

Planning & Development Department Scanning Cover Sheet

Case No Z-0116-63 (1)

APN 138-24-215-001

Location On Jones, N of Lake Mead

Applicant Mohr Development Company

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

FILE NO.: 2-116-63(1)

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
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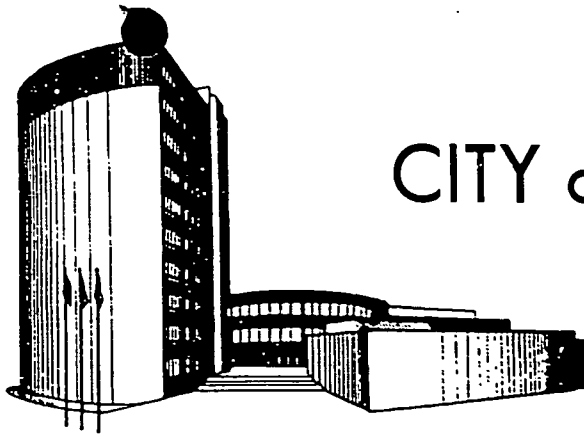
FILE NO: _____

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.

KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 28, 1995

Mohr Development Company
50 South Jones Boulevard, #410
Las Vegas, Nevada 89107

RE: Z-116-63(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review for a proposed Burger King restaurant on property located on Jones Boulevard, north of Lake Mead Boulevard, C-1 Zone, was considered by the Planning Commission on March 23, 1995.

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

1. Provide a minimum 10 foot wide landscape planter along Jones Boulevard with 24 inch box trees, with ground cover, shrubs and boulders as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Provide minimum 5 foot planters in the parking lot area with minimum 24 inch box trees, shrubs, ground cover and boulders as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct all incomplete half-street improvements, if any, on Jones Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.
4. Contribute \$1,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

- Continued -



To: Mohr Development Company
Re: Z-116-63(1)

March 28, 1995
Page Two

5. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Drainage information regarding site layout and elevations must be submitted to and be approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
7. Site development to comply with all previously imposed conditions of approval for Z-116-93 as required by the Department of Public Works.
8. Conformance to the plot plan and building elevations.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

- Continued -

To: Mohr Development Company
Re: Z-116-63(1)

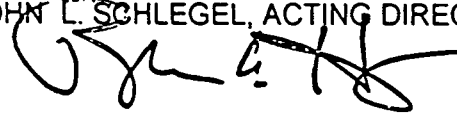
March 28, 1995
Page Three

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

JOHN L. SCHLEGEL, ACTING DIRECTOR

A handwritten signature in black ink, appearing to read 'John L. Schlegel', is written over the typed name.

PHYLLIS HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

JLS:PH:rlr

cc Glencoe Properties, Inc.
2655 South Rainbow Boulevard
Las Vegas, Nevada 89102

PLANNING COMMISSION

MEETING OF

MARCH 23, 1995

City of Las Vegas

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-6. Z-116-63(1) - Mohr Development Company, Et Al

Request for a Plot Plan and Building Elevation Review for a proposed Burger King restaurant on property located on Jones Boulevard, north of Lake Mead Boulevard, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 10 foot wide landscape planter along Jones Boulevard with 24 inch box trees, with ground cover, shrubs and boulders as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Provide minimum 5 foot planters in the parking lot area with minimum 24 inch box trees, shrubs, ground cover and boulders as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct all incomplete half-street improvements, if any, on Jones Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.
4. Contribute \$1,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

Black -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
UNANIMOUS
(Segerblom and Solomon excused)

MS. HARGROVE stated this request is to allow a 3,673 square foot Burger King restaurant with drive through window. Parking is proposed on three sides of the building and no landscaping was clearly indicated. Staff feels a landscaping plan should be provided. Staff recommended approval, subject to the conditions.

TOM McDONALD, Burger King Franchisee, 2655 South Rainbow Boulevard, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:19-7:20)

NOTE: COMMISSIONER BROWN arrived at the meeting at 7:19 P.M.

PLANNING COMMISSION

MEETING OF

MARCH 23, 1995

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-6. Z-116-63(1) - (Continued)

5. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

6. Drainage information regarding site layout and elevations must be submitted to and be approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.

7. Site development to comply with all previously imposed conditions of approval for Z-116-93 as required by the Department of Public Works.

8. Standard Condition Nos. 2 - 9 and 11.

APPROVALS: N/A

APPROVED - See Page 30

- B-6. Z-116-63(1) - Mohr Development Company, Et Al - Request for a Plot Plan and Building Elevation Review for a proposed Burger King restaurant on property located on Jones Boulevard, north of Lake Mead Boulevard, C-1 Zone, Ward No. 4, Parcel No.: 138-24-215-001.

PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is to allow a Burger King in an existing shopping center. The site for the fast food restaurant is 37,255 square feet.

BACKGROUND DATA:

The City Council approved a Reclassification to C-1 (Limited Commercial).

DETAILS OF APPLICATION REQUEST:

Site Area	37,255 Square Feet
Building Area	3,673 Square Feet
Parking Required	56 Spaces
Parking Provided	56 Spaces

Access to the site is via existing interior drive lanes of the shopping center. No access is indicated directly from Jones Boulevard. The plan indicates that the restaurant will contain 3,673 square feet and will have a drive-through window. Parking is provided on three sides of the proposed building. No landscaping is indicated.

The elevations depict a single story building, stucco exterior with parapet columns, storefront windows and doors and a concrete "S" tile hip roof.

FINDINGS:

Staffs only concern with the plot plan is that landscaping is not clearly indicated. Landscaping should be provided along the Jones Boulevard frontage as well as in the parking area.

The proposed restaurant is an appropriate use for the shopping center. There appears to be sufficient parking provided for the development, therefore Staff has no objection to this request.

- Continued -

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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8. Standard Condition Nos. 2 - 9 and 11.

APPROVALS: N/A

PROTESTS: N/A

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Z-116-63(1)



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C-1

R.O.I. C-1

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MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 13, 1995

Mohr Development Company
50 South Jones Boulevard, #410
Las Vegas, Nevada 89107

RE: Z-116-63(1) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on March 23, 1995. 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 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

ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION

RSG:rlr

Enclosure

cc Glencoe Properties, Inc.
2655 South Rainbow Boulevard
Las Vegas, Nevada 89102



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



DATE

March 22, 1995

TO:

John L. Schlegel, Acting Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

SUBJECT:

Plot Plan and Building Elevation Review
Z-116-63(1)
Mohr Development Company, Et Al
(north of NEC Lake Mead and Jones)

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

1. Construct all incomplete half-street improvements, if any, on Jones Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.
2. Contribute \$1,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
3. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Drainage information regarding site layout and elevations must be submitted to and be approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
5. Site development to comply with all previously imposed conditions of approval for Z-116-93 as required by the Department of Public Works.

Mar 23 8 36 AM '95
Filing
City of Las Vegas
Department of Public Works

MEMORANDUM

DATE : 3-6-95
TO : LV DEPT of COMMUNITY PLANNING and DEVELOPMENT
FROM : RON CORBIN; CPTED SPECIALIST, LVMPD
APPLICANT : MOHR DEVELOPMENT Co., et al.
FILE NO. : Z-116-63 (1)
PROPOSED
USE : BURGER KING RESTAURANT

(checked all applicable)

- ☐ No Crime Prevention Concerns at this time due to limited information received.
- ☒ Handicapped Parking Space(s) need loading buffer on both sides of space.
- ☐ Trash Enclosures should be constructed of wrought-iron instead of concrete block masonry.

ADDITIONAL COMMENTS/CONCERNS:

RECEIVED
Mar 8 10 33 AM '95
PLANNING AND
DEVELOPMENT

File:PLAN.REV

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE FEB. 28, 1995
TO: BUILDING & SAFETY FIRE PREVENTION METRO - CRIME PREVENTION GEORGE GARDNER JEFF DONAHUE RON CORBIN	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: MOHR DEVELOPMENT COMPANY, ET AL

FILE NUMBER: Z-116-63(1)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF LAKE MEAD BLVD. AND JONES BLVD.

PARCEL NO.: 138-24-215-001

ZONE: C-1

PROPOSED USE: BURGER KING RESTAURANT

PLEASE RETURN BY: MARCH 7, 1995

CITY PLANNING COMMISSION MEETING: MARCH 23, 1995

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

MAR 0 7 1995

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

MEMO

DATE 3/2/95

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-116-63(1) MOHN Development Company

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. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ☐ ADDITIONAL CONDITIONS/COMMENTS _____

RECEIVED
PLANNING AND
DEVELOPMENT

MAR 2 3 45 PM '95

RECEIVED



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

**FROM: DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT**

DATE FEB. 28, 1995

TO:

**BUILDING & SAFETY
FIRE PREVENTION
METRO - CRIME PREVENTION**

**GEORGE GARDNER
JEFF DONAHUE
RON CORBIN**

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: MOHR DEVELOPMENT COMPANY, ET AL

FILE NUMBER: Z-116-63(1)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF LAKE MEAD BLVD. AND JONES BLVD.

PARCEL NO.: 138-24-

ZONE: C-1

PROPOSED USE: I

PLEASE RETURN E

CITY PLANNING C

ATTACHMENT: PLOT PLAN

*Can't find
original zoning
file.
Z-116-63*

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

**FROM: DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT**

DATE: FEB. 28, 1995

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: MOHR DEVELOPMENT COMPANY, ET AL

FILE NUMBER: Z-116-63(1)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF LAKE MEAD BLVD. AND JONES BLVD.

PARCEL NO.: 138-24-215-001

ZONE: C-1

PROPOSED USE: BURGER KING RESTAURANT

PLEASE RETURN TO JOHN McNELLIS BY: MARCH 7, 1995

CITY PLANNING COMMISSION MEETING: MARCH 23, 1995

ATTACHMENT: PLOT PLAN

02/24/95

11:10:52:28

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

CASE Z 116 63 - 1 BZA-CC-PC-SUM (BCPS) P MEETING DATE 03/23/95

ITEM # ACCEPTED 02/21/95 PUBLIC HEARING N BY HD

EXISTING ZONES C-1 ROI->

ROI->

NEW ZONE

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

PLOT PLAN AND BUILDING ELEVATION REVIEW OF A PROPOSED FAST FOOD RESTAURANT
(BURGER KING)

A P P L I C A N T

MOHR DEVELOPMENT COMPANY

50 SOUTH JONES BOULEVARD #410

LAS VEGAS, NEVADA 89107

870-0212 X6520

PARCEL# 13824 215 001 MORE? N

MOHR DEVELOPMENT COMPANY

BECKER ERNEST A & BETTY W

50 S JONES BLVD

LAS VEGAS NV 89107

P R O P O S E D U S E

RESTAURANT

SHADOW HILLS SHOPPING CENTER

PLAT BOOK 37 PAGE 92

PT LOT 1 BLOCK 1

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

02/24/95

11:10:38:21

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

CASE Z 116 63 - 1 BZA-CC-PCOMM (BCP) P MEETING DATE 03/23/95

ITEM # ACCEPTED 02/21/95 PUBLIC HEARING N

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

PLOT PLAN AND BUILDING ELEVATION REVIEW OF A PROPOSED FAST FOOD RESTAURANT
(BURGER KING)

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

NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND JONES BOULEVARD

200 SCALE MAP# L-24-3 SIZE ~~1.00~~ ACRES #LOTS 0

MAP NAME

.85 AC.

CC: GLENCOE PROPERTIES, INC

SUBD:

2655 SOUTH RAINBOW BOULEVARD

LAS VEGAS, NEVADA 89102

873-3401

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

02/24/95

11:10:19:60

P A R C E L F I L E

PARCEL	138 24 215 001 THROUGH	200	MOHR DEVELOPMENT COMPANY
LAST UPDATE	01/17/95	ZIP	BECKER ERNEST A & BETTY W
GEOGRAPHIC	PT SW4 NW4 24 20 60		50 S JONES BLVD
DOCUMENT #	89071000270-1-0	7/10/89	LAS VEGAS NV 89107
200 SCALE MAP NO	L-24-3		SHADOW HILLS SHOPPING CENTER
WARD	0 4		PLAT BOOK 37 PAGE 92
			PT LOT 1 BLOCK 1

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	C-1	R-1, R3			10/14/91
ROI ZONING FILE	Z-116-63	EXPIRATION			10/14/91
ROI ZONING	C-1				
ZONING FILE	Z-116-63				
USE PERMIT FL	U-141-88	U-142-88			
VARIANCE FILE					

THE DEVELOPED PORTION IS A SHOPPING CTR. ADDRESSED AS 2003

(A 7-11) N JONES. BALANCE STILL VACANT.

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name MOHR DEVELOPMENT COMPANY and ERNEST A. BECKER AND BETTY W. BECKER
Address 50 S Jones Bl Ste 101, Las Vegas NV 89107
Phone No. 702-870-0212 Ext 6520

AGENT: Name Glencoe Properties, Inc. DBA Burger King
Address 2655 S. Rainbow Blvd. #410, Las Vegas NV 89102
Phone No. 702 873-3401

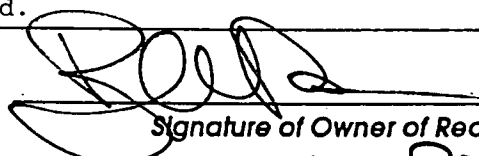
Assessor's Parcel Number: 138-24-215-001
Existing File No: Z-116-63 Zoning District: C-1

LAND USE: Existing Vacant Land
Proposed Restaurant - Burger King

Location of Site: NEC Jones Blvd. and Lake Mead Blvd.

February 21, 1995

Date of Submittal


Signature of Owner of Record
BARRY W. BECKER
Agent for Mohr Development Co.
and Ernest A. & Betty W. Becker

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:	Case No.	Action	Date
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. L-24-3 Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes NO No
Special Notice Required? _____ Yes NO No Metro _____
If YES _____

Checked By: _____ Date: 63
General Receipt No. 329005 Case No. Z-116-63 (1)
P/C Date: 03/23/95 Ward No. 4

THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Fifteen copies of the plot plan (If a 24" by 36" sheet size is used, fourteen of 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.

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.

8 9 0 7 1 0 0 0 2 7 0
GRANT, BARGAIN, SALE DEED

3

THIS INDENTURE WITNESSETH: That FREMONT WEST SHOPPING CENTER, a Nevada
General Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to MOHR DEVELOPMENT COMPANY, a Nevada Partnership, as to an un-
divided 70% interest; and ERNEST A. BECKER AND BETTY W. BECKER, husband and
wife as joint tenants, as to an undivided 30% interest

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

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

Witness its hand _____ this 2nd day of June, 1989

STATE OF NEVADA }
COUNTY OF Clark } SS.

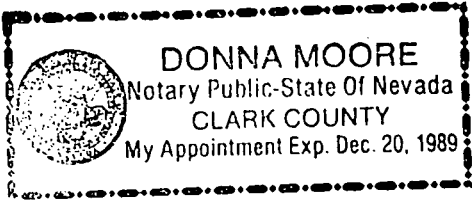
FREMONT WEST SHOPPING CENTER
BY: [Signature]
Barry Becker, Partner

On July 3, 1989
personally appeared before me, a Notary Public, _____
Barry Becker, known to me to be a
partner of the partnership that executed

the within instrument and acknowledged to
me that such partnership executed the
same. ~~who acknowledged that he executed the above~~
~~instrument.~~

Signature [Signature]
(Notary Public)

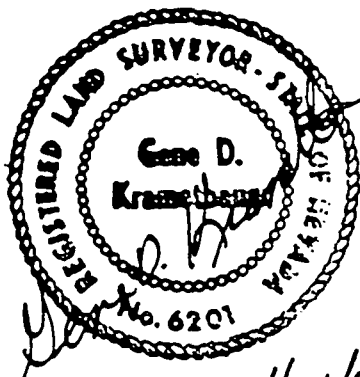
(Notarial Seal)



ESCROW NO.) LV 89-90520-GDM
ORDER NO.)
WHEN RECORDED MAIL TO: Mohr Development Company et al
50 S. Jones Blvd., Las Vegas, NV 89107
RECORDED AT THE REQUEST OF LAND TITLE OF
NEVADA WITHOUT LIABILITY.



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K.D. WEIR

C.R. JOHNSON, P.E.

J.L. MacFARLANE, P.E., R.L.S.

W.O. 3316-X
April 26, 1989
By: R.M.
P.R. By: R.M.

EXPLANATION:

This legal describes a parcel of land located within Shadow Hills Shopping Center (Bk. 37, Pg. 92) generally located on the Northeast Corner (NE Cor.) of Jones Boulevard and Lake Mead Boulevard.

**Legal Description
Parcel A**

That portion of the Northwest Quarter (NW1/4) of Section 24, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Northwest Quarter (NW1/4); thence S.88°54'22"E., along the South line thereof, 530.77 feet; thence N.01°05'38"E., 50.00 feet to the TRUE POINT OF BEGINNING; thence continuing N.01°05'38"E., 448.00 feet; thence N.88°54'22"W., 79.96 feet; thence N.01°05'38"E., 145.00 feet; thence S.88°54'22"E., 693.49 feet; thence S.01°11'08"W., 593.00 feet; thence N.88°54'22"W., 612.58 feet to the TRUE POINT OF BEGINNING.

Containing 8.612 acres more or less.

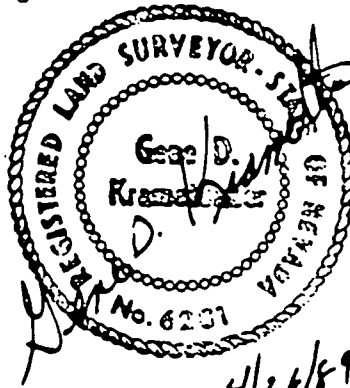
BASIS OF BEARINGS

N.88°54'22"W., being the South line of the Northwest Quarter (NW1/4) of Section 24, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map of Shadow Hills Shopping Center on file in the Office of the County Recorder, in Book 37 of Plats, Page 92.

Reference 3316-0
Disk 3301-3350



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

K.D. WEIR

C.R. JOHNSON, P.E.

J.L. MacFARLANE, P.E., R.L.S.

W.O. 3316-X
April 26, 1989
By: R.M.
P.R. By: R.M.

EXPLANATION:

This legal describes a parcel of land located within Shadow Hills Shopping Center (Bk. 37, Pg. 92) generally located on the Northeast Corner (NE Cor.) of Jones Boulevard and Lake Mead Boulevard.

Legal Description Parcel D

That portion of the Northwest Quarter (NW1/4) of Section 24, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Northwest Quarter (NW1/4); thence N.01°12'03"E., 216.00 feet; thence S.88°47'57"E., 30.00 feet to the TRUE POINT OF BEGINNING; thence N.01°12'03"E., 259.06 feet; thence S.88°54'22"E., 150.00 feet; thence S.01°12'03"W., 244.00 feet; thence N.88°54'22"W., 75.00 feet; thence S.77°39'32"W., 64.80 feet; thence N.88°54'22"W., 12.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.855 acres more or less.

BASIS OF BEARINGS

N.88°54'22"W., being the South line of the Northwest Quarter (NW1/4) of Section 24, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map of Shadow Hills Shopping Center on file in the Office of the County Recorder, in Book 37 of Plats, Page 92.

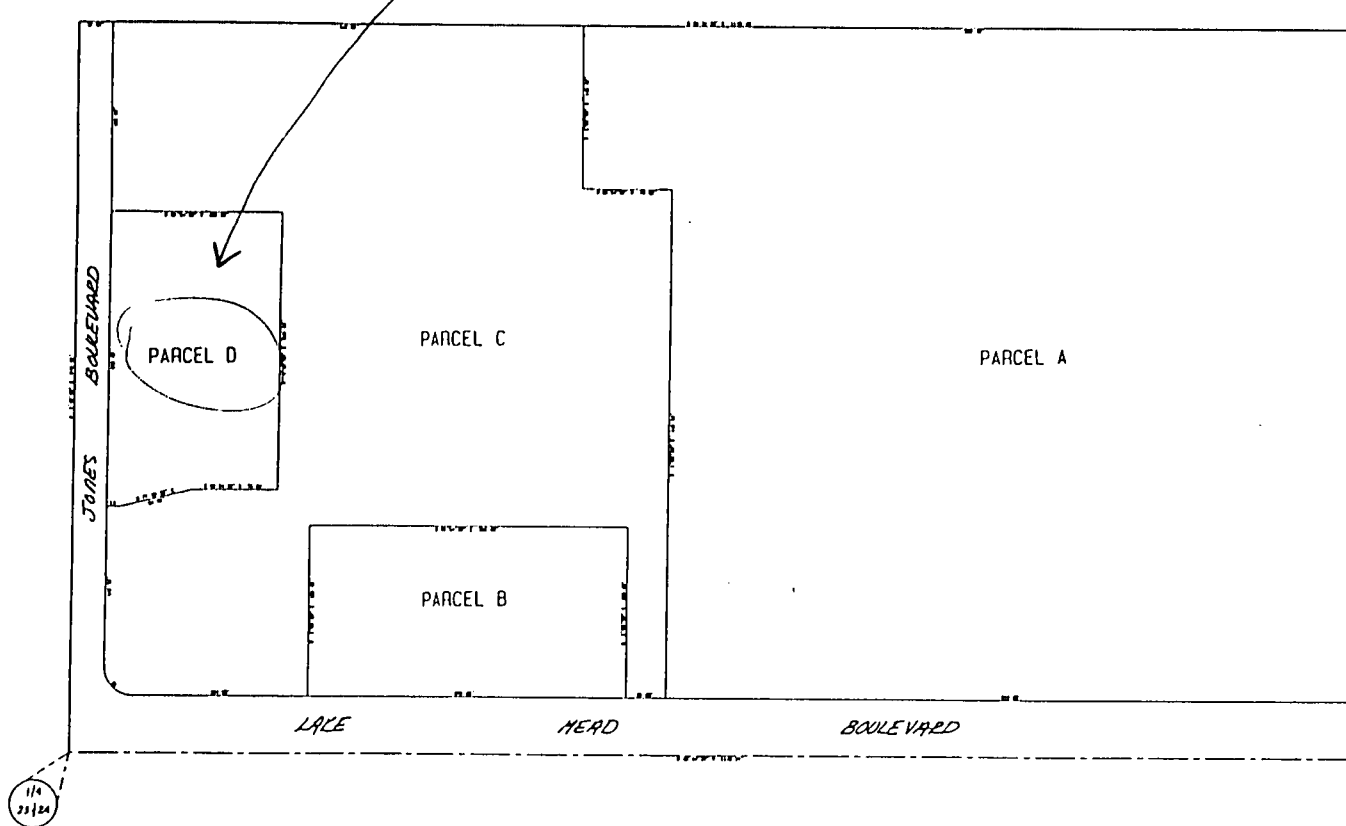
Reference 3316-4
Disk 3301-3350

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

07-10-89 08:00 DB1 3
OFFICIAL RECORDS
BOOK: 890710 INST: 00270
FEE: 7.00 RPTT: 1,795.20

SECRET

AFN-138-24-215-001 for parcel D



CONSULTING ENGINEERS - PLANNERS
2300 PASO DEL PASEO BUILDING, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE (702) 873-7330

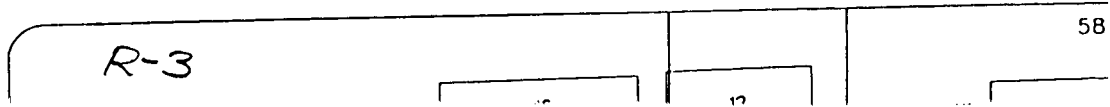
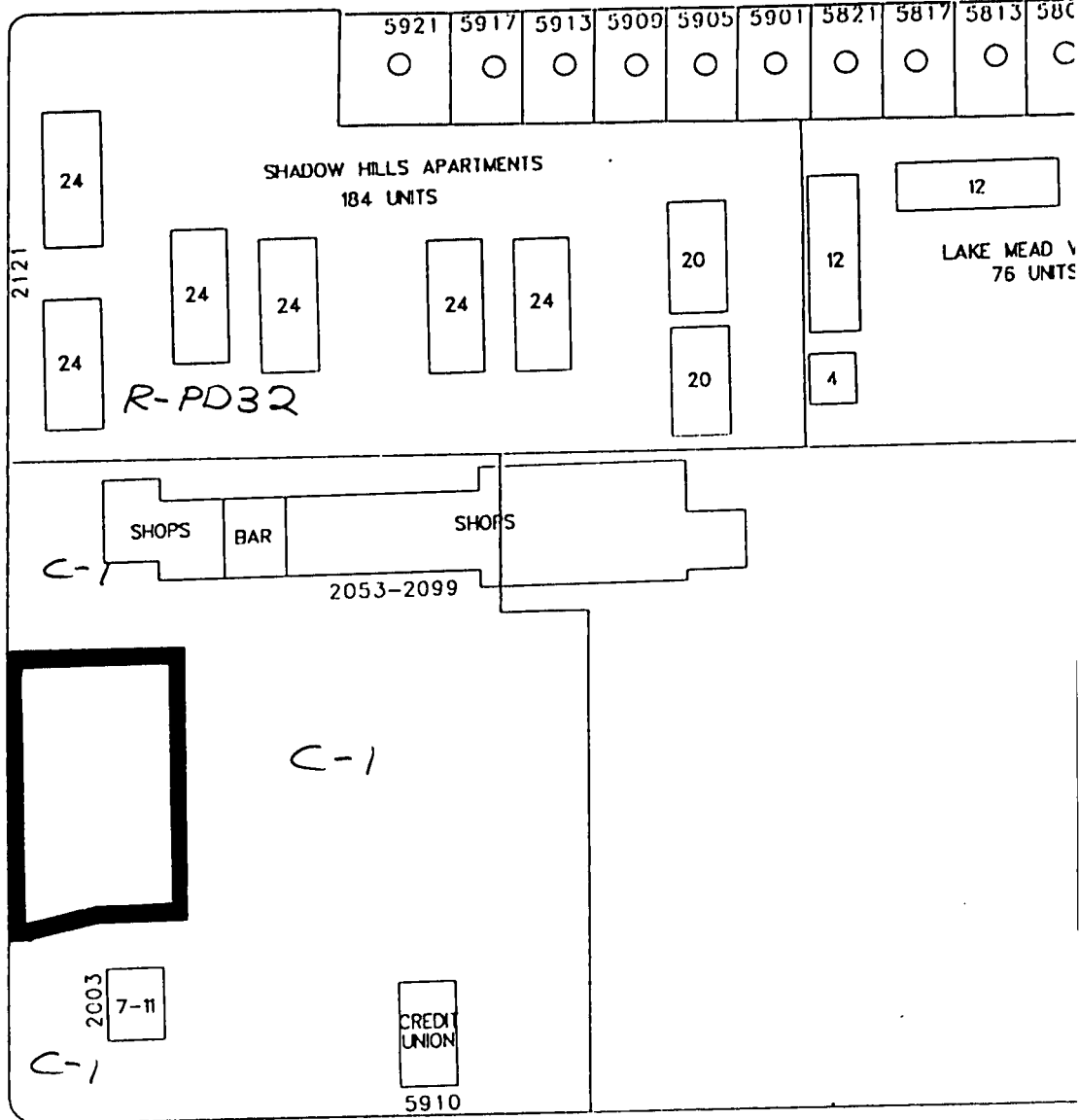
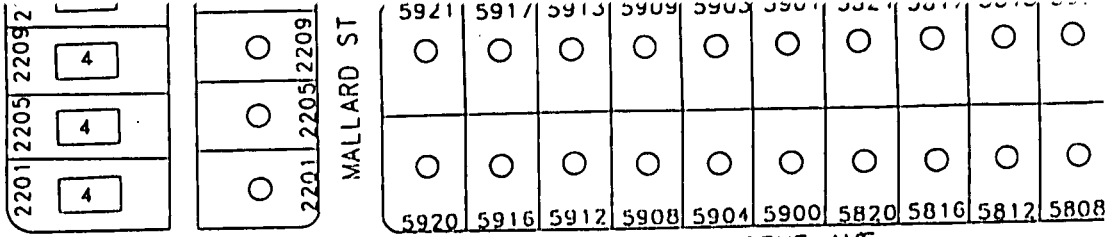
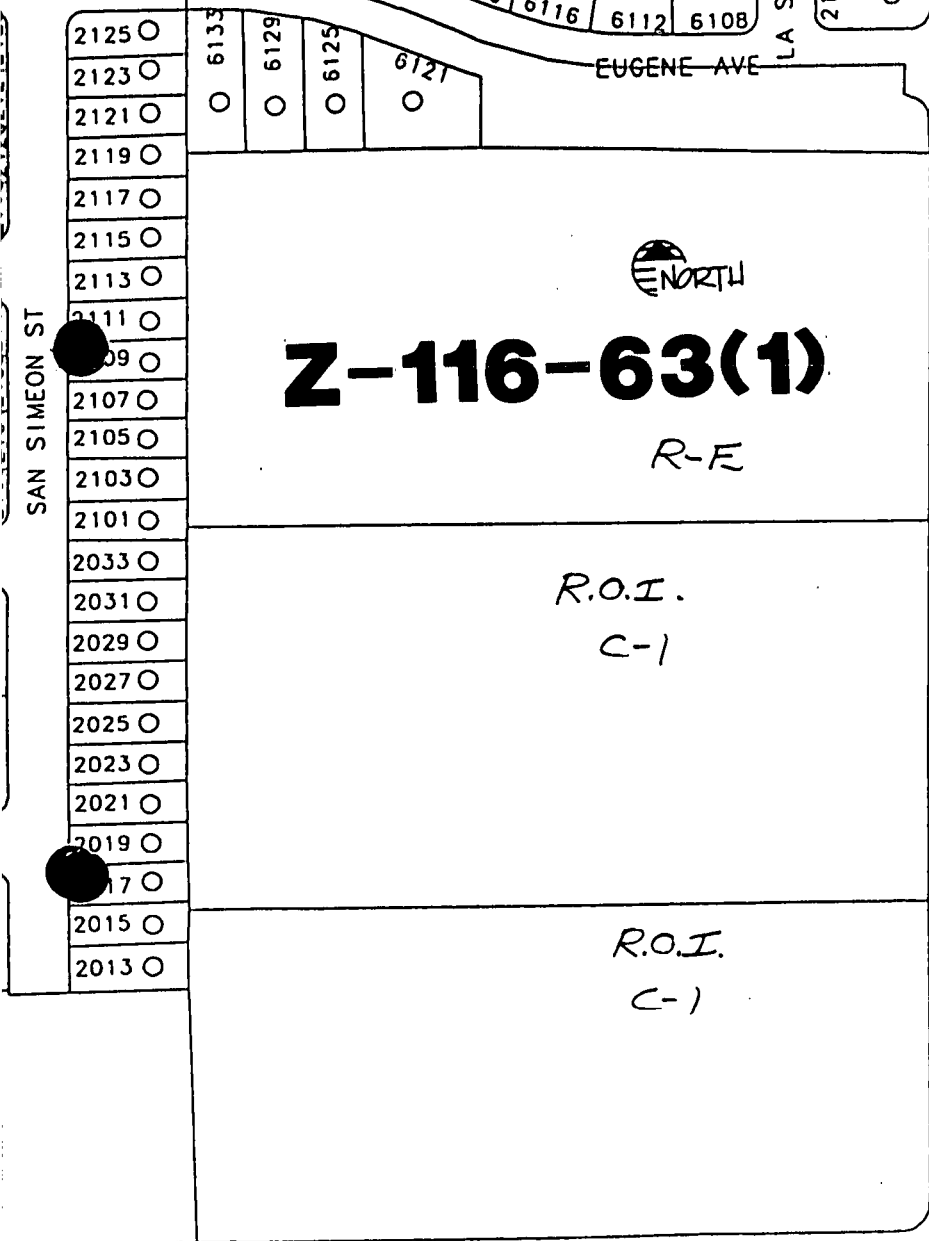
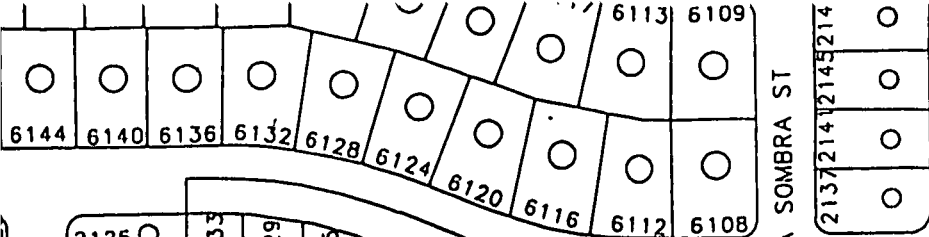


EXHIBIT MAP TO	ACCOMPANY LEGAL DESCRIPTION
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SHADOW HILLS SWAMPING CENTER

NO. 3316-X
BY RM
DATE 4-26-89
DEAL 1650'

1



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BECKER & SONS, a Nevada Partnershipin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Fremont West Shopping Center, a Nevada Partnershipall that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

PARCEL 23

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

COMMENCING at the West Quarter (W 1/4) corner of Section 24, Township 20 South, Range 60 East, M.D.B.&M.; said corner being the TRUE POINT OF BEGINNING;

THENCE North 01°12'03" East a distance of 623.00 feet to a point;
THENCE South 88°54'22" East a distance of 1127.54 feet to a point;
THENCE South 01°11'08" West a distance of 623.00 feet to a point;
THENCE North 88°54'22" East a distance of 1127.70 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 15.9993 acres, more or less.

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.

SUBJECT TO: 1. Taxes for the fiscal year 1978-1979.
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 hand this 3RD day of OCTOBER, 19 78
BECKER & SONS, a Nevada PartnershipBy: Ernest A. Becker, Jr. - AgentSTATE OF NEVADA
County of CLARK ss.On this 3RD day of OCTOBER, 19 78

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 for the same purposes therein mentioned.

Notary Public - State of Nevada

CLARK COUNTY

Wm. C. Singleton

My Commission Expires July 31, 1982

ESCROW NO. T-25100-21WHEN RECORDED MAIL TO: FREMONT WEST SHOPPING CENTER
6115 CLARICE AVE LAS VEGAS, NEV 89107INST. NO. 916164
OFFICIAL RECORD BOOK NO. 957
RECORDED AT REQUEST OF

LAWYERS TITLE OF LAS VEGAS, INC.

OCT 16 9 52 AM '78

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 3.00 DEPUTY md