

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0118-90

APN 138-12-516-041

Location SW CORNER OF ALEXANDER & DECATUR

Applicant ELSIE A. BRODKIN

Subject

REZONING REQUEST FROM R-E TO R-PD4 FOR
PROPOSED SINGLE FAMILY DWELLINGS WITH COMMON
RECREATION AREA.



FULL HISTORY

[illegible]

Z-118-90

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Petition (16 Signatures)	
2.	
3.	
4.	
5.	
6.	
7.	
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16.	
17.	
18.	
19.	
20.	

FILE NO.: Z-118-90

October 22, 1990

TO WHOM IT MAY CONCERN:

We the undersigned, residing in the area between the geographical boundaries of Cheyenne Avenue and Craig Road, Rancho Road and Decatur Boulevard are opposed to the rezoning stated under the Z-118-90 rezoning request to change from R-E to RPD4. Due to the nature of our area of over 200 existing homes on at least half acre lots, we feel that any rezoning more dense than RPD2 would not be in accordance with our area and would decrease the value of our homes.

NAME	ADDRESS
Richard Ray Toffe	3820 Ashbury Ct.
F. J. Spurr	3821 Ashbury Ct.
Dana Hargrave	3817 Ashbury Ct.
Vesda Hernandez	5020 Leo Dr.
L. D. White	5014 Leo Dr.
Mr + Mrs Donald B. Mauck	5008 Leo Dr.
Barry C. Fryman	5001 Judy Ct.
James Olson	5009 Judy Ct.
REGINA G. BELL	5017 JUDY CT.
Craig W. Bell	5017 Judy Ct.
Jennifer Boggs	5024 Judy Ct.
Ernest J. Boyer	5024 JUDY CRT.
Connie Smith	5016 Judy Ct.
Gene King	5008 JUDY
W. H. Hargrave	3901 Brian Buscombe
Bruce	3809 BRIAN BUSCOMBE
Mr + Mrs Matt Herdt	3816 Ashbury Ct.
Mr + Mrs Edward Redburne	5000 Wilmore Ave. S.V.

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-118-90

MEETING: CITY PLANNING COMMISSION
DATE: OCTOBER 23, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)
TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: SINGLE FAMILY DWELLINGS WITH COMMON RECREATION
AREA

APPLICANT: ELSIE A. BRODKIN

**PROPERTY
LOCATION:** SOUTHWEST CORNER OF ALEXANDER ROAD AND DECATUR
BOULEVARD

**PROPERTY
DESCRIPTION:** A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION
12, 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

Norman R. Standerfer

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

Z-118-90



ROAD

ALEXANDER

BOULEVARD

ROAD

BOULEVARD

NORTH LAS VEGAS

GILMORE

AVENUE

NORTH LAS VEGAS

GOWAN

ROAD

DECATUR

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 28 SEP 90Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code Z-118-90 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXX No. of Sets ☒ 1 Label Tape ☐2. Print Format: No Print (A) ☐ ☐

Name, Address, Legal Description

77 LABELS
3 TYPED

3. Selection by Tax District (List

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
01A	57	0002	01A	57	0023	02A	10	0018	02A	12	0020
		003			0026		10	001			0023
		005	02A	10	0001		10	002			0034
		006			0003		10	003			0035
		011			0004		12	0001	09A	30	0004
		013			0007			0009			0005
		015			0102			0010		37	0001
		037			0012			0015		53	0002
		040			0017			0018			0004

Assessor Approval Billing No.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 28 SEP 90Page 2 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-118-90 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXX No. of Sets ☐ 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
09A	531	005	09A	531	002						
		006			005						
		016			006						
		021			014						
		024			-E N D -						
		026									
		027									
		029									
		030									

Assessor Approval Billing No.

ROAD

N

ALEXANDER

R-E TO R-PD4
PLANNED SINGLE FAMILY DEVELOPEMENT
L12-2 02A-100-003

02A-10071518

GILMORE

01A-525

GOWAN

ROAD

DECATUR

09A
370
NORTH LAS VEGAS

57-
5660
09A -
539

4
09A -
300
Cont.
1
5
Cont.

Z-118-90



ROAD

ALEXANDER

BOULEVARD

ROAD

BOULEVARD

NORTH LAS VEGAS

GILMORE

AVENUE

NORTH LAS VEGAS

DECATUR

GOWAN

ROAD

BRADLEY

THOM

STABLE

PARSONS
ELEMENTARY
SCHOOL

FOUNDATION

WALKWAY

WALKWAY

WALKWAY

WALKWAY

WALKWAY

Z-118-90



ROAD

ALEXANDER

BOULEVARD

R-E

ROAD

R-E

R-E

BOULEVARD

NORTH LAS VEGAS

R-E

R-PD2

R-PD2

R-PD2

R-E

R.O.I.
R-PD 4

Z-81-89

AVENUE

GILMORE

BRADLEY

THOM

GOWAN

ROAD

DECATUR

NORTH LAS VEGAS

Z-118-90



ROAD

ALEXANDER

BOULEVARD

R-E

R-E

R-E

NORTH LAS VEGAS

ROAD

R-E

R-PD2

R-PD2

R-PD2

R-E

R.O.I.
R-PD 4

GILMORE

AVENUE

NORTH LAS VEGAS

BRADLEY

THOM

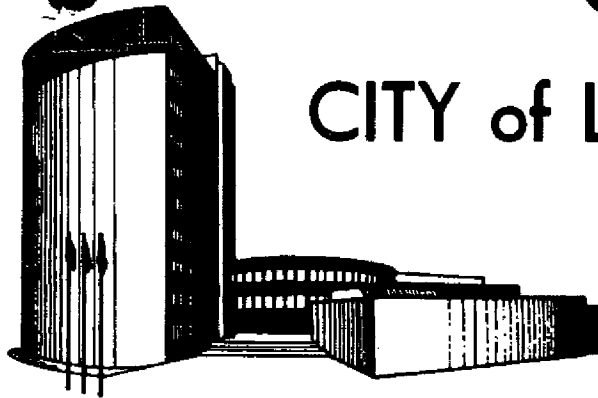
DECATUR

GOWAN

ROAD

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

November 27, 1990

Ms. Elsie A. Brodtkin
5470 S. Lake Shore Drive, Suite 105
Tempe, Arizona 85283

RE: Z-118-90 - ZONE CHANGE

Dear Ms. Brodtkin:

The City Council at a regular meeting held November 21, 1990 DENIED the request for reclassification of property located on the southwest corner of Alexander Road and Decatur Boulevard, From: R-E (Residence Estates), To: R-PD4 (Residential Planned Development, Proposed Use: Single Family Dwellings with Common Recreation Area.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

Mr. Gil V. Evangelista
749 N. Featherwood Drive
Diamond Bar, California 91765

Mr. Al Smith
538 E. Sahara Avenue
Las Vegas, Nevada 89104

Mr. Herbert M. Jones, Attorney
300 S. Fourth Street
Las Vegas, Nevada 89101



CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

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
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING9. Z-118-90 - Elsie A. Brodtkin

Request for reclassification of property located on the southwest corner of Alexander Road and Decatur Boulevard.

From: R-E (Residence Estates)

To: R-PD4 (Residential
P l a n n e d
Development)

Proposed Use: SINGLE FAMILY
DWELLINGS WITH
COMMON RECREATION
AREA

Planning Commission voted (5-2) to recommend DENIAL.

If approved, subject to:

1. The application be amended to R-PD2.
2. Construct six foot high decorative block walls with 20 foot by 5 foot wall insets every 50 feet on center along Decatur Boulevard and Alexander Road which shall contain 24 inch box drought tolerant evergreen trees and ground cover as required by the Department of Community Planning and Development.
3. No horses shall be permitted.
4. All homes and accessory structures shall conform to the R-E zoning district requirements.
5. The Conditions, Covenants and Restrictions shall include provisions for the maintenance of the outside of the perimeter walls and the exterior landscaping.

HIGGINSON - DENIED

UNANIMOUS (NOLEN excused)

Clerk to Notify

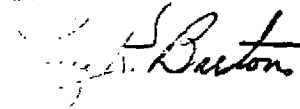
HERB JONES, 300 South Fourth Street, was present representing the applicant. MR. JONES submitted to the Council a drawing of the area they are referring to. It shows the roads from Decatur; it shows Thom, Alexander and Craig, and so forth. He pointed out that Decatur is going to be designated as a 100 foot street as a section line. Alexander is also a section line street. He said they are agreeable to the conditions of staff that will enhance this particular area. Regarding Condition No. 6, he pointed out that since Decatur is going to be a 100 foot right-of-way, they are willing to dedicate the 50 feet on Decatur and Alexander right now.

COUNCILMAN HIGGINSON pointed out that he was not sure about that because it was not an RTC project. That may be North Las Vegas' part on the east side of the road. Decatur being enlarged all the way through is not a plan currently of the RTC.

MAYOR LURIE pointed out to Mr. Jones that if the Board approves the application they will be bound by all of the conditions of staff.

AL SMITH, 538 E. Sahara, also representing the applicant, stated that the parcel to south of this one was approved R-PD4 a year ago. He said that Alexander which is a dirt road right now will be paved and eventually it will be paved all the way through, so this will be a start paving it from Decatur to Thom. They will put in curbs, gutters and sidewalks and will bring sewer lines in. The entrance to this project will be on Decatur. Most of the people in opposition are to the west of this property and their access is off of Thom. Traffic from this project will come down Cheyenne to Decatur. There is also a proposed street to the west line of this property and there will be a decorative block wall with trees.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

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
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING9. Z-118-90 - Elsie A. Brodtkin
(continued)

6. Dedicate 50 feet of right-of-way for Alexander Road and Decatur Boulevard as required by the Department of Public Works.

7. Construct half-street improvements on Alexander Road as required by the Department of Public Works.

8. Construct half-street improvements on Decatur Boulevard or sign a Project Participation Agreement to have such street improvements constructed with an upcoming Capital Improvement Project as required by the Department of Public Works.

9. Concurrent with the construction of half-street improvements on Decatur Boulevard construct two lanes of paving (minimum 28 feet in width) between the west end of this development and Thom Boulevard as required by the Department of Public Works.

10. Contribute \$10,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Decatur Boulevard and Alexander Road as required by the Department of Public Works.

11. Conformance to the plot plan as amended by the above conditions.

12. Conformance to the building elevations.

13. Standard conditions 1, 6-8, 10 and 10-12.

There is no continuity to the fences that are currently facing Decatur and Alexander and the proposed wall will block that off. He stated it was time the City tried to promote developers to come in and get some curbs, sidewalks, gutters and sewer lines in.

COUNCILMAN HIGGINSON said he agreed with Mr. Smith in areas where we currently have those, but in areas where they are not established they infringe on the neighborhood and the lifestyle and stated he was prepared to make a motion for denial and stated that a mistake was made on the zoning to the south of this project. The day after it was approved R-PD4 there was a sign up that it was for sale.

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

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
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING9. Z-118-90 - Elsie A. Brodtkin
(continued)

APPROVED - See Page 90.

If approved as requested,
Condition No. 4 shall be deleted
and the following conditions
added:

14. All homes shall conform to the
following setbacks:

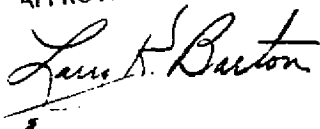
Front: 20' Minimum
Rear: 15' Minimum
Side: 5' Minimum (15'
corner lot)

15. All accessory structures shall
conform to the R-1 zoning
district requirements.

Staff Recommendation: DENIAL -
not in conformance with the
General Plan

PROTESTS: 20 (petition with 16,
4 at meeting)

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

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
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING9. Z-118-90 - Elsie A. Brodtkin

Request for reclassification of property located on the southwest corner of Alexander Road and Decatur Boulevard.

From: R-E (Residence Estates)

To: R-PD4 (Residential
P l a n n e d
Development)

Proposed Use: SINGLE FAMILY
DWELLINGS WITH
COMMON RECREATION
AREA

Planning Commission voted (5-2) to recommend DENIAL.

If approved, subject to:

1. The application be amended to R-PD2.
2. Construct six foot high decorative block walls with 20 foot by 5 foot wall insets every 50 feet on center along Decatur Boulevard and Alexander Road which shall contain 24 inch box drought tolerant evergreen trees and ground cover as required by the Department of Community Planning and Development.
3. No horses shall be permitted.
4. All homes and accessory structures shall conform to the R-E zoning district requirements.
5. The Conditions, Covenants and Restrictions shall include provisions for the maintenance of the outside of the perimeter walls and the exterior landscaping.

CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

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 (CONTINUED)

L. ZONE CHANGE - PUBLIC HEARING

9. Z-118-90 - Elsie A. Brodtkin (continued)

6. Dedicate 50 feet of right-of-way for Alexander Road and Decatur Boulevard as required by the Department of Public Works.
7. Construct half-street improvements on Alexander Road as required by the Department of Public Works.
8. Construct half-street improvements on Decatur Boulevard or sign a Project Participation Agreement to have such street improvements constructed with an upcoming Capital Improvement Project as required by the Department of Public Works.
9. Concurrent with the construction of half-street improvements on Decatur Boulevard construct two lanes of paving (minimum 28 feet in width) between the west end of this development and Thom Boulevard as required by the Department of Public Works.
10. Contribute \$10,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Decatur Boulevard and Alexander Road as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Conformance to the building elevations.
13. Standard conditions 1, 6-8, 10 and 10-12.

CITY COUNCIL MINUTES

MEETING OF

NOVEMBER 21, 1990

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

**X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)****L. ZONE CHANGE - PUBLIC HEARING****9. Z-118-90 - Elsie A. Brodtkin
(continued)**

If approved as requested,
Condition No. 4 shall be deleted
and the following conditions
added:

14. All homes shall conform to the
following setbacks:

Front: 20' Minimum
Rear: 15' Minimum
Side: 5' Minimum (15'
corner lot)

15. All accessory structures shall
conform to the R-1 zoning
district requirements.

Staff Recommendation: DENIAL -
not in conformance with the
General Plan

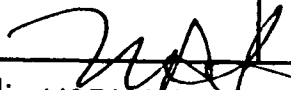
PROTESTS: 20 (petition with 16,
4 at meeting)

NOVEMBER 21, 1990

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

FROM: 
NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.L.9. - Z-118-90 - Elsie A. Brodtkin

PURPOSE/BACKGROUND

This is a request to reclassify a 10 acre parcel from R-E to R-PD4 for a 40 lot single family development with a common recreation area. The typical lot size will be 60' x 103' (6,180 square feet) and the elevations indicate one-story homes with stucco exteriors and tile roofs. Proposed setbacks are 5 foot side yards, 15 foot minimum rear yards and 20 foot front yards.

There is scattered R-E development to the north, west and southwest. Also to the west is R-PD2 development. To the south is vacant R-PD4 zoning.

Access for the development is by a 50 foot wide private road from Decatur Boulevard. Landscaping insets are proposed along both Alexander Road and Decatur Boulevard.

At the Planning Commission meeting, staff pointed out that the proposed lot sizes equate to an oversize R-CL development and the density is not in conformance with the General Plan or the surrounding land uses. Staff felt that amending the application to R-PD2 would be more compatible, however, the applicant felt that the approved R-PD4 to the south justified his requested density. The Planning Commission did not agree with the applicant and recommended denial of the request.

There were several protestants at the meeting who opposed the increased density and smaller lots proposed in this development.

General Plan Conformance: No. Does not conform with the rural density (0-3 units per acre) land use proposed in the General Plan.

Planning Commission Recommendation: DENIAL (5-2 vote)

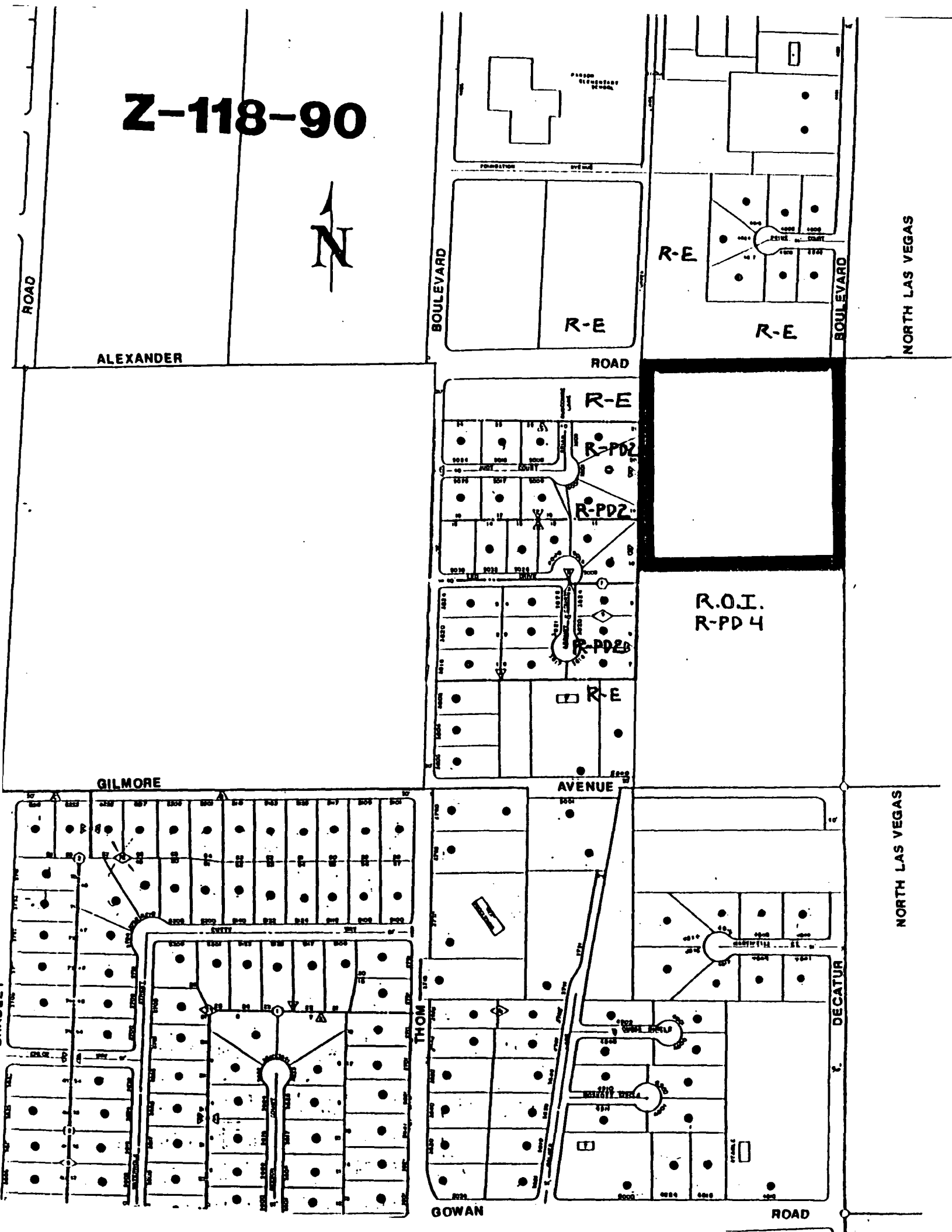
Staff Recommendation: DENIAL - contrary to the General Plan

PROTESTS: 20 (petition with 16 protests, 4 at meeting)

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 21, 1990

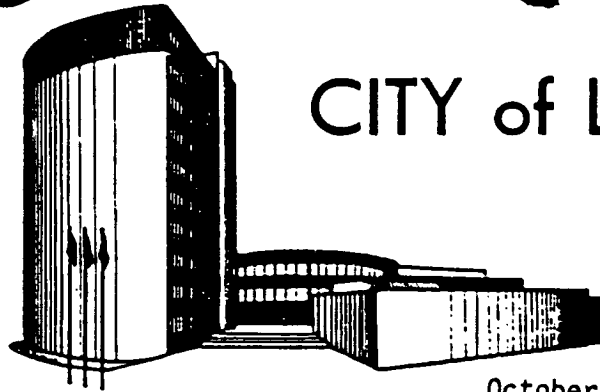
Z-118-90



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

October 26, 1990

Ms. Elsie A. Brodtkin
5470 S. Lake Shore Drive, Suite 105
Tempe, Arizona 85283

RE: Z-118-90 - ZONING RECLASSIFICATION

Dear Ms. Brodtkin:

Your request for reclassification of property located on the southwest corner of Alexander Road and Decatur Boulevard, from R-E Zone to R-PD4 Zone, was considered by the Planning Commission on October 23, 1990.

The Planning Commission voted to recommend DENIAL because the proposal is not in conformance with the General Plan.

This item will be considered by the City Council on November 21, 1990, 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
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh

cc: Mr. Gil V. Evangelista
749 N. Featherwood Drive
Diamond Bar, California 91765

Mr. Al Smith
538 E. Sahara Avenue
Las Vegas, Nevada 89104



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. Z-118-90

Applicant: • ELSIE A. BRODKIN
Application: Zoning Reclassification
From: R-E
To: R-PD4
Location: Southwest corner of
Alexander Road and
Decatur Boulevard
Proposed Use: Single Family Dwellings
with Common Recreation
Area
Size: 10 Acres

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

1. The application be amended to R-PD2.
2. Construct 6 foot high decorative
block walls with 20 foot by 5 foot
wall insets every 50 feet on center
along Decatur Boulevard and Alexander
Road which shall contain 24 inch
box drought tolerant evergreen trees
and ground cover as required by the
Department of Community Planning
and Development.
3. No horses shall be permitted.
4. All homes and accessory structures
shall conform to the R-E Zoning District
requirements.
5. The Conditions, Covenants and Restrictions
shall include provisions for the
maintenance of the outside of the
perimeter walls and the exterior
landscaping.
6. Dedicate 50 feet of right-of-way
for Alexander Road and Decatur Boulevard
and a 54 foot radius on the southwest
corner of Alexander Road and Decatur
Boulevard as required by the Department
of Public Works.
7. Construct half-street improvements
on Alexander Road as required by
the Department of Public Works.
8. Construct half-street improvements
on Decatur Boulevard or sign a Project
Participation Agreement to have such
street improvements constructed with
an upcoming Capital Improvement Project
as required by the Department of
Public Works.

Hudgens -
DENIED
Motion carried with Black and
Babero voting "No."

MR. GENZER stated this request
is for a 40 lot single family
subdivision with 50 foot wide
interior streets and centrally
located common area. The setbacks
are 5 foot side yards, 15 foot
minimum rear yards and 20 foot
front yards. The elevations
depict one-story homes with
stucco exteriors and tile roofs.
Wall insets for landscaping
are depicted along Decatur
Boulevard and Alexander Road.
Access is from a 50 foot wide
road from Decatur Boulevard
along the east property line.
The lot size is 60' x 103'
deep, which is less than the
minimum required in an R-1
Zoning District. Staff recommends
larger lots, less density and
greater setbacks due to the
existing lot pattern, land
uses and zoning in the surrounding
area. This proposal is not
in conformance with the Rural
Density Residential Land Use
on the General Plan. The applicant
stated this property is adjacent
to a site to the south that
was recently rezoned to R-PD4.
Staff recommended denial.

ATTY. HERB JONES, 300 South
4th Street, appeared and represented
the developer. Decatur Boulevard
is a 100 foot wide road and
Alexander Road will be a 100
foot wide road. This project
is well designed.

AL SMITH, 538 East Sahara Avenue,
appeared and represented the
seller of the property. This
property is in escrow contingent
upon the zoning. No double
section line property has R-E
lots. They will be bringing
in City sewer. This would
not be feasible if it were
developed R-E. Higher density
is around the property. The
homes will be comparable to
those already in the area.
There will be a wall around
the project with a private
gate. They just want to pave
the road in front of their
property.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. Z-118-90 (CONTINUED)

9. Concurrent with the construction of half-street improvements on Decatur Boulevard construct two lanes of paving (minimum 28 feet in width) between the west end of this development and Thom Boulevard as required by the Department of Public Works.
10. Contribute \$10,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Decatur Boulevard and Alexander Road as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Conformance to the building elevations.
13. Standard Conditions 1, 6 - 8 and 10 - 12.

If APPROVED as requested, Condition No. 4 shall be deleted and the following conditions added:

14. All homes shall conform to the following setbacks:

Front:	20' minimum
Rear:	15' minimum
Side:	5' minimum (15' corner lot)
15. All accessory structures shall conform to the R-1 Zoning District requirements.

PROTESTS: 1 petition with 16 signatures
4 speakers at meeting

FAVOR: 1 speaker at meeting

NOTICES MAILED: 80

CHARLES ROBINSON, 3633 Beeson Court, appeared in favor. A precedent has already been set in this neighborhood.

DARLA HART, 3816 Asbury Court, appeared in protest. These homes will not be comparable to those homes in the area. The density is too high. She presented a petition with 16 signatures in opposition.

BARRY FRYMAN, 5001 Judy Court, appeared in protest. The school is already overcrowded.

MIKE POWERS, 5026 Leo Drive, appeared in protest. He wants to keep the area half-acre lots.

KAREN MARINO, 4801 Prime Court, appeared in protest. This is a horse area.

AL SMITH appeared in rebuttal. This will not back up to anybody's yard. There is a street between this development and the surrounding properties. This will be a nice development. They will bring in sewer, curb, gutter and sidewalks.

To be heard by the City Council on 11/21/90.

(9:10-9:47)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

October 12, 1990

Ms. Elise A. Brodtkin
5470 S. Lakeshore Drive, Ste. 105
Tempe, Arizona 85283

RE: Z-118-90 - ZONING RECLASSIFICATION

Dear Applicant:

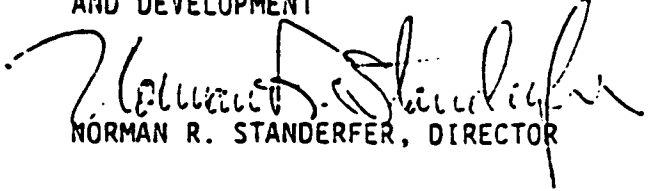
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on October 23, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Gil V. Evangelista
749 N. Featherwood Drive
Diamond Bar, California 91765

Mr. Alvin Smith
538 E. Sahara Avenue
Las Vegas, Nevada 89104



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

DATE

October 26, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

ck *[Signature]*

SUBJECT:

Z-118-90
Elsie A. Brodtkin

COPIES TO:

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

We must notify you of an error in our previous memo and the current Condition of Approval #9 on this zoning action.

The condition we previously sent to you and condition #9 should read:

Concurrent with the construction of half-street improvements on Alexander Road construct two-lanes of paving (minimum 28' in width) between the west end of this development and Thom Boulevard.

We request that this change be verbally offered when this action goes to the City Council.

PLANNING AND
OCT 29 1990
DEVELOPMENT

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

October 26, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

ck *[Signature]*

SUBJECT:

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PLANNING AND
OCT 30 1990
DEVELOPMENT

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

October 22, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Z-118-90
Elsie A. Brodtkin

COPIES TO:

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

1. Dedicate 50' right-of-way on Alexander Road, 50' on Decatur Boulevard, and a 54' radius on the southwest corner of Alexander Road and Decatur Boulevard.
2. Construct half street improvements on Alexander Road.
3. Construct half-street improvements on Decatur Boulevard or sign a Project Participation Agreement to have such street improvements constructed with an upcoming Capital Improvement Project.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
5. Contribute \$10,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Decatur Boulevard and Alexander Road.
6. Concurrent with the construction of half-street improvements on Decatur Boulevard construct two-lanes of paving (minimum 28' in width) between the west end of this development and Thom Boulevard.

PLANNING AND
OCT 27 1990
DEVELOPMENT

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

October 22, 1990

TO: Norman R. Standerfer, Director Department of Community Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works <i>RG</i>
SUBJECT: Z-118-90 Elsie A. Brodtkin	COPIES TO: Charles Kajkowski, Engineering Planning John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Rita Lumos, Survey (FM, PM, & A's only)

1. Dedicate 50' right-of-way on Alexander Road, 50' on Decatur Boulevard, and a 54' radius on the southwest corner of Alexander Road and Decatur Boulevard.
2. Construct half street improvements on Alexander Road.
3. Construct half-street improvements on Decatur Boulevard or sign a Project Participation Agreement to have such street improvements constructed with an upcoming Capital Improvement Project.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
5. Contribute \$10,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Decatur Boulevard and Alexander Road.
6. Concurrent with the construction of half-street improvements on Decatur Boulevard construct two-lanes of paving (minimum 28' in width) between the west end of this development and Thom Boulevard.

MEMO

DATE 10/3/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-118-90

☐ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

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

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

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

WE WOULD LIKE TO SEE A SECOND
EXIT, UFC 10.207

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED AND
OCT 10 1990
FIRE PREVENTION DIVISION

INTER-OFFICE MEMORANDUM

Date

9/26/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION: Z-118-90

APPLICANT: ELSIE A BROOKINFROM: R-E TO: R-PD4

COPIES TO:

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

S W CORNER OF ALEXANDER RD. & DECATUR BL.

Parcel No.: 02A-100-003

Proposed Use: PLANNED SINGLE FAMILY DEVELOPMENT

PLANNING AND
SEP 28 1990
DEVELOP

CITY PLANNING COMMISSION MEETING: 10/23/90

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

FLOOD ZONE A

TB. & S. - NO COMMENT
J.B. - 9/26/90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-118-90

MEETING: CITY PLANNING COMMISSION
DATE: OCTOBER 23, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)
TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: SINGLE FAMILY DWELLINGS WITH COMMON RECREATION
AREA

APPLICANT: ELSIE A. BRODKIN

PROPERTY LOCATION: SOUTHWEST CORNER OF ALEXANDER ROAD AND DECATUR
BOULEVARD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION
12, 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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer", is written over the printed name.

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-118-90

MEETING: CITY PLANNING COMMISSION
DATE: OCTOBER 23, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)
TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: SINGLE FAMILY DEVELOPMENT DWELLINGS WITH
COMMON RECREATION AREA
APPLICANT: ELSIE A. BRODKIN

PROPERTY LOCATION: SOUTHWEST CORNER OF ALEXANDER ROAD AND DECATUR
BOULEVARD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 12,
28, 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

A handwritten signature in cursive script, likely belonging to Norman R. Standerfer.

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER C 10/8

WILLIAMS JLS 10-8

SCHLEGEL [Signature] 10/8

SIZE: 10 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 10/9/90.

MAIL NOTICE ON 10/12/90.

9/26/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-118-90 APPLICANT: <u>ELSIE A BRODKIN</u> FROM: <u>R-E</u> TO: <u>R-PD4</u>	COPIES TO:

This is concerning a request for reclassification on the following described property:
S W CORNER OF ALEXADER RD. & DECATUR BL.

Parcel No.: 02A-100-003

Proposed Use: PLANNED SINGLE FAMILY DEVELOPMENT

CITY PLANNING COMMISSION MEETING: 10/23/90

Your remarks regarding this application should be received two weeks prior to the meeting

NRS:erh

Attachment: (Plot Plan)

FLOOD ZONE A

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

also notify

AL SMITH
538 E SAHARA AVE
L. V. N 89104

796-7373

APPLICANT: NAME ELSIE A. BRODWIN

REP'S NAME _____

ADDRESS 5470 S. LAKE SHORE DR. STE 105
TEMPE, AZ. 85283

PHONE (602) 730-8491

AGENT: NAME GIL V. EVANGELISTA

REP'S NAME _____

ADDRESS 749 N. FEATHERWOOD DR
DIAMOND BAR, CA 91765

PHONE (714) 598-5045

APPLICATION TYPE:

- ☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A PORT NE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 12 T.20.S R.60.E

ZONING: EXISTING R-E PROPOSED R-ADA

LAND USE: EXISTING VACANT

PROPOSED PLANNED SINGLE FAMILY DEVELOPMENT

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-12-2 ASSESSOR'S PARCEL NO. 02A-100-003

GENERAL LOCATION: S W CORNER OF ALEXANDER RD.
E DECATUR BL.

FLOOD ZONE "A": YES X NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: LES / MP DATE 9/20/90

GENERAL RECEIPT NO. 098854 CASE NO. Z-118-90

PC DATE: 10/23/90 BZA DATE: _____

FLOOD ZONE A

September 20, 1990

City of Las Vegas
Zoning & Planning Dept.

To whom it may concern:

Please be advised that our request for re-zoning is
based on the following:

- 1) The property adjoining on the south of subject
property has been re-zoned RPD-4.
- 2) We feel that this zoning is the best use of property
in this area.

Sincerely,



Al Smith, Broker
Agent for Elsie A. Brodtkin



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-
signed owner(s) of record of the property hereinafter described, hereby present(s) this
application requesting that certain property be reclassified from the
R-E Use District to a RPD-4 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:

NE 1/4, NE 1/4, NE 1/4, T20S, R60E

SEC 12

Assessor's Parcel Number: 02A-100-003

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF ARIZONA)
COUNTY MARICOPA)

Elsie A. Brodtkin

(I, We),

(please print or type)
the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record
of the property involved in this application, that the information on the attached map and all plans,
drawings, and sketches attached hereto and all statements and answers contained herein are in
all respects true and correct to the best of (my, our) knowledge and belief.

X Elsie A. Brodtkin
(SIGNATURE)

5470 S. Lakeshore Dr., Ste 105

MAILING ADDRESS

602-730-8491

PHONE NUMBER

Tempe, Az. 85283

CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

Subscribed and sworn to before me this 5th day of May, 1990.

Margaret M. Kelly
Notary Public in and for said County and State.

My Commission Expires Oct. 15, 1991

My Commission Expires

(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 Secretary
of the Board of zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las
Vegas City Code.

Filing Fee: \$ 200⁰⁰
Receipt No.: 98854

Case No. 2-118-90
Meeting Date 10/23/90

Received by: Leo
Date: 9/20/90



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Rezoning
- ☐ Plot Plan/Evaluation/Aesthetic Review
- ☐ Variances/Special Use Permits

ITEMS
COMPLETED

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. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. **An appointment for submittal of this information is highly recommended.**

☐

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

☐

A. **Date of preparation** and all dates of revision.

☐

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

☐

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

☐

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

☐

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

☐

F. **A general vicinity map** of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches.

☐

G. **Property boundaries:**

- (1) Define property boundaries with heavy broken line.
- (2) Indicate distance to nearest cross street(s).
- (3) Identify and label adjoining land uses.

☐

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

☐

I. **Building Footprints:**

- (1) Show location and outline to scale of each proposed building or structure above ground.
- (2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

☐

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

☐

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

☐

L. **Existing Structures:**

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
- (2) Show location and size of any existing or proposed fences, walls, etc.

☐

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

☐

FOR DEPARTMENT USE ONLY

—OVER—

N. Architectural Information:

- (1) For new structures, elevations are required 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) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) 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 8 1/2" x 14" (7 copies),
Rolled (1 copy).
 - (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
 - (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Dept. 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)

1427

ST 47593 VJS

APTT. EXMPL R 401

1308181

5-1

EXECUTRIX'S DEED

THIS INDENTURE, made this 7 day of April, 1981, by and between ELSIE A. BRODKIN, individually and as Executrix of the Estate of MICHAEL F. BRODKIN, Grantor, and ELSIE A. BRODKIN, Trustee of the MICHAEL F. BRODKIN TESTAMENTARY TRUST, Grantee, 1748 Corea Way, Los Angeles, California, 90049. —

W I T N E S S E T H:

That Grantor, by virtue of the Order made and entered on November 14, 1980, by the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, in the case entitled IN THE MATTER OF THE ESTATE OF MICHAEL F. BRODKIN, Deceased, being Case No. 1855, and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to her in hand paid by Grantee, the receipt whereof is hereby expressly acknowledged, does hereby grant and convey unto Grantee, in trust, forever, all right, title and interest of Decedent at the time of his death, and all right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in and to that certain real property situate in the County of Clark, State of Nevada, as follows:

Parcels 1 through 12 according to the descriptions thereof attached hereto and made a part hereof.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular, the said premises, together with the appurtenances, unto said Grantee, and unto her successors and assigns forever.

IN WITNESS WHEREOF, Grantor, Executrix as aforesaid, has hereunto set her hand the day and year first above written.

By

Elsie A. Brodtkin
ELSIE A. BRODKIN, Executrix of the
Estate of MICHAEL F. BRODKIN, Deceased

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1386181

5-2

PARCEL 1 (APN 310-72-005)

The East One-half (E 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), Section 10, Township 21 South, Range 60 East, M.D.M.

PARCEL 2 (APN 300-58-01/300-59-01)

The Southeast One Quarter (SE 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B.&M. Saving and excepting therefrom the following described parcel: Commencing at the southwest corner of said Southeast One Quarter (SE 1/4); thence East along the South line thereof a distance of 660 feet to a point; thence North and parallel with the west line of said Southeast One Quarter (SE 1/4) a distance of 660 feet to a point; thence West parallel to the South line of said Southeast One Quarter (SE 1/4) to a point on the west line of said Southeast One Quarter (SE 1/4); thence South along the last mentioned West line a distance of 660 feet to the point of beginning.

PARCEL 3 (APN 310-71-13)

The East One-Half (E 1/2) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4), Section 10, Township 21 South, Range 60 East, M.D.M.

PARCEL 4 (APN 15-33-32)

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 22, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Beginning at a point South 1°29'26" East 532.29 feet from the center of Section 22 on the East line of the Southwest Quarter (SW 1/4) of said Section 22, the Northeast corner; thence North 88°52'02" West 1577.44 feet to the East line of Paradise Valley Road, the Northwest corner; thence South 14°00'25" East 150.00 feet along the East line of said road to the Southwest corner; thence South 88°52'02" East 1544.90 feet to the Southeast corner; thence North 1°29'26" West 144.94 feet along the East line of the Southwest Quarter (SW 1/4) of said Section 22 to the point of beginning.

1427

1386181

5-3

PARCEL 5 (APN 15-34-01)

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 22, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the point of intersection of the South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22 with the West line of Paradise Valley Road (80 feet wide); thence North $13^{\circ}58'20''$ West along the said West line a distance of 576.85 feet to the true point of beginning; thence continuing North $13^{\circ}58'20''$ West a distance of 723.45 feet to a point on the North line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22; thence South $88^{\circ}29'40''$ West along the last mentioned North line a distance of 499.70 feet to the Northwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22; thence South $0^{\circ}10'30''$ West a distance of 675.47 feet to a point; thence South $88^{\circ}51'50''$ East to the true point of beginning.

RESERVING THEREFROM a right of way and easement for road purposes over and across the South 25.00 feet thereof.

PARCEL 6 (APN 310-680-016)

The East One-Half (E 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4), Section 10, Township 21 South, Range 60 East, M.D.M.

PARCEL 7 (APN 310-71-16)

The West One-Half (W 1/2) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4), Section 10, Township 21 South, Range 60 East, M.D.M.

1427

1386181

PARCEL 9 (4-154-08)

Lots 14 and 15 in Block 23 of Wardie Addition to Las Vegas as shown by map thereof on file in Book 1 of Plats, Page 13, in the office of the County Recorder of Clark County, Nevada.

PARCEL 10 (45-20-31)

The West One-Half (W 1/2) of the West One-Half (W 1/2) of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of Section 33, Township 20 South, Range 60 East, M.D.M., reserving therefrom the West 40 feet for road easement purposes.

PARCEL 11 (2A-10-63)

The North One-Half (N 1/2) of the East One-Half (E 1/2) of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M.

PARCEL 12 (01A-57-04,05,14)

The South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M.; and that parcel of land lying West of and adjoining the West boundary of the E 1/2 N 1/2 SE 1/4 NE 1/4 Section 12, T20S, R60E, M.D.M. and extending westerly to and adjoining the center line of an existing unpaved road and being more particularly described as follows: to wit: beginning at a point which is the SW corner of the E 1/2 N 1/2 SE 1/4 NE 1/4 of the said Section 12, T 20 S, R 60 E, M.D.M. which point is the true point of the beginning, thence S 88°15'08" W along the South boundary line produced of the above described parcel, to a point of intersection of this line and the center line of the said existing unpaved road, a distance of 153 ft. plus or minus, thence northeasterly along the center line of said unpaved road for a distance of 682.16 ft. plus or minus to the point of intersection of this center line and the North line produced of the above described parcel, thence N 88° 08'48" E along said North boundary line produced of the above described parcel for 39.52 ft. more or less to a point which is the NW corner of the aforesaid above described parcel, thence southerly along the West boundary line of said above described parcel to a point which is the SW corner of said parcel and which point is the true point of beginning, comprising an area of 65,291.318 square feet or 1.498 acres, more or less, all of which location is based upon a map of record of the NE 1/4 of Sec. 12, T 20 S, R 60 E, M.D.M. on file at the Office of the County Recorder, County of Clark, State of Nevada, in File 3, Page 34 of the Engineering Drawings, and upon the physical evidence found in the field, constituting survey markers set in accordance with said map; and the North 2 acres of the East half of the North Half of the Southeast quarter of the Northeast quarter of Section 12 Township 20 South, Range 60 East, Mount Diablo Meridian, in the County of Clark, State of Nevada. The South line of said North 2 acres being parallel with the North line of the Southeast quarter of the Northeast quarter of Section 12.

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1386181

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

On this 12 day of May, 1981, personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELSIE A. BRODKIN, Executrix of the Estate of MICHAEL P. BRODKIN, Deceased, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned, acting as executrix as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My Commission Expires Dec. 30, 1984

Vicki L. Hayes
NOTARY PUBLIC

When recorded return to:

Stewart Title of Nevada
1700 E. Desert Inn Road, Ste 301
Las Vegas, Nevada 89109

ST 47593 VJS

CLARK COUNTY NEVADA
JAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
STEWART TITLE INSURANCE OF NEVADA

JUN 30 4 46 PM '81

FEE 2.00 DEPUTY 2
OFFICIAL RECORDS
BOOK INSTRUMENT

1427 1386181

[Handwritten signature]