

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0120-88

APN 139-28-604-001

Location SE CORNER OF MLK & MADISON

Applicant BOOKER T. BURNEY

Subject

REZONING REQUEST FROM R-E & C-1 TO C-1 FOR
A PROPOSED COMMERCIAL CENTER.



FILE HISTORY

[illegible]

2-120-88

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-120-88

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 10/26/88
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRALDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-120-88 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☐ Label2. Print Format: No Print (A) ☐ Valuation (F)Name, Address, Legal Description (C) ☒

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
3	2	1	3	2	1	3	2	1	3	2	1
010	396	001	010	440	042	010	441	004	010	450	040
		003			048			008			
		7009			049			450			
		011			051			027			
		440			052			029			
		016			060			031			
		033			073			035			
		035			075			037			
		041			1003			039			

Billing No. 31
TOT.jm
Law



Z-120-88

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



December 22, 1988

Mr. Booker T. Burney
1229 Madison Ave.
Las Vegas, Nev. 89106

ROI#
1607

RE: RECLASSIFICATION OF PROPERTY
Z-120-88

Dear Mr. Burney:

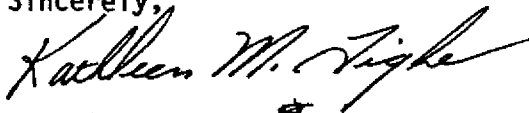
The City Council at a regular meeting held December 7, 1988, APPROVED the Reclassification of Property located on the southeast corner of Highland Drive and Madison Avenue, From: R-E (Residence Estates) and C-1 (Limited Commercial), To: C-1 (Limited Commercial), Proposed Use: Commercial Center, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Extend the existing block wall on the east property line to the north property line as required by the Department of Community Planning and Development.
3. Dedicate an additional 10 feet for a total right-of-way radius of 25 feet on the southeast corner of Highland Drive and Madison Avenue as required by the Department of Public Works.
4. Install streetlights and sidewalk on Madison Avenue as required by the Department of Public Works.
5. Remove and replace all substandard curb, gutter and paving on Madison Avenue as required by the Department of Public Works.



6. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to issuance of grading or building permits.
7. Conformance to the plot plan and elevations.
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 systems 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 or 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 (excluding single family development).
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 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.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:jp

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

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 7, 1988

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 52

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

4. Z-120-88 - Booker T. Burney, Et Al

Request for reclassification of property located on the southeast corner of Highland Drive and Madison Avenue.

From: R-E (Residence Estates) and
C-1 (Limited Commercial)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL CENTER

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Extend the existing block wall on the east property line to the north property line as required by the Department of Community Planning and Development.
3. Dedicate an additional 10 feet for a total right-of-way radius of 25 feet on the southeast corner of Highland Drive and Madison Avenue as required by the Department of Public Works.
4. Install streetlights and sidewalk on Madison Avenue as required by the Department of Public Works.
5. Remove and replace all substandard curb, gutter and paving on Madison Avenue as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to issuance of grading or building permits.
7. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

BUNKER -
APPROVED subject
to the conditions.
Unanimous

Clerk to Notify
and Planning to
proceed.

No one appeared
in protest.

APPROVED AGENDA ITEM

Lucy B. Burton

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 7, 1988

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

J. ZONE CHANGE

4. Z-120-88 - Booker T. Burney, Et Al

Request for reclassification of property located on the southeast corner of Highland Drive and Madison Avenue.

From: R-E (Residence Estates) and
C-1 (Limited Commercial)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL CENTER

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Extend the existing block wall on the east property line to the north property line as required by the Department of Community Planning and Development.
3. Dedicate an additional 10 feet for a total right-of-way radius of 25 feet on the southeast corner of Highland Drive and Madison Avenue as required by the Department of Public Works.
4. Install streetlights and sidewalk on Madison Avenue as required by the Department of Public Works.
5. Remove and replace all substandard curb, gutter and paving on Madison Avenue as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to issuance of grading or building permits.
7. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 7, 1988

X.

J. ZONE CHANGE - PUBLIC HEARING

4. Z-120-88 - Booker T. Burney, Et Al

This request is to rezone .9 acres from R-E and C-1 to C-1 for a proposed three-phased expansion of an existing commercial center.

Property to the north is developed C-1 and to the south and west is vacant R-E. The lots in the Bonanza Village subdivision to the west back up to Highland Drive. There is vacant R-1 and R-E zoned properties to the east.

An existing commercial building (restaurant, cleaners, barber shop, insurance office and beauty salon) is on the south half of the site, and the three phased expansion is proposed on the north half. Landscaping is indicated along Highland Drive and Madison Avenue.

Access is from two existing driveways on Highland Drive, and from two proposed driveways, one each from Highland Drive and Madison Avenue. Adequate parking will be provided based on the type of future uses.

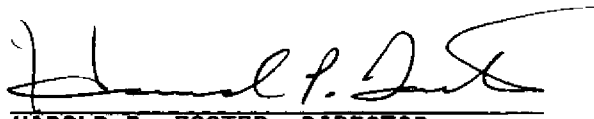
This proposal is in conformance with the service commercial/office land use proposed on the General Plan for this segment of Highland Drive.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

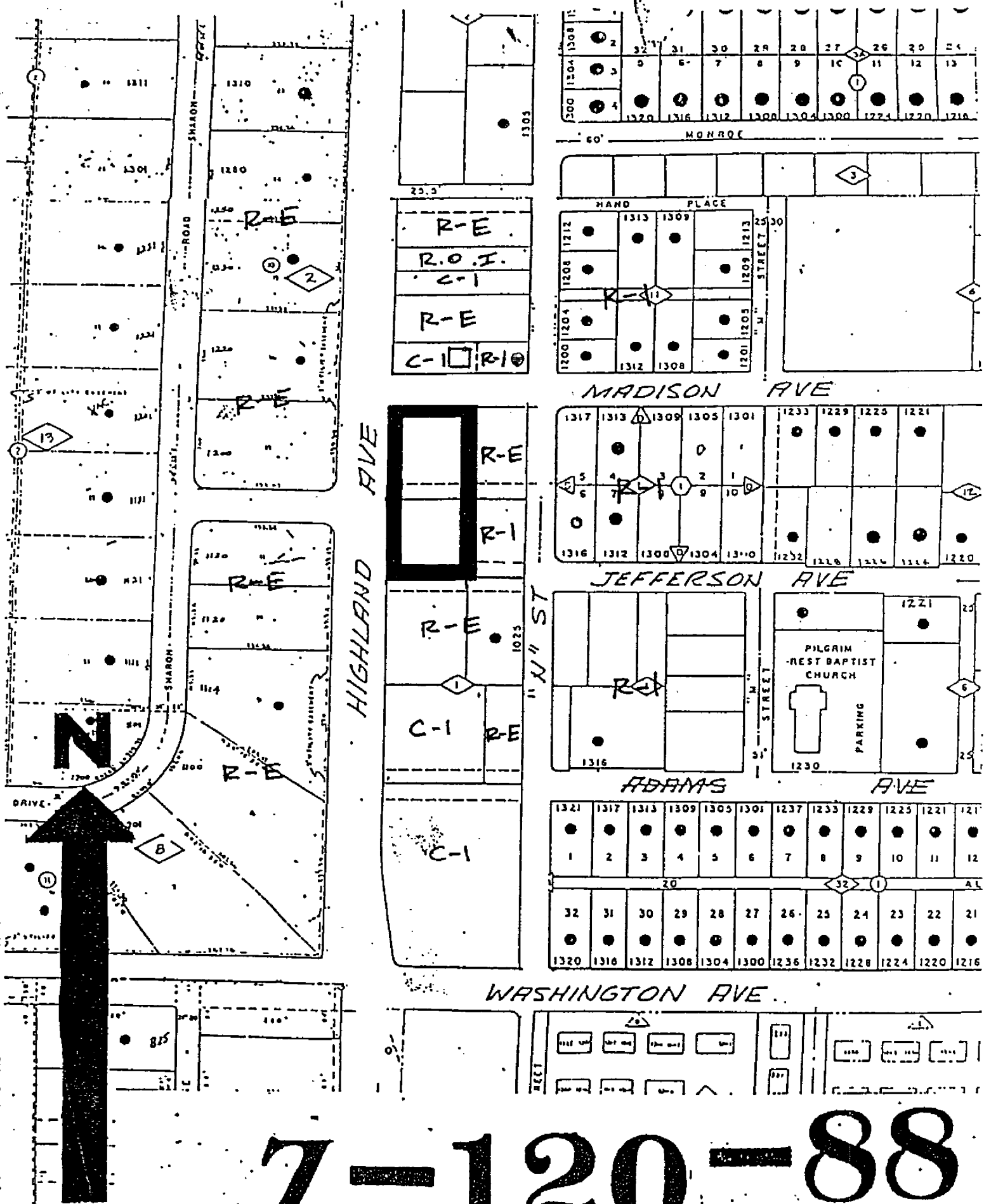
PROTESTS: 0

SEE ATTACHED LOCATION MAP

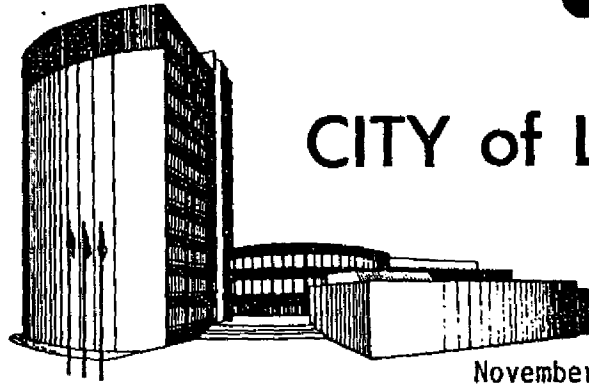

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 7, 1988

LOCATION MAP - ITEM X.J.4. - Z-120-88 - Booker T. Burney, Et Al



MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 18, 1988

Mr. Booker T. Burney
1229 Madison Avenue
Las Vegas, Nevada 89106

RE: Z-120-88 - ZONING RECLASSIFICATION

Dear Mr. Burney:

Your request for reclassification of property located on the southeast corner of Highland Drive and Madison Avenue, from R-E and C-1 Zones to C-1 Zone, was considered by the Planning Commission on November 10, 1988.

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

1. Resolution of Intent with a twelve month time limit.
2. Extend the existing block wall on the east property line to the north property line as required by the Department of Community Planning and Development.
3. Dedicate an additional 10 feet for a total right-of-way radius of 25 feet on the southeast corner of Highland Drive and Madison Avenue as required by the Department of Public Works.
4. Install streetlights and sidewalk on Madison Avenue as required by the Department of public Works.
5. Remove and replace all substandard curb, gutter and paving on Madison Avenue as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of grading or building permits.

- Continued -



TO: Mr. Booker T. Burney
RE: Z-120-88 - Zoning Reclassification

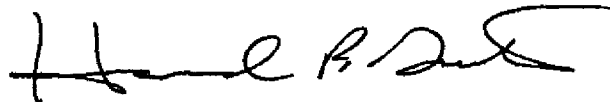
November 18, 1988
Page Two

7. Conformance to the plot plan and elevations.
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 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.

This item will be considered by the City Council on December 7, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

AGENDA

City of Las Vegas

November 10, 1988

PLANNING COMMISSION

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

47. Z-120-88

Applicant: BROOKER T. BURNEY, ET AL
Application: Zoning Reclassification
From: R-E and C-1
To: C-1
Location: Southeast corner of Highland Drive and Madison Avenue
Proposed Use: Commercial Center

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. Extend the existing block wall on the east property line to the north property line as required by the Department of Community Planning and Development.
3. Dedicate an additional 10 feet for a total right-of-way radius of 25 feet on the south-east corner of Highland Drive and Madison Avenue as required by the Department of Public Works.
4. Install streetlights and sidewalk on Madison Avenue as required by the Department of Public Works.
5. Remove and replace all substandard curb, gutter and paving on Madison Avenue as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of grading or building permits.

7. Standard Conditions 1 - 8.

PROTESTS: 0

Babero -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee excused)

MR. FOSTER stated this is a proposed expansion of an existing commercial center. The buildings will have tile mansard roofs, stucco walls and the project will consist of three phases. They are proposing a restaurant, cleaners, barber shop, insurance office and a beauty salon. The plan shows an existing block wall along the south half of the east property line. Staff feels that the wall to the north property line should be continued. Landscaping planters are proposed along Highland and Madison and access and parking are both adequate. The General Plan indicates Service/Commercial and Office Uses are appropriate for this section of Highland and staff recommended approval.

BOOKER T. BURNER, appeared to represent the applicant. He needs to expand his parking.

To be heard by the City Council on 12-7-88.

(11:30-11:34)

cc

12/7

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 28, 1988

Mr. Booker T. Burney, Et Al
1229 Madison Avenue
Las Vegas, Nevada 89106

RE: Z-120-88 - 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 November 10, 1988. This meeting will be held at 7:30 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



INTER-OFFICE MEMORANDUM

November 5, 1988

PLANNING AND

NOV 7 1988

DEVELOPMENT

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

Z-120-88
Booker T. Burney, et al

COPIES TO:

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

1. Dedicate an additional 10' for a total right-of-way radius of 25' on the southeast corner of Highland Drive and Madison Avenue.
2. Install streetlights and sidewalk on Madison Avenue.
3. Remove and replace all substandard curb, gutter and paving on Madison Avenue.
4. Drainage study and technical drainage study required to be submitted and approved prior to the issuance of grading or building permits.

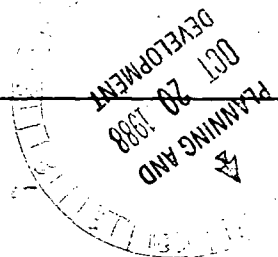
KJM5/144

COMMUNITY PLANNING AND DEVELOPMENT

FIRE PREVENTION DIVISION *[Signature]*

CT: 2-120-88

: 10/19/88



- ☒ Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- ☒ Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- ☒ Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- ☐ Fire Department access shall be provided to within 150 feet of all building areas.
- ☒ All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- ☐ Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- ☒ All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- ☒ An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- ☐ Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- ☐ Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- ☒ Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- ☒ All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- ☐ New private street names shall be approved by the Fire Department Communications office.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

10-17-88

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

PLANNING AND
DEVELOPMENT
OCT 19 1988

SUBJECT:

Z 120-88 ZONE RECLASS
BOOKER T. BURNEY ZONE: RECLASS
Parcel No: 010-440-060 & 075

COPIES TO:

ADDITION TO SWP CENT

In answer to your memorandum of 10.13.88

on the above zone request at S.E. CORNER of N. HIGHLAND &
MADISON AVE.

this department has no objections provided all required permits and inspections
are obtained.

NO FURTHER COMMENTS TO ZONE RECLASS,
EXCEPT REAR WALL OF STRUCTURE TO BE
MIN THE CONSTRUCTION.



NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1988

Notice is hereby given that on **NOVEMBER 10, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-120-88 APPLICATION OF BOOKER T. BURNEY, ET AL, FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF HIGHLAND
DRIVE AND MADISON AVENUE

FROM: R-E (RESIDENCE ESTATES) AND

C-1 (LIMITED COMMERCIAL)

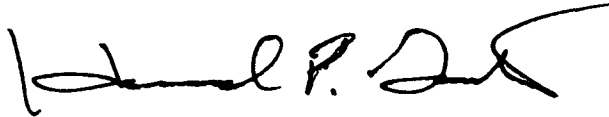
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL CENTER

The above property is legally described as a portion of
the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼)
of Section 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: NOVEMBER 1, 1988

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1988

Notice is hereby given that on November 10, 1988 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-120-88 APPLICATION OF ~~BROOKER~~ T. BURNEY, ET AL, FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF ~~14th~~
^{DRIVE}
HIGHLAND AND MADISON AVENUE

FROM: R-E (RESIDENCE ESTATES) AND

C-1 (LIMITED COMMERCIAL)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL CENTER

The above property is legally described as a portion
of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$)
of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: October 26, 1988

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

SEE LOCATION MAP ON REVERSE SIDE.

10/13/88

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - IRENE CLARK

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION - Z- 120-88

APPLICANT: Booker T. Burney EtalFROM: R-E, C-1 TO: C-1

COPIES TO:

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

SE. corner of N. Highland + Madison AveParcel No.: port. of 010-440-060, 075Proposed Use: commercial centerCITY PLANNING COMMISSION MEETING: 11/10/88

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Booker, T. Burney ETAL
REP'S NAME _____
ADDRESS 1229 Madison Ave
LV, NV 89106
PHONE 648-0996

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL SW 1/4, NE 1/4, Sec 28, T20S, R61E

ZONING: EXISTING RE, C-1 PROPOSED C-1

LAND USE: EXISTING Vacant
PROPOSED Commercial center

PAST ACTIONS: CASE NO. 2-59-83 ACTION approv DATE 1/9/86
CASE NO. V-76-88 ACTION approv DATE 6/23/88
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-28-4 ASSESSOR'S PARCEL NO. port. of 010-440-060, 075

GENERAL LOCATION: SE corner of N. Highland & Madison Ave

FLOOD ZONE "A": YES X NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____

SPECIAL NOTICE REQUIRED?: YES X NO _____

IF YES: Bonanza Village Homeowners Assoc.
P.O. Box 4001 LV, NV 89106

CHECKED BY: T. Kulesh DATE 10/13/88

GENERAL RECEIPT NO. 45665 CASE NO. 2-120-88

PC DATE: 11/10/88 BZA DATE: _____

FLOOD ZONE A

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned 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 C-1 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 \$_____.

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

PORTION: S 1/2, NW 1/4, SW 1/4, NE 1/4 SEC. 28, T-20-S
R-61-E

Assessor's Parcel Number: _____

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), BOOKER T. BURNEY AND LONNIE WALSTON,
(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 and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) <u>Booker T. Burney</u>	<u>1229 MADISON AVE</u>
SIGNATURE OF OWNER OF RECORD	MAILING ADDRESS
<u>648-0996</u>	<u>LAS VEGAS NEV. 89106</u>
PHONE NUMBER	CITY STATE ZIP
(2) <u>Lonnie Walston</u>	<u>1930 Fair St</u>
SIGNATURE OF OWNER OF RECORD	MAILING ADDRESS
<u>647-3972</u>	<u>Las Vegas NV 89106</u>
PHONE NUMBER	CITY STATE ZIP

Subscribed and sworn to before me this 11th day of October, 1988.

Peggy J. Grizzle
Notary Public in and for said County and State

Aug 26, 1989
My Commission Expires

(seal)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PEGGY J. GRIZZLE
My Appointment Expires Aug. 20, 1988

FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.⁰⁰

Received by: R-R

Receipt No.: 45665

Date: 12/13/88

Case No.: 2-120-88

Meeting Date: 11/10/88

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That THE ESTATE OF LEMONS & ASSOCIATES, INC., Bankrupt under Case No. 85-0273 filed May 9, 1986

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to BOOKER T. BURNEY and BEULAH BURNEY, husband and wife, and LONNIE WALSTON and DAISY WALSTON, husband and wife, all as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

qpn 010-440-009

SUBJECT TO: 1. Taxes for the fiscal year 1985-86
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 19th day of February, 1986

Leroy Bergstrom, Trustee

STATE OF NEVADA

County of WASHOE

On this 16th day of APRIL, 1986

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

County and State, LEROY R.

BERGSTROM, TRUSTEE

ESCROW NO. E-119002-NW

WHEN RECORDED MAIL TO: Booker T. Burney, et al

1229 Madison, Las Vegas, Nevada 89106

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

Sue Vaughan
Notary Public in and for said County and State.

SUE VAUGHAN

Notary Public - State of Nevada

Appointment Recorded in Washoe County

MY APPOINTMENT EXPIRES DEC. 31, 1988

EXHIBIT "A"

Parcel I: The North 165.15 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

EXCEPTING THEREFROM the East 17.79 feet;

Saving and Excepting therefrom the interest in and to the Northerly 30 feet and the Westerly 40 feet thereof as conveyed to the County of Clark for Street and Road purposes.

Parcel II: The South 27.74 feet of the North 192.89 feet of the West 268.14 feet of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M. EXCEPTING THEREFROM the Westerly 40 feet as Quitclaimed to the City of Las Vegas for Street Purposes. ALSO EXCEPTING therefrom that portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M. in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

A triangular parcel of land bounded as follows: On the North by the South line of the North 30.00 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 28; on the West by the East line of the West 40.00 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 28; and on The Southeast by the Arc of a Circle concave Southeasterly, having a radius of 15.00 feet and being tangent to the South line of said North 30.00 feet and to the East line of said West 40.00 feet, as conveyed to the City of Las Vegas by Deed recorded July 4, 1983 in Book 1771 of Official Records, Clark County Nevada Records, as Document No. 1730117.

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

LAWYERS TITLE OF LAS VEGAS, INC.

APR 18 8 00 AM '86

FEE 6- DEPUTY VS
OFFICIAL RECORDS
BOOK INSTRUMENT