

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0113-79

APN 163-02-810-012

Location SWC of O'Bannon & Verdinal

Applicant Lewis Homes of Nevada

Subject

Reclassification of property legally
described as a portion of the SW 1/4 of the
SE 1/4 of Section 2, Township 21 South,
Range 60 East, MDB&M.



FILE NUMBER Z-113-79

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
2.		
3.		
4.		
5.		
6.		
7.		
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11.		
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18.		
19.		
20.		

FILE NO. Z113-79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISON
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____
I. D. Code Z-113-79 Date to Be Completed _____
Remarks _____

Information Needed:

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

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
03A	46	006		03A	46	010		310	39	041					
		2001				013				042					
		005		310	39	0001				053					
		036				004				054					
		061				005				40 0 001					
		069				011				005					
		074				012				41 0 004					
		3 001				1 001				END					
		003				021									

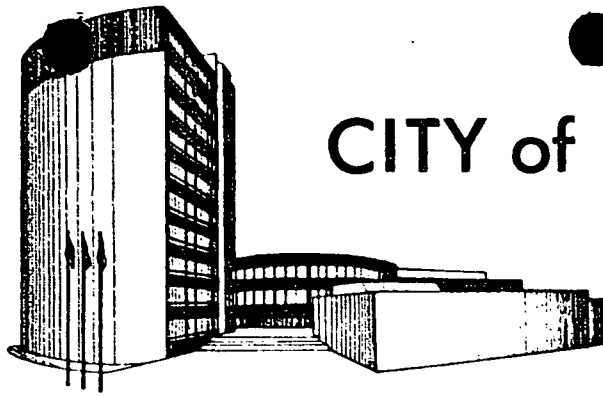
Assessor Approval _____ Billing No. _____

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 27, 1980

Mr. Earl Monson
Lewis Homes of Nevada
P.O. Box 19297
Las Vegas, Nevada 89119

Dear Mr. Monson:

Re: Z-113-79 CORRECTED LETTER Re: 1/11/80
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held December 19, 1979, APPROVED your request for reclassification of property generally located at the south west corner of O'Bannon Drive and Verdinal Drive, from N-U to R-1.

Sincerely,

Carol Ann Hawley
Carol Ann Hawley
City Clerk

CAH:mpk

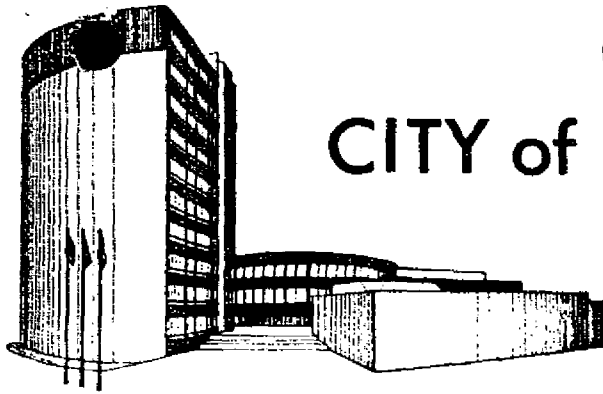
cc: ☒ Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

January 11, 1980

Mr. Earl Monson
Lewis Homes of Nevada
P. O. Box 19297
Las Vegas, NV 89119

Dear Mr. Monson:

Re: Z-113-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held December 19, 1979, APPROVED your request for reclassification of property generally located at the South West Corner of O'Bannon Drive and Verdinal Drive, from N-U to R-1 subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy,
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to plot plan.

*NOT A PART of
condition*

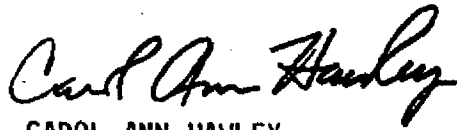
SEE CORRECTED LETTER

JAN 22 1980

Mr. Earl Monson
Re: Z-113-79

January 11, 1980
Page 2

6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City Departments.



CAROL ANN HAWLEY
CITY CLERK

CAH/lc

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

INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:


RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

ASSESSOR	Z-113-79
CHRONO	REQ. FOR ORDINANCE
DON J. BROWN	JIM ROBISON

Please prepare an Ordinance to rezone the following property:

Z-113-79 From N-U to R-1

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2, the TRUE POINT OF BEGINNING; thence North 88°52'11" East 1279.89 feet; thence South 02°25'58" East 651.83 feet; thence South 88°26'22" West 1274.27 feet; thence North 02°54'14" West 661.55 feet to the TRUE POINT OF BEGINNING.

5. Z-113-79
APPROVED

✓ Z-113-79

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive, from N-U (Non-Urban) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 2, Township 21 South, Range 60 East, M.D.B.&M.
Proposed Use: Medium Low Density - Detached Single Family Homes

MR. BROWN presented the staff report indicating there is R-PD5 to the north and R-E to the northwest. Directly to the east is R-1 which is now under construction. Staff feels this is a reasonable request and recommends approval.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

NICK DANE, 5240 South Polaris, appeared representing Lewis Homes.

MRS. COLEMAN asked if this development abuts the present development Lewis Homes just finished.

MR. DANE replied yes.

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-113-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Miller, Mr. Kennedy, Mr. Canul.
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on December 19, 1979, at 2:00 P.M.

6. TENTATIVE MAP
LEWIS HOMES-
SAHARA NOS.
8 AND 9
APPROVED

Property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive, N-U zone (proposed R-1).

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 13.34 No. of Lots: 55

MR. NULL presented the staff report indicating the area is located southwest of O'Bannon and Verdinal Drives, the same area as in the previous zoning case. Staff would recommend approval subject to approval of Z-113-79 and the normal conditions.

NICK DANE appeared representing the applicant.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Lewis Homes-Sahara Nos. 8 and 9, subject to the following conditions:

J. ZONE CHANGE - Z-113-79 - LEWIS HOMES OF NEVADA

Property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive, from N-U to R-1.

Proposed Use: Medium Low Density - Detached Single Family Homes

The request involves land that was annexed recently and is now requested for R-1 zoning to allow Lewis Homes to continue its residential development in this area. There is R-1 to the east and an R-PD5 development to the north that is essentially developed on an R-1 basis. To the west and south is R-E zoning in the County.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the adjacent zoning pattern.

STAFF RECOMMENDATION: Approval.

PROTESTS: 0

K. TENTATIVE MAP - LEWIS-HOMES SAHARA NOS. 8 AND 9

Property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive, N-U zone (proposed R-1).

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 13.34 No. of Lots: 55

This proposed subdivision is in connection with the zoning application under Item "J". The map includes approximately two-thirds of the land of the rezoning application. This tentative map substantially conforms to the subdivision regulations.

PLANNING COMMISSION RECOMMENDATION: Approval subject to approval of zoning application Z-113-79.

STAFF RECOMMENDATION: Approval.

L. ZONE CHANGE - Z-112-79 - DANIEL F. O'CONNELL, ET AL

Property located at 1321 South Maryland Parkway, from R-1 to P-R.

Proposed Use: Interior Decorator Consultant

The request is in accordance with the P-R pattern on this segment of Maryland Parkway. There is P-R zoning abutting this property to the north and south.

PLANNING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PROTESTS: 0

M. ZONE CHANGE - Z-115-79 - JACK C. AND BEVERLY COPE

Property generally located on the north side of Alpine Place, 300 feet west of Decatur Boulevard, from R-1 and P-R to R-4 and C-1.

Proposed Use: High Density Apartments and Offices

The property is located approximately one block northwest of Charleston Boulevard and Decatur. There is commercial zoning to the east and south which fronts on Decatur and Charleston and there is R-3 zoning to the north and west of this property. The applicant is proposing seven 12 unit apartment buildings (84 units) along the westerly portion of the property and commercial along the easterly portion. P-R zoning exists on the northeast portion of this parcel for a dentist's office.

PLANNING COMMISSION RECOMMENDATION: Approval - subject to the application being amended from R-4 to R-3 and from C-1 to P-R which would be in keeping with the surrounding zoning pattern. The applicant was in agreement to these amendments.

STAFF RECOMMENDATION: Approval subject to application being amended as mentioned above.

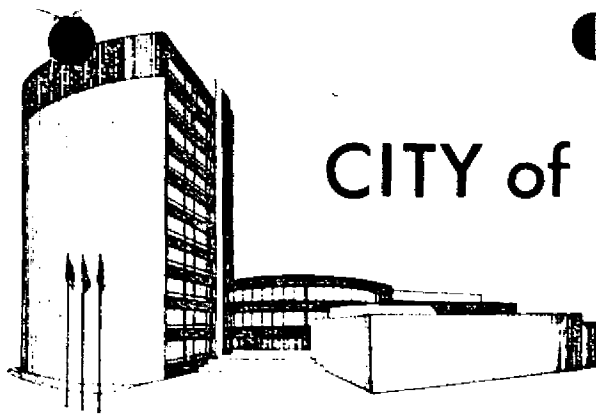
PROTESTS: 0

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 28, 1979

Mr. Earl Monson
Lewis Homes of Nevada
P. O. Box 19297
Las Vegas, Nevada 89119

✓Re: 2-113-79

Dear Mr. Monson:

Your request for reclassification of property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive, from N-U to R-1, was considered by the City Planning Commission on November 27, 1979.

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

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on December 19, 1979, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

NOTICE OF PUBLIC HEARING

NOVEMBER 27, 1979

Notice is hereby given that on November 27, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-113-79 LEWIS HOMES OF NEVADA FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF O'BANNON
DRIVE AND VERDINAL DRIVE.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY - DETACHED SINGLE
FAMILY HOMES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 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.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(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.)

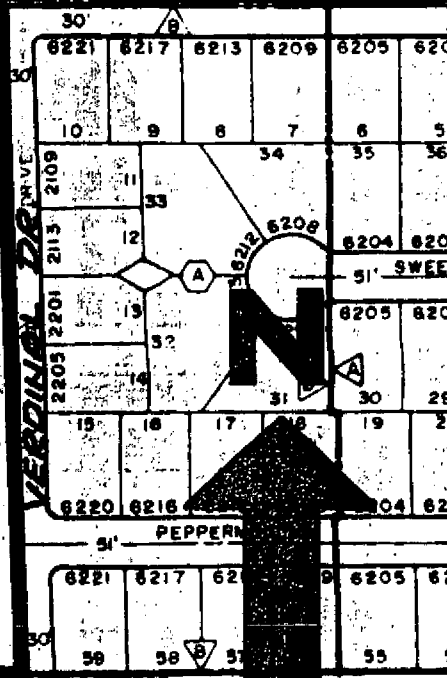
(SEE LOCATION MAP ON REVERSE SIDE.)

TORREY PINES DR.

O'BANNON DR

COUNTY

Z-113-79

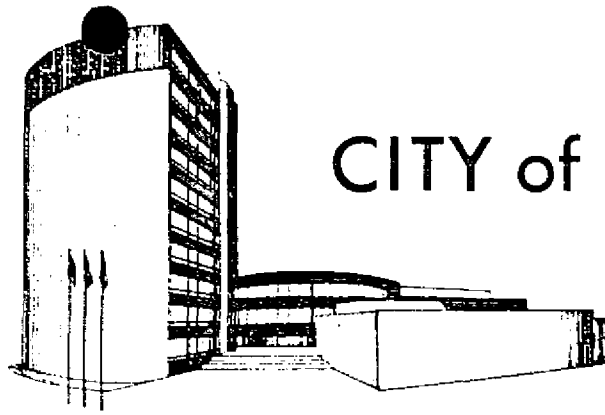


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 20, 1979

Mr. Earl Monson
Lewis Homes of Nevada
P. O. Box 19297
Las Vegas, Nevada 89119

Re: Z-113-79

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on November 27, 1979.

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

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

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

DATE: 4/5/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : 2-113-79
Lewis Home of Nevada

- ☒ 1. No objections.
- ☒ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 1666.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☒ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☒ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

M. D. Byrne
FIRE PREVENTION OFFICER

NOVEMBER 12, 1979

NOTICE OF PUBLIC HEARING
NOVEMBER 27, 1979

Notice is hereby given that on November 27, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-113-79 LEWIS HOMES OF NEVADA FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF O'BANNON
DRIVE AND VERDINAL DRIVE.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: *Medium Low Density Residential
Single Family Homes*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 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.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl

CHECKED: *[Signature]*
WILLIAMS
CLEMMER
BROWN, D.W. *[Signature]*

(THIS FILE MUST BE RETURNED TO BARBARA BY November 6, 1979.)

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

(SEE ATTACHED LOCATION MAP.)

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 2, 1979

TO: PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LEWIS HOMES OF NEVADA Z-113-79	COPIES TO:

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

generally located at the southwest corner of O'Bannon Drive and Verdinal Drive

From: N-U (Non-Urban)

To: R-1 (Single Family Residence)

CITY PLANNING COMMISSION MEETING: November 27, 1979

Your remarks regarding this application prior to November 19, 1979, will be greatly appreciated.

Plot Plan Attached: Yes xxx
No

HPF:bjl

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the NO Use District to a R-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2; said corner also being the TRUE POINT OF BEGINNING; thence along the North line thereof, North 88°52'11" East, 1279.89 feet; thence departing said North line, South 02°25'58" East, 651.83 feet; thence South 88°26'22" West, 1274.27 feet; thence North 02°54'14" West, 661.55 feet to the TRUE POINT OF BEGINNING.
Said parcel contains 19.2470 acres.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

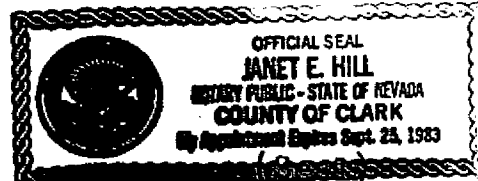
COUNTY OF CLARK)

(I, We) LEWIS HOMES OF NEVADA, a Partnership being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD:	MAILING ADDRESS:	TELEPHONE NUMBER:
LEWIS HOMES OF NEVADA by: <u>Earl W. Monson</u> EARL W. MONSON	P.O. Box 19297, Las Vegas, NV 89119	702-736-8960

Subscribed and sworn to before me this 25th day of October, 1979, 19

Janet E. Hill
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200.00

Received by: Brenda A. Reale

Receipt No.: 377153

Case No. 2113-79

Date: 1 Nov '79

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Three (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turnaround areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

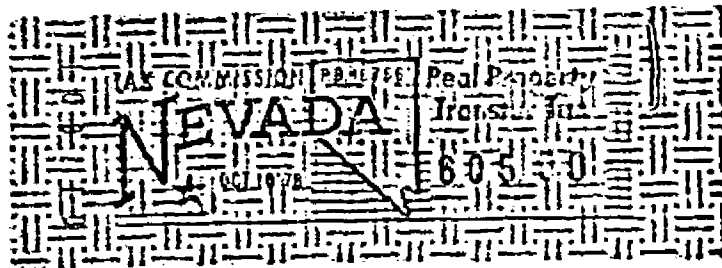
 premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOSEPH MACCHIAVERNA, an unmarried manin consideration of \$ **10.00**the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
LEWIS HOMES OF NEVADA, a partnershipall that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

That portion of the West One-Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Parcel 4 as shown by Parcel Map in File 18, Page 15, recorded March 23, 1978 as Document No. 822241, Official Records, Clark County, Nevada.



SUBJECT TO: 1. Taxes for the fiscal year 1978-79
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand this 13th day of September 19 78

Joseph Macchiaverna
JOSEPH MACCHIAVERNA

STATE OF NEVADA
County of CLARK } ss.

On this 26th day of September 19 78

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

County and State, JOSEPH MACCHIAVERNA

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

Cathy Ehry
Cathy Ehry
Notary Public, State of Nevada
Clark County
Commission Expires April, 9 1980

ESCROW NO. 75252-CE

WHEN RECORDED MAIL TO: LEWIS HOMES OF NEVADA
5240 So. Polaris, Las Vegas, Nevada 89119

INST. NO. 908428
OFFICIAL RECORD BOOK NO. 949
RECORDED AT REQUEST OF

LAWYERS TITLE OF LAS VEGAS, INC.

SEP 27 10 15 AM '78

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 3.00 DEPUTY *[Signature]*

3.00 E-14

LEGAL DESCRIPTION

Explanation:

1. This legal description is of a parcel of land located in the southeast quadrant of O'Bannon Drive and Torrey Pines Drive.
2. This legal description is to be used with the rezoning application.

A portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the northwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 2; ~~said corner also being the TRUE POINT OF BEGINNING; thence along the North line thereof, North 88°52'11" East, 1279.89 feet; thence departing said North line, South 02°25'58" East, 651.83 feet; thence South 88°26'22" West, 1274.27 feet; thence North 02°54'14" West, 661.55 feet to the TRUE POINT OF BEGINNING.~~

~~Said parcel contains 19.2470 acres.~~

E-113-79
THIS LEGAL