

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0119-90

APN                138-12-710-052

Location           5232 RICKY ROAD

Applicant           JACK DOYLE & ANN GILLIS DOYLE

Subject

REZONING REQUEST FROM R-E & C-D TO C-2 FOR A  
PROPOSED OFFICE.



## FILE HISTORY

[illegible]

Z-119-90

PROPERTY OWNERS

PROTESTS:

APPROVALS:

|           |       |
|-----------|-------|
| 1. _____  | _____ |
| 2. _____  | _____ |
| 3. _____  | _____ |
| 4. _____  | _____ |
| 5. _____  | _____ |
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| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO.: Z-119-90

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-119-90

**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) AND  
C-2 (GENERAL COMMERCIAL)

**TO:** C-2 (GENERAL COMMERCIAL)

**PROPOSED USE:** OFFICE

**APPLICANT:** JACK DOYLE AND ANN GILLIS DOYLE

**PROPERTY  
LOCATION:** 5232 RICKY ROAD

**PROPERTY  
DESCRIPTION:** LOT 20 AND A PORTION OF THE REVERTED PUBLIC  
PARK IN BLOCK 2 OF ELSTNER ESTATES SUBDIVISION.

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".

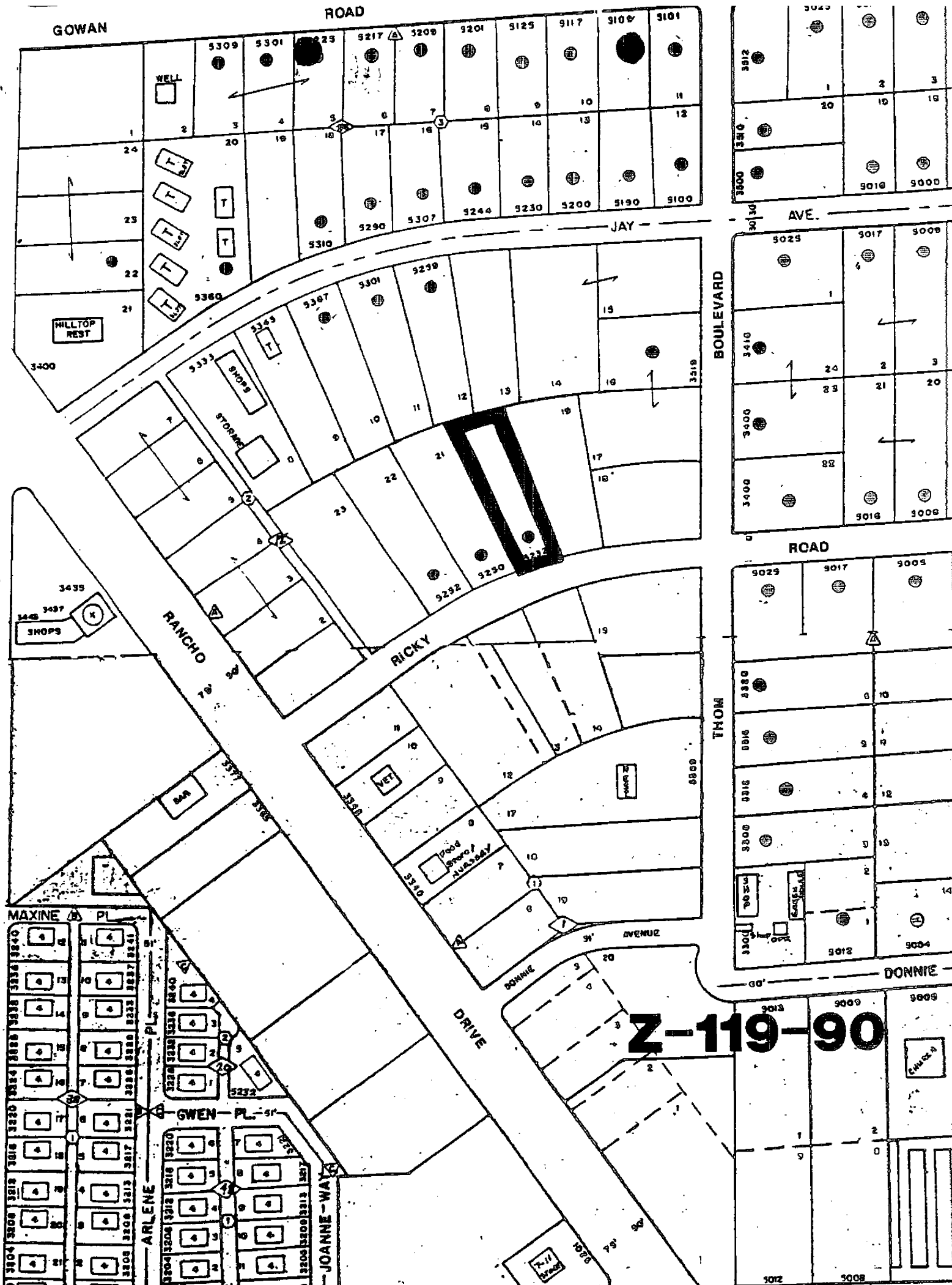
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

**MICHAEL**

**DONNIE**

**Z-119-90**



511-50

Date 28 SEP 90  
Page 1 of 1

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.       

I. D. Code 2-119-90 Date to Be Completed \_\_\_\_\_

Remarks 39 LABELS

39 LABELS  
11 TYPED

1. Labels  No. of Sets

|                  |              |        |
|------------------|--------------|--------|
| 2. Print Format: | No Print (A) | Valuat |
|------------------|--------------|--------|

[illegible]

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

[illegible]

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

Partial Page

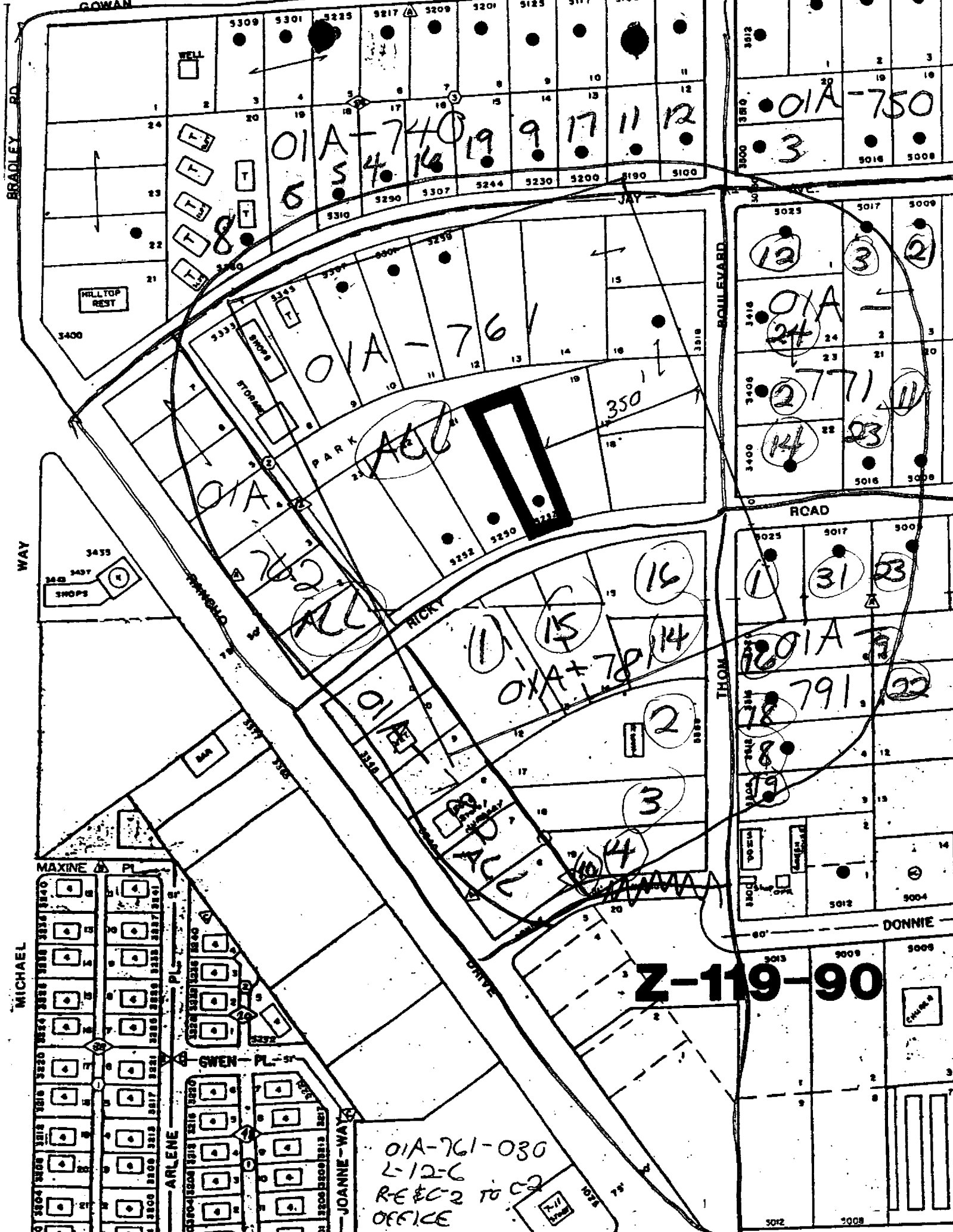
Partial Page

Partial Page

Partial Page

| Book | Pge | Nmbr | Book | Pge | Nmbr | Book | Pge | Nmbr | Book | Pge | Nmbr    |
|------|-----|------|------|-----|------|------|-----|------|------|-----|---------|
| 3    | 2   | 1    | 3    | 2   | 1    | 3    | 2   | 1    | 3    | 2   | 1       |
| 01A  | 74  | 0004 | 01A  | 75  | 0003 | 01A  | 77  | 0023 | 01A  | 79  | 0008    |
|      |     | 0006 |      | 76  | 1    |      |     | 0024 |      |     | 0009    |
|      |     | 0008 |      | 76  | 2    |      | 78  | 0001 |      |     | 0016    |
|      |     | 0009 |      | 77  | 0002 |      |     | 0004 |      |     | 0018    |
|      |     | 0011 |      |     | 0003 |      |     | 0010 |      |     | 0019    |
|      |     | 0012 |      |     | 0011 |      |     | 0014 |      |     | 0022    |
|      |     | 0016 |      |     | 0012 |      |     | 0016 |      |     | 0023    |
|      |     | 0017 |      |     | 0014 |      | 78  | 2    |      |     | 0031    |
|      |     | 0019 |      |     | 0021 |      | 79  | 0001 |      |     | -E N D- |

Assessor Approval \_\_\_\_\_ Billing No. \_\_\_\_\_



OIA-740  
5 4 16 19 9 17 11 12

OIA-750  
3

OIA-761

OIA-771  
12 3 2  
24 24 2 3  
23 21 20  
14 22 23

OIA-781  
1 15 14  
2  
3  
4

OIA-791  
1 31 23  
12 791 22  
8 19  
12 14

Z-119-90

OIA-761-030  
L-12-C  
REC-2 TO C2  
OFFICE

2-119-90

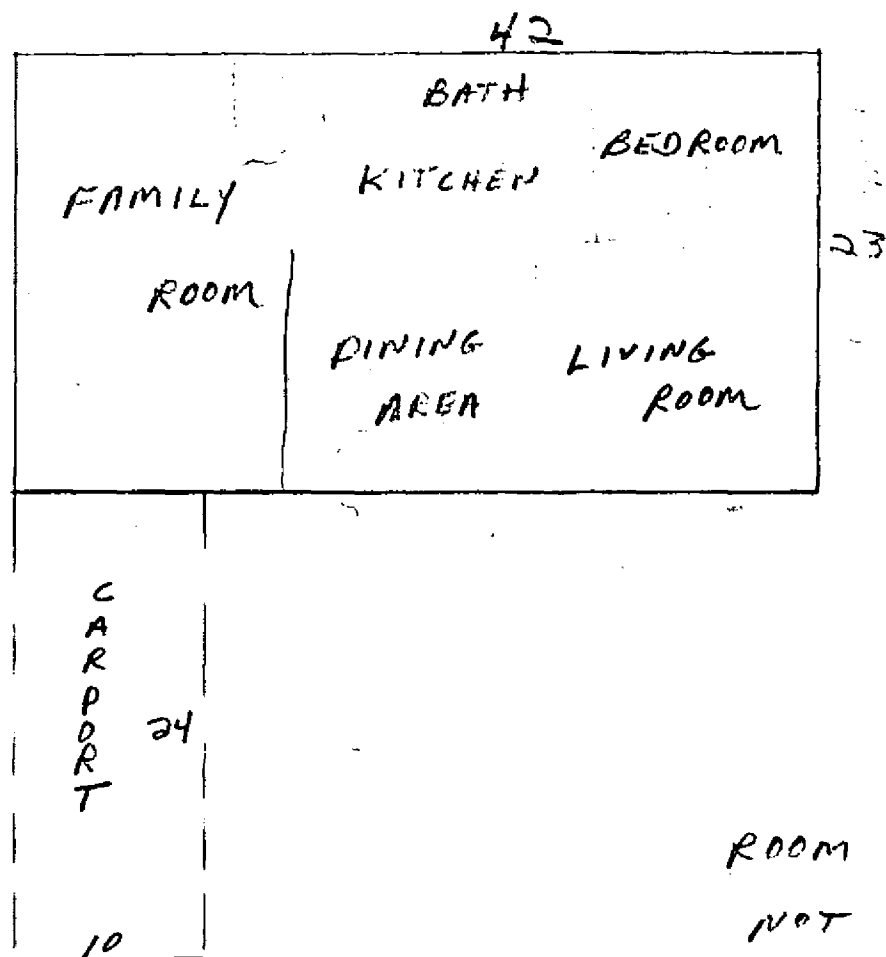
L-12-6

FROM C-2 AND R-B TO P-R

Lot Twenty (20) in Block Two (2) of ELSTNER ESTATES SUBDIVISION,  
~~as shown by Map thereof on file in Book 3 of Plats, page 86, in~~  
~~the office of the County Recorder of Clark County, Nevada.~~

TOGETHER WITH that portion of Block 2 of ELSTNER ESTATES, ~~as shown~~  
~~by Map thereof on file in Book 3 of Plats, page 86, of Clark County,~~  
~~Nevada records, described as follows:~~

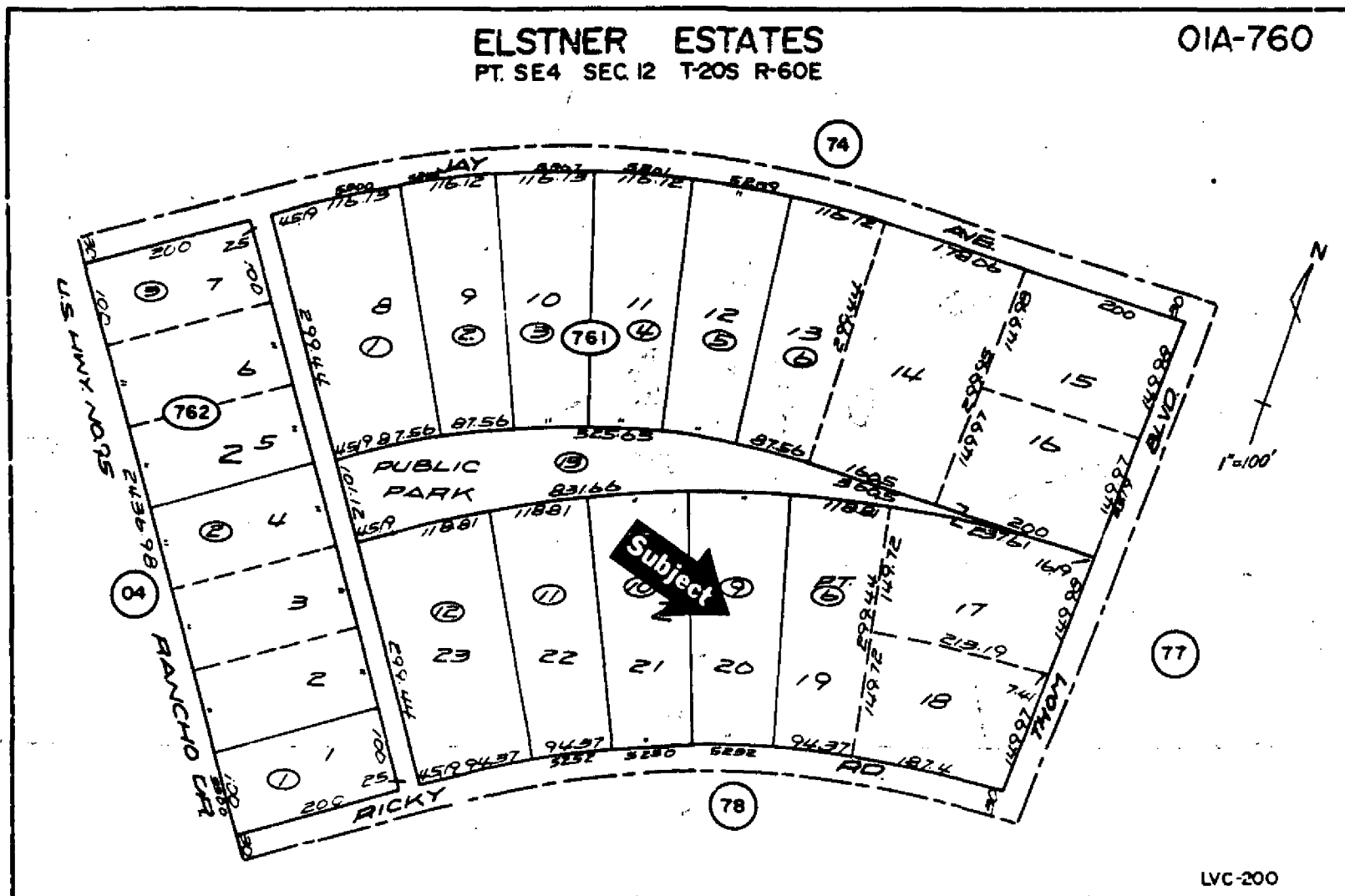
BEGINNING at the Northwest corner of Lot 20, Block 2 of ELSTNER ESTATES  
thence ~~along the Northerly prolongation of the West line of said Lot 20,~~  
North  $22^{\circ}24'11''$  West a distance of 33.24 feet; thence North  $73^{\circ}02'38''$  East  
a distance of 49.88 feet; thence North  $77^{\circ}21'55''$  East a distance of 71.79  
feet to ~~the Northerly prolongation of the East line of said Lot 20;~~ thence  
~~along said prolongation of the East line of Lot 20,~~ South  $17^{\circ}43'34''$  East  
a distance of 21.24 feet; to the Northeast corner of said Lot 20; thence  
from a tangent which bears South  $72^{\circ}16'26''$  West, Westerly along ~~the North~~  
~~line of said Lot 20, being~~ the arc of a circle concave Southerly, having  
a radius of 1455.54 feet, through a central angle of  $4^{\circ}40'37''$  an arc  
distance of 118.81 feet to the POINT OF BEGINNING.



**Floor Plan**

06-611-2

Plat Map





2-119-90

QUALIFICATIONS AND EXPERIENCE

Gene Huff  
1324 South Eastern Avenue  
Las Vegas, Nevada 89104  
(702) 382-7242

EDUCATION:

University of Missouri, St. Louis, Missouri 1971-72

ADDITIONAL EDUCATION:

1976 - 1979 St. Louis Board of Realtors School  
Classes in Principles of Real Estate, Real  
Law, Property Investment and Property Valuation

1980 - 1983 International Association of Assessing Officers  
Various Courses

WORK EXPERIENCE:

1985 - Present

National Appraisal Service, Inc., Las Vegas, Nevada

1980 - 1983 Staff Appraiser  
Clark County Assessor's Office, Las Vegas, Nevada

1979 - 1980 Staff Appraiser  
Altom Appraisals, St. Louis, Missouri

1976 - 1978 Real Estate Broker  
Gundaker Realtors, St. Louis, Missouri

QUALIFICATIONS AND EXPERIENCEPERSONAL:

Kenneth D. Thompson  
1324 South Eastern Avenue  
Las Vegas, Nevada 89104

Date of Birth: August 19, 1937

EDUCATION:

Graduation from High School - 1955  
Two years formal education at Mayville State College - 1955/57

PROFESSIONAL EDUCATION:

AIREA Course I - University of Indiana - 1962  
AIREA Course II - Arizona State University - 1967  
AIREA Course IV - Glendale, California - 1969  
AIREA Course VIII - Glendale, California - 1969  
Society of Real Estate Appraisers Instructors Clinic - San Francisco, CA - 1968  
Various legal and appraisal seminars  
Qualified as Valuation Expert Witness in McDaniels County District Court, Scobey, Montana; Clark County District Court, Las Vegas, NV; and U.S. Federal Bankruptcy Court, Las Vegas, NV  
SREA Course 202 - Arizona State University - 1984  
URAR Form Seminar - Society of Real Estate Appraisers - 1987  
R41-C Seminar - Society of Real Estate Appraisers - 1987  
Recertified SRA - 1987

EXPERIENCE:

1961-63 Staff Appraiser - North Dakota State Highway Department  
1963-65 Staff Appraiser - Montana State Highway Commission  
1965-68 Staff Appraiser - Nevada Department of Highways  
1968-69 Chief Appraiser - First Western Savings and Loan  
1969 Independent Appraiser - Thompson Appraisal Company  
1969-71 Staff Appraiser - Nevada Department of Highways  
1971-73 Independent Fee Appraiser - Appraisal Associates, Inc.  
1973-75 Executive Vice President - Dominion Appraisal Service  
1975 Independent Fee Appraiser - National Appraisal Service, Inc.

Scope of appraisal experience includes single and multiple family residential, commercial and industrial properties as well as farming and ranching enterprises. Appraisals were prepared for condemnation, insurance and mortgage purposes during the course of my appraisal experience. Designated Federal Housing Administration Fee Appraiser. Designated MGIC Review Appraiser. Designated FNMA Appraiser. Community College, Nevada Department of Commerce, Real Estate Division, Americana School of Real Estate.

PROFESSIONAL ORGANIZATIONS:

Senior Member American Society of Appraisers (ASA)  
Senior Member Society of Real Estate Appraisers (Residential) (SRA)  
Former Member of National Association of Review Appraisers (CRA)  
Former Member American Right of Way Association

LOCAL CHAPTERS HELD:

1968 Treasurer - Society of Real Estate Appraisers  
1968 Seminar Chairman - American Society of Appraisers  
1968-69 Secretary/Treasurer - American Society of Appraisers  
1969 Vice-President - Society of Real Estate Appraisers  
1969-70 President - American Society of Appraisers  
1968-70 Vice-President - Society of Real Estate Appraisers  
1970 Panel Moderator - National Conference American Society  
1971 State Director - American Society of Appraisers  
1971-72 President - Society of Real Estate Appraisers  
1976 Chapter Director - Society of Real Estate Appraisers  
1978-80 President - American Society of Appraisers (Two Terms)  
1980-81 President - Society of Real Estate Appraisers, Las Vegas Chapter

Z-119-90

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure to the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing of sales concessions granted by anyone associated with the sale. FHLBB R-41C (1986)

**CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS**

**CERTIFICATION:** The Appraiser (s) certifies and agrees that:

1. The Appraiser (s) has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser (s) has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. One or both of the undersigned Appraiser (s) personally inspected the property, inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser (s) whose signature (s) appears on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the appraisal report shall be made by anyone other than the Appraiser(s), and the Appraiser(s) shall have no responsibility for any such unauthorized change.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser(s) assumes no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser (s) has made no survey of the property.

2-119-90

3. The Appraiser (s) is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution the valuation in the report between land and improvements applies only under the existing program or utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser (s) assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser (s) assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser (s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser (s) can be assumed by the Appraiser (s).
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser (s) is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser (s), professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser (s) is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state of the District of Columbia, without the previous written consent of the Appraiser (s); nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser (s).
9. On all appraisal, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

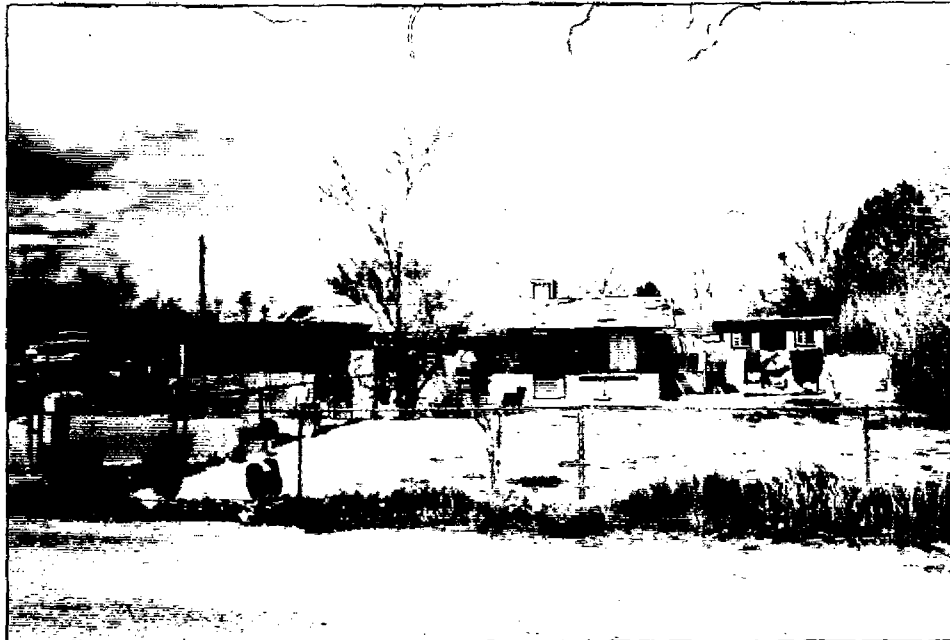
10. LIMIT OF LIABILITY

The liability of National Appraisal Service, Inc., and its employees is limited to the client only and to the fee actually received by Appraiser (s). Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser (s) is no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in this property; physically, financially and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that in case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements of any type in such suit, regardless of outcome, client will hold Appraiser (s) harmless in any such action.

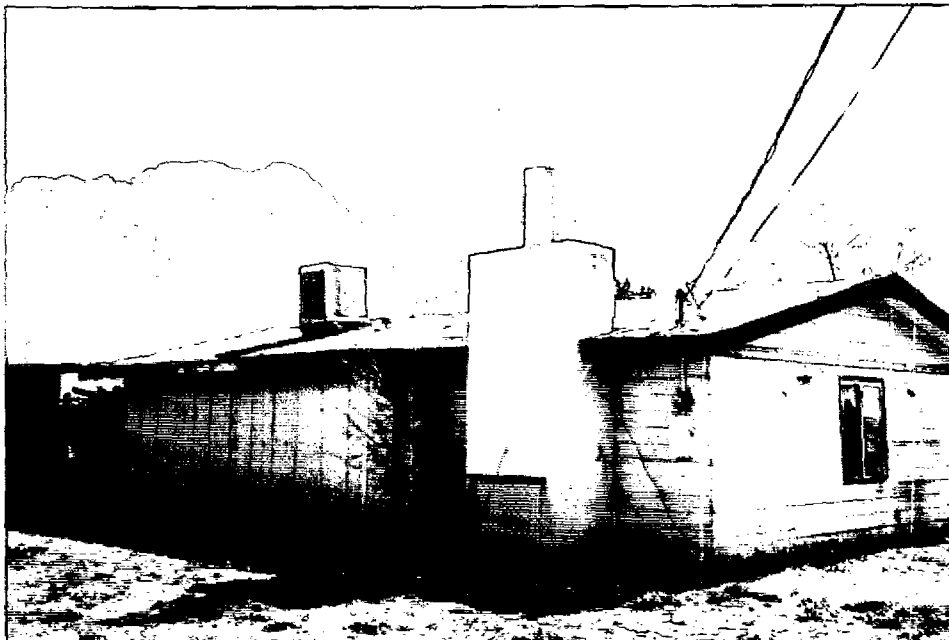
11. Because an interior inspection was not available, all pertinent information was taken from Courthouse records and exterior inspection. It is assumed that interior of the property is in the same condition as the exterior.

Date 3-4-88 Appraiser(s) [Signature]

## Subject Photographs



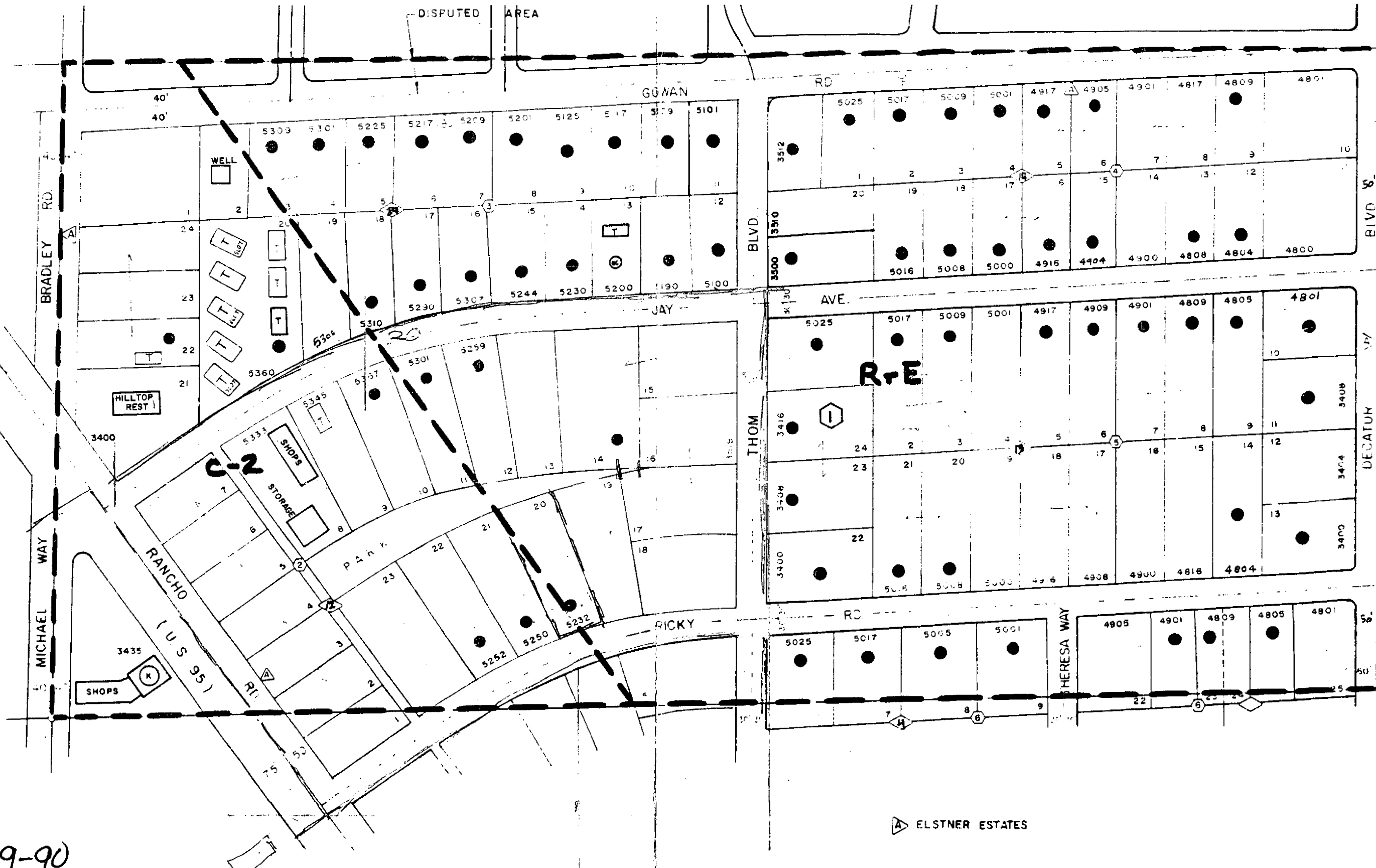
**Front View**



**Rear View**



**Street View**



Z-119-90

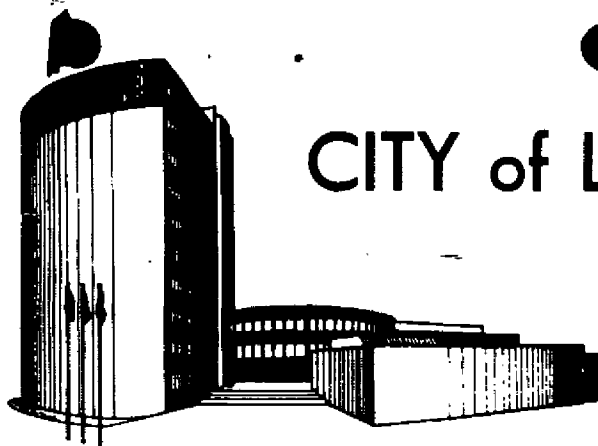
| UNITS | USE           | ACRES | USE        | ACRES | USE          | ACRES | USE      | ACRES | REVISIONS    | NAME           | DATE    |
|-------|---------------|-------|------------|-------|--------------|-------|----------|-------|--------------|----------------|---------|
| 58    | Single Family |       | Commercial |       | Right Of Way |       |          | RC    | Land Use     |                | 2-15-77 |
|       | Multi-Family  |       | Industrial |       | Vacant       |       |          |       | Right Of Way | D. S. M. R. R. | 6-3-79  |
| 3     | Mobile Homes  |       | Civic      |       |              |       | Total 71 |       |              |                |         |



| LAND USE MAP                            |               |        |
|-----------------------------------------|---------------|--------|
| N 1/2 SE 1/4 SEC. 12 T. 20 S., R. 60 E. |               |        |
| CITY OF LAS VEGAS PLANNING DEPARTMENT   |               |        |
| SCALE: 1"=200'                          | DRAWN: D.C.W. | L-12-6 |
| CHECKED:                                | REVISED:      |        |

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



# CITY of LAS VEGAS

December 18, 1990

Jack Doyle and Ann Gillis Doyle  
5808 Apple Valley Lane  
Las Vegas, Nevada 89108

CLAND

RE: Z-119-90 - ZONE CHANGE

Dear Mr. and Mrs. Doyle:

The City Council at a regular meeting held November 21, 1990 APPROVED the request for reclassification of property located at 5232 Ricky Road, from: R-E (Residence Estates) and C-2 (General Commercial), to: C-2 (General Commercial), proposed use: Office, subject to;

1. The application be amended to P-R zoning.
2. Construct a six foot high block wall, where none presently exists, on the northerly and easterly property lines as required by the Department of Community Planning and Development.
3. Install drought tolerant 24 inch box evergreen trees, 30 feet on center, along the northerly and easterly property lines as required by the Department of Community Planning and Development.
4. Install a 10 foot wide landscape planter with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.



Jack Doyle and Ann Gillis Doyle  
December 18, 1990  
RE: Z-119-90 - ZONE CHANGE  
Page 2.

5. Provide a minimum of six paved on-site parking spaces for the office use as required by the Zoning Ordinance.
6. Construct half-street improvements on Ricky Road as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Resolution of Intent with a twelve month time limit.
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 (excluding single family development).
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. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Jack Doyle and Ann Gillis Doyle  
December 18, 1990  
RE: Z-119-90 - ZONE CHANGE  
Page 3.

16. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,

  
KATHLEEN M. TIGHE  
City Clerk *per*

KMT:cmp

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

Tam of Nevada  
557 E. Sahara Avenue, Suite 223  
Las Vegas, Nevada 89104

## 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 HEARING6. Z-119-90 - Jack Doyle and  
Gillis Doyle (continued)

COUNCILMAN HIGGINSON said he would be more comfortable putting P-R and made the motion and the reason for deviating from the Master Plan is it buffers up to C-2 zoning.

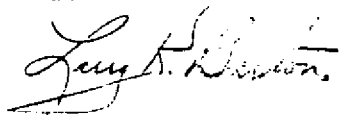
6. Conformance to the plot plan as amended by the above conditions.

7. Standard conditions 1 and 3-8, 11 and 12.

Staff Recommendation: DENIAL - contrary to the General Plan

PROTESTS: 1 (at meeting)

APPROVED AGENDA ITEM

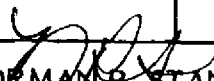


NOVEMBER 21, 1990

## AGENDA DOCUMENTATION

Date: \_\_\_\_\_

TO:  
The City Council

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

SUBJECT: ITEM X.L.6. - ZONE CHANGE - Z-119-90 - Jack Doyle and Ann Gillis Doyle

PURPOSE/BACKGROUND

This is a request to reclassify property from R-E and C-2 to C-2 to adjust a zone boundary line and allow the entire site to be within the C-2 zoning district. The applicant proposes to convert the existing single family residence to a commercial office use for his public relations business. Elevations indicate aluminum siding exteriors and an asphalt shingle roof.

There is scattered R-E development to the north and east. To the south and west is R-E and C-2 zoning.

The parcel is 31,950 square feet with the existing C-2 zoning comprising approximately 7,500 square feet with the remaining 24,450 square feet being within the R-E district.

At the Planning Commission meeting, staff recommended denial of the application to prevent the C-2 zoning from extending further into the R-E zoned area. The Planning Commission, however, felt that the request was appropriate and recommended approval.

There was one protestant at the meeting who objected to a commercial use at this location.

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

Planning Commission Recommendation: APPROVAL (6-1 vote)

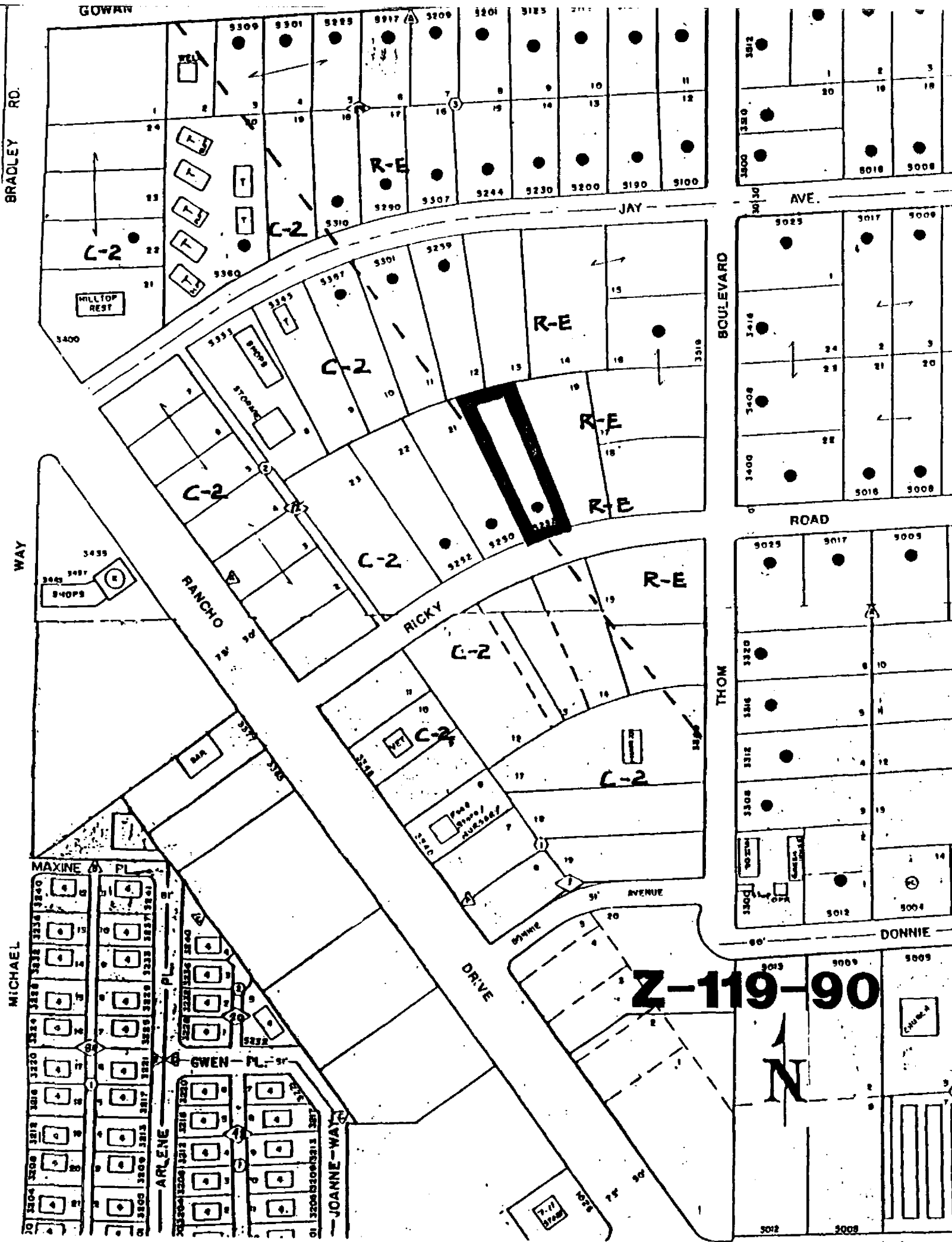
Staff Recommendation: DENIAL - contrary to the General Plan

PROTESTS: 1 (at meeting)

SEE ATTACHED LOCATION MAP



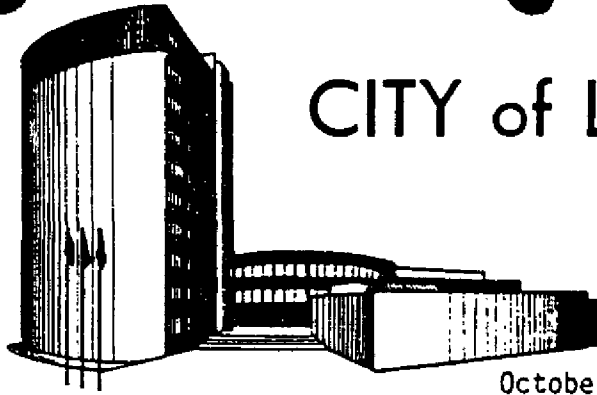
CITY COUNCIL MINUTES  
MEETING OF  
NOVEMBER 21, 1990



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

Jack Doyle and Ann Gillis Doyle  
5808 Apple Valley Lane  
Las Vegas, Nevada 89108

RE: Z-119-90 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Doyle:

Your request for reclassification of property located at 5232 Ricky Road, from R-E and C-2 Zones to C-2 Zone, was considered by the Planning Commission on October 23, 1990.

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

1. Construct a six foot high block wall, where none presently exists, on the northerly and easterly property lines as required by the Department of Community Planning and Development.
2. Install drought tolerant 24 inch box evergreen trees, 30 feet on center, along the northerly and easterly property lines as required by the Department of Community Planning and Development.
3. Install a 10 foot wide landscape planter with 24 inch box trees, 40 feet on center, with ground cover along Ricky Road in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Provide a minimum of six paved on-site parking spaces for the office use as required by the Zoning Ordinance.
5. Construct half-street improvements on Ricky Road as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.

- Continued -



TO: Jack Doyle and Ann Gillis Doyle  
RE: Z-119-90 - Zoning Reclassification

October 26, 1990  
Page Two

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

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: Tam of Nevada  
557 E. Sahara Avenue, Suite 223  
Las Vegas, Nevada 89104

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

36. Z-119-90

Applicant: . JACK DOYLE AND ANN  
GILLIS DOYLE  
Application: Zoning Reclassification  
From: R-E and C-2  
To: C-2  
Location: 5232 Ricky Road  
Proposed Use: Office

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

1. Construct a six foot high block wall, where none presently exists, on the northerly and easterly property lines as required by the Department of Community Planning and Development.
2. Install drought tolerant 24 inch box evergreen trees, 30 feet on center, along the northerly and easterly property lines as required by the Department of Community Planning and Development.
3. Install a 10 foot wide landscape planter with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Provide a minimum of six paved on-site parking spaces for the office use as required by the Zoning Ordinance.
5. Construct half-street improvements on Ricky Road as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Standard Conditions 1 and 3 - 8, 11 and 12.

PROTESTS: 1 speaker at meeting

FAVOR: 1 speaker at meeting

NOTICES MAILED: 50

Babero -  
APPROVED, subject to staff's conditions.  
Motion carried with Moffitt voting "No."

MR. GENZER stated this request is to adjust a zone boundary line which divides the property into two zoning districts, R-E and C-2, to allow the entire site to be within the C-2 district. The applicant wants to convert the existing single family dwelling to a commercial office use. The structure has a stucco exterior and an asphalt shingle roof. Since over three-fourths of the property is presently zoned R-E, there is little justification for changing the zoning on the entire parcel to C-2. It would be more logical to place R-E zoning on the 24% of the site presently zoned C-2. This proposal is not consistent with the Rural Density Residential Land Use proposed on the General Plan. Staff recommended denial.

JACK DOYLE, 5808 Apple Valley Lane, appeared and represented the application. He wants to put an office in the dwelling. This area should all be converted to commercial. He will use the office and yard for his public relations business. The building now has an aluminum siding exterior.

MARGARET MORGAN, 3400 Thom Boulevard, appeared in protest. Someone has always lived in that house.

JOSEPH KADANS, 3519 Thom Boulevard, appeared in favor. He owns the adjacent property. This is a busy area.

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

(9:47-10:00)

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

Jack Doyle & Ann Gillis  
5808 Apple Valley Lane  
Las Vegas, Nevada 89108

RE: Z-119-90

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: Tam of Nevada  
557 E. Sahara Avenue, Ste. 223  
Las Vegas, Nevada 89104



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

**DATE**

October 17, 1990

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

CK 

**SUBJECT:**

Z-119-90  
Jack Doyle

**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. Construct half-street improvements on Ricky Road.
2. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.

PLANNING AND  
OCT 18 1990  
DEVELOPMENT

## INTER-OFFICE MEMORANDUM

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-119-90

APPLICANT: JACK DOYLE

FROM: R-09-C-2 TO: C-2

## COPIES TO:

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

NORTH SIDE OF RICKY RD.,  
BETWEEN RANCHO RD. AND THOM BLVD.,  
5232 RICKY RD.

Parcel No.:

01A-761-030

Proposed Use:

OFFICE

A  
PLANNING AND  
OCT 9 1990  
DEVELOPMENT

CITY PLANNING COMMISSION MEETING:

10/23/90

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

NRS:erh

BES - NO COMMENT

Attachment: (Plot Plan)

BB - 10/8/90

# MEMO

DATE 10/3/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-119-90

☒ 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Richard A. Brennan  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED AND  
NOTED  
OCT 10 1990  
FIRE PREVENTION DIVISION

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-119-90

**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) AND  
C-2 (GENERAL COMMERCIAL)

**TO:** C-2 (GENERAL COMMERCIAL)

**PROPOSED USE:** OFFICE

**APPLICANT:** JACK DOYLE AND ANN GILLIS DOYLE

**PROPERTY LOCATION:** 5232 RICKY ROAD

**PROPERTY DESCRIPTION:** LOT 20 AND A PORTION OF THE REVERTED PUBLIC  
PARK IN BLOCK 2 OF ELSTNER ESTATES SUBDIVISION.

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".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-119-90

**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) AND  
C-2 (GENERAL COMMERCIAL)

**TO:** C-2 (GENERAL COMMERCIAL)

**PROPOSED USE:** OFFICE

**APPLICANT:** JACK DOYLE AND ANN GILLIS *DOYLE*

**PROPERTY LOCATION:** 5232 RICKY ROAD

**PROPERTY DESCRIPTION:** LOT 20, ~~BLOCK 2~~ AND A PORTION OF <sup>THE REVERTED</sup> PUBLIC  
PARK, <sup>IN</sup> BLOCK 2, <sup>OF</sup> ELSTNER ESTATES SUBDIVISION

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

**CHECKED:** Initial & date

**GENZER** *C* 10/8

**WILLIAMS** *JLS* 10/8

**SCHLEGEL** *JS* 10/8

NO SIZE: 4.1 AC.

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

MAIL NOTICE ON 10/12/90.

## INTER-OFFICE MEMORANDUM

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-119-90APPLICANT: JACK DOYLEFROM: R-0-C-2 TO: C-2

## COPIES TO:

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

NORTH SIDE OF RICKY RD.,  
BETWEEN RANCHO RD. AND THOM BLVD.,  
5232 RICKY RD.

Parcel No.:

01A-761-030

Proposed Use:

OFFICE

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)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JACK DOYLE & ANN GILLIS  
 REP'S NAME \_\_\_\_\_  
 ADDRESS 5808 APPLE VALLEY LANE  
L. V. NV 89108  
 PHONE 648-0318

AGENT: NAME TAM OF NEVADA  
 REP'S NAME \_\_\_\_\_  
 ADDRESS 557 E SAHARA AVE STE 223  
L. V. NV 89104  
 PHONE 362-0399

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT  
☐ QTA ☐ OTHER \_\_\_\_\_

☒ PUBLIC HEARING: IF YES, LEGAL LOT 20, BLOCK .2 & PT. PUBLIC PARK  
BLOCK 2, ELSTNER EST. SUBDIVISION

ZONING: EXISTING R-E & C-2 PROPOSED C-2

LAND USE: EXISTING SFD  
 PROPOSED OFFICE

PAST ACTIONS: CASE NO. N/A ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. L-12-6 ASSESSOR'S PARCEL NO. 01A-761-030

GENERAL LOCATION: 5232 RICKY RD.  
NORTH SIDE OF RICKY RD, BETWEEN  
KANGHO RD. AND THOM BLVD.

FLOOD ZONE "A": YES \_\_\_\_\_ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO ☒

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO ☒

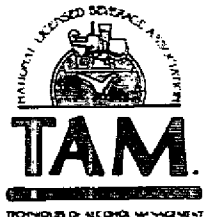
IF YES: \_\_\_\_\_

CHECKED BY: C.P. Fitzhugh DATE 9/26/90

GENERAL RECEIPT NO. 96240 CASE NO. 2-119-90

PC DATE: 10/23/90 BZA DATE: \_\_\_\_\_

DISTRIBUTION: EUGENE  
 STAFF  
 TRANSMITTAL SHEET



March 8, 1990

Dept Commission On Planing And Development.  
400 Stewart Ave.  
Las Vegas, Nevada 89101

To Whom This May Concern,

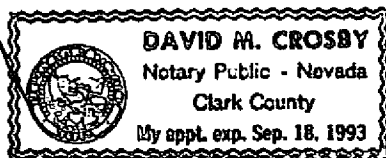
This letter is to ask the commission to re-zone the half of my property located at 5232 Ricky Road 89103 to commercial, half of the property is zoned commercial and the other half of the property is zoned residential. The reason that I would like it to be zoned all the same is that I would like to use the house as an office.

Thank You for your time and consideration in this matter.

Sincerely,

Jack Doyle  
5808 Apple Valley Lane  
Las Vegas, Nevada 89108  
648-0318

*Given to Baker me this  
9th day of March, 1990.*



**Z-119-90**



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 + C-2 Use District to a C-2 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 \$ 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:

LOT 20, BLK 2 AND A PORTION OF  
PUBLIC PARK BLK 2, OF ELSTNER ESTATES  
SUBDIVISION

5232 RICKY RD

Assessor's Parcel Number: 01A-761-030

OWNER'S AFFIDAVIT

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

STATE OF NEVADA )  
COUNTY OF CLARK )

(I/We), JACK DOYLE

(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.

[Signature]  
(SIGNATURE)

648-0318  
PHONE NUMBER

JACK DOYLE  
SIGNATURE OF OWNER OF RECORD

648-0318  
PHONE NUMBER

5808 APPLE VALLEY LANE  
MAILING ADDRESS

LAS VEGAS, NEVADA 89108  
CITY STATE ZIP

PO BOX 28818  
MAILING ADDRESS

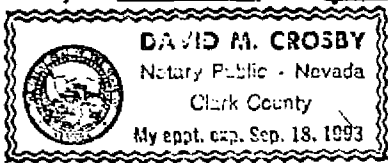
LAS VEGAS, NEVADA 89126-2818  
CITY STATE ZIP

Subscribed and sworn to before me this 9th day of MARCH, 1990.

Notary Public in and for said County and State.

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: \$ 200.00  
Receipt No.: 96240

Case No. Z-119-90  
Meeting Date 10/23/90

Received by: CPE  
Date: 9/26/90

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):

*1 set photos of  
Elevation & Copy of Deed*

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

9/24/90  
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)



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.**

—OVER—

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: DORIS EDWARDS a single woman

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

JACK DOYLE and ANN GILLIS DOYLE,

Husband and wife as Joint Tenants

all that real property situate in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows:

Lot Twenty (20) in Block Two (2) of ELSTNER ESTATES SUBDIVISION, as shown by Map thereof on file in Book 3 of Plats, page 86, in the office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Block 2 of ELSTNER ESTATES, as shown by Map thereof on file in Book 3 of Plats, page 86, of Clark County, Nevada records, described as follows:

BEGINNING at the Northwest corner of Lot 20, Block 2 of ELSTNER ESTATES thence along the Northerly prolongation of the West line of said Lot 20, North 22°24'11" West a distance of 33.24 feet; thence North 73°02'38" East a distance of 49.88 feet; thence North 77°21'55" East a distance of 71.79 feet to the Northerly prolongation of the East line of said Lot 20; thence along said prolongation of the East line of Lot 20, South 17°43'34" East a distance of 21.24 feet to the Northeast corner of said Lot 20; thence from a tangent which bears South 72°16'26" West, Westerly along the North line of said lot 20, being the arc of a circle concave Southerly, having a radius of 1455.54 feet, through a central angle of 4°40'37" an arc distance of 118.81 feet to the POINT OF BEGINNING.

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

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

Witness my hand this 15<sup>th</sup> day of July 19 88

DORIS EDWARDS

PROVINCE OF ONTARIO, CANADA  
STATE OF CITY OF OTTAWA

County of OTTAWA-CARLETON } S.S.

On this 15 day of JULY, 19 88

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

County and State DORIS EDWARDS

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.

Bradley Herbert Knight  
Notary Public in and for said County and State  
PROVINCE

ESCROW NO. 40120-MF

WHEN RECORDED MAIL TO: Mr. & Mrs. J. Doyle

5808 Apple Valley Lane, Las Vegas, Nv. 89108

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

NATIONAL TITLE CO

08-17-88 08:00 GCF 1  
BOOK: 880817 INST: 00161

FEE: 5.00 RPTT: 27.50

DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



**MICHAEL**

**C-2**

**R-E**

**R-E**

R-E

R-1

R-1



51' AVE 100'

**DRIVE**

**Z-119-90**

**- DONNIE**

CHURCH

MICHAEL

**ROAD**

**MOHL**

**AVENUE**

**DRIVE**

**Z-119-90**

# N

**DONNIE**

CHURCH