F10004

P.C. 5-12-94

1 2 0 1 0 0 0 0 2 6 3
11-0017-00 Minnesota Title

Payable to:

WHEN RECEIVED, PAID TO:
American Bank of Commerce
P.O. Box 18888
Las Vegas, NV 89114

Space above this line for recording's use

QUITCLAIM DEED

FOR A VALID QUITCLAIM, receipt of which is acknowledged,
Steven M. Burris, a married man

DOES HEREBY HERETOFOR AND FOREVER QUITCLAIM TO
Steven M. Burris and Melanle S. Burris, husband and wife

all right, title, and interest of the undersigned in and to the real
property situated in the County of Clark, State of Nevada,
described as follows:

Lot Sixteen (16) in Block Twenty (20) of HUNTRIDGE SUBDIVISION TRACT 4, as shown
by map thereof on File in Book 2 of Plats, page 55, in the Office of the County
Recorder of Clark County, Nevada.

Executed May 4, 1987

x *Steven M. Burris*
Steven M. Burris

Witnessed at Clark,

on May 4, 1987, personally
appeared before me, Notary Public,
Steven M. Burris

who acknowledged that he executed
the foregoing instrument.

Albee A. Anglin
Notary Public



Albee A. Anglin
Notary Public, State of Nevada
COMMISSION EXPIRES
March 29, 1989

CLARK COUNTY, NEVADA
JOAN L. SMYTH, RECORDER
RECORDED AT REQUEST OF
TITLE INSURANCE OF MN
05/08/87 08:00 CDP
OFFICIAL RECORD
BOOK 870508 PAGE 0066J
FEE 3.00 AMT \$180.00

Z-111-91(1)
Z-44-80(1)
P.C.S-12-94