

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0121-77

APN 140-32-415-028

Location N of Charleston btw Marion & Nellis

Applicant First Western Savings Association

Subject

Reclassification of property legally
described as a portion of the South 1/2 of
Section 32, Township 20 South, Range 62
East, MDB&M.



October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-121-77 FIRST WESTERN SAVINGS ASSOCIATION FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON
BOULEVARD BETWEEN MARION DRIVE AND NELLIS BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

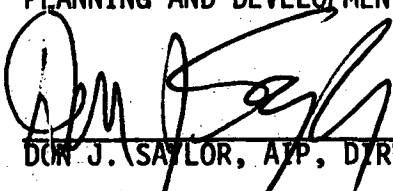
TO: R-PD 7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM/LOW DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF
(S $\frac{1}{2}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&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


DON J. SAYLOR, APP, DIRECTOR

DJS:kt

(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.)

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
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FILE NO. _____

Rev. 3/1/73

Date _____

Page _____ of _____

Fill in items 1, 2, 3, or 4; fill in item 5:

[illegible]

5. Information needed:			
a. Listing to contain:	Descriptions ☒	Valuations ☐	
b. Listing to be:	One-Part ☒	Two-Part ☐	Three-Part ☐
c. Labels needed:	None ☐	One Set ☒	Two Sets ☐
d. Label Sequence to be:	Same as List ☒	Alpha on Name ☐	
19-05-008	Assessor Approval:	Billing No.	

AGENDA

City of Las Vegas

June 15, 1983

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 41

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. PLOT PLAN REVIEW - Z-121-77 - PAUL LETOURNEAU

Request for a plot plan review to build an addition to the existing residence at 4748 Chantilly Avenue, R-PD7 Zone.

Planning Commission unanimously recommends APPROVAL, subject to the following conditions

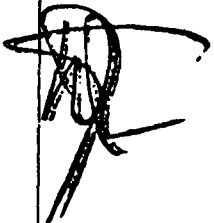
1. Conformance to the plot plan.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

Staff Recommendation: APPROVAL

Lurie -
APPROVED
Items A,B,C,E,F & G
as recommended by
Planning Commission
and staff, and
DENIED
Item D
Unanimous

Clerk to notify &
Staff to proceed

APPROVED AGENDA ITEM



MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 20, 1983

Mr. Paul Letourneau
4748 Chantilly
Las Vegas, Nevada 89110

Re: PLOT PLAN REVIEW
Z-121-77

Dear Mr. Letourneau:

The Board of City Commissioners at a regular meeting held June 15, 1983, APPROVED your request for a Plot Plan Review to build an addition to the existing residence at 4748 Chantilly Avenue, R-PD7 Zone, subject to the following conditions:

1. Conformance to the plot plan.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Engineering Services



2. Z-57-81

(Continued)

block wall 65 feet on both sides of the site and, 3) Balance of required wall shall be installed in the next phase of development.

JACK CLARK, 723 South 3rd Street, appeared to represent the applicant. They have no objection to staff's conditions.

GEORGE DRAGOVICH, 2833 Milo Way, appeared in protest. There is a dust problem in the area from this property and a block wall along the entire north property line would help to alleviate that problem.

BRUCE HOLLOWAY, 2041 Milo Way, appeared in protest. He objected to the dust also.

MR. FOSTER suggested that the property could be oiled.

JACK CLARK replied that they had put a sealant over the property several months ago.

MRS. TRACY made a Motion for APPROVAL of Z-57-81, Review of Condition, subject to staff's conditions and contractor to oil the property

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

3. Z-121-77

PLOT PLAN REVIEW

APPROVED

Request of PAUL LETOURNEAU for a Plot Plan Review to build an addition to the existing residence at 4748 Chantilly Avenue, R-PD7 Zone.

MR. FOSTER stated this is located on the east end of town in a planned development that were constructed on a single-family basis. This is a zero lot line development. At the time the R-PD zoning was approved it was for one story homes. This particular owner would like to construct a two-story addition on a portion of this single-family residence. The property abuts R-1 to the east where two stories are allowed. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

PAUL LETOURNEAU, 4748 Chantilly, appeared for the application. He is in agreement with staff's recommendation.

MR. KENNEDY made a Motion for APPROVAL of Z-121-77, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Mack,
Mr. Guthrie, Mrs. Coleman, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 15, 1983 at 2:00 P.M.

DATE

5-19-83

TO: COMMUNITY PLANNING & DEVELOPMENT

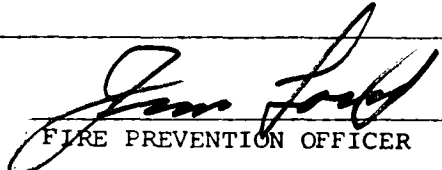
FROM: FIRE PREVENTION BUREAU

SUBJECT:

2-121-77

- ☒ 1. No Objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Hydrants are to be installed and charged with water before construction begins.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:


FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

May 17, 1983

ENGINEERING SERVICES
~~ENGINEERING SERVICES~~ DEPARTMENT
ADMINISTRATIVE DIVISION
BUILDING & SAFETY DEPARTMENT
~~FIRE SERVICES DEPARTMENT~~

FROM:

Harold P. Foster
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

Z-121-77 - PAUL LETOURNEAU

COPIES TO:

A request for a plot plan review has been received on the following described property:

Generally located on the north side of Chantilly between Kolmar Court and Teakwood Avenue (4748 Chantilly), R-PD7 Zone.

To build an addition

CITY PLANNING COMMISSION MEETING: May 24, 1983

Your remarks regarding this application should be received prior to

May 20, 1983

HPF: (318)

attachment (plot plan)

INTER-OFFICE MEMORANDUM

May 19, 1983

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z-121-77
PAUL LETOURNEAU

COPIES TO:

In answer to your memorandum of May 17, 1983, on the above zone reclassification located at 4748 Chantilly, R-PD7 zone, this department has no objections provided all required permits and inspections are obtained.

RPP:sd

RECEIVED
MAY 20 1983
PLANNING AND
DEVELOPMENT

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
June 15, 1983 City Commission Agenda

X.

F. PLOT PLAN REVIEW - Z-121-77 - PAUL LETOURNEAU

This request for a plot plan review involves a minor change in this R-PD7 development for a 22'x 23' second-story addition to the applicant's residence. At the time the zoning was approved, the plan showed all units one story. The units are detached and constructed on a zero lot line basis.

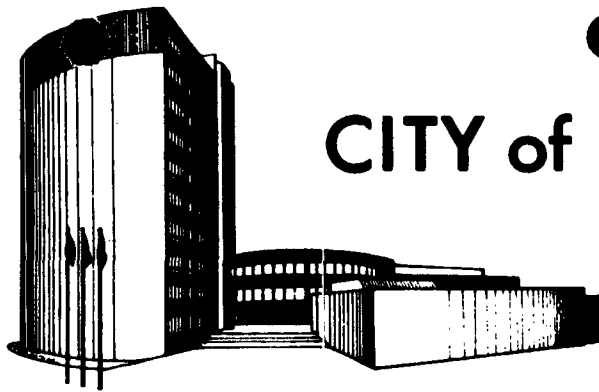
PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 25, 1983

Paul Letourneau
4748 Chantilly
Las Vegas, Nevada 89110

RE: Z-121-77

Dear Mr. Letourneau:

Your request for a Plot Plan Review to build an addition to the existing residence at 4748 Chantilly Avenue, R-PD7 Zone, was considered by the City Planning Commission on May 24, 1983.

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

1. Conformance to the plot plan.
2. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.

This item will be considered by the Board of City Commissioners on June 15, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cmc
cc: City Clerk

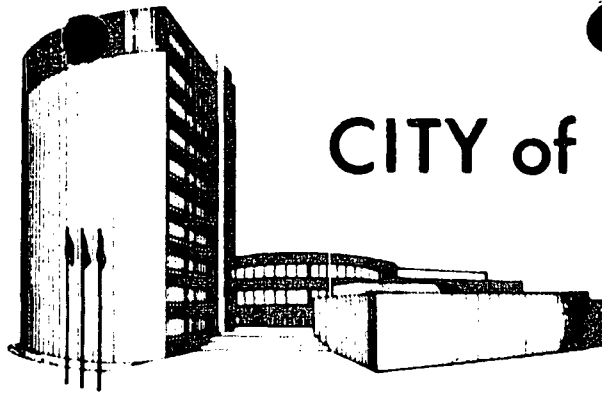


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 17, 1983

Paul Letourneau
4748 Chantilly
Las Vegas NV 89110

RE: Z-121-77

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on May 24, 1983.

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

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

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is stylized with a large, sweeping "H" and a long, horizontal stroke.

Harold P. Foster, Director

HPF:cme
attachment

INTER-OFFICE MEMORANDUM

May 17, 1983

TO: ENGINEERING SERVICES ENGINEERING SERVICES DEPARTMENT ADMINISTRATIVE DIVISION BUILDING & SAFETY DEPARTMENT FIRE SERVICES DEPARTMENT	FROM: <i>[Signature]</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: Z-121-77 - PAUL LETOURNEAU	COPIES TO:

A request for a plot plan review has been received on the following described property:

Generally located on the north side of Chantilly between Kolmar Court and Teakwood Avenue (4748 Chantilly), R-PD7 Zone.

To build an addition

CITY PLANNING COMMISSION MEETING: May 24, 1983

Your remarks regarding this application should be received prior to May 20, 1983.

HPF: (JHC)
 attachment (plot plan)

PAUL LETOURNEAU

5-17-83

Concerning property 4748 Chantilly

Requesting Approval of:
Add-on, Building up Adding
Second Level, Approx 22x23
As shown in sketch.

L10 B4 PINEWOOD UNIT #3

PLOT PLAN REVIEW

BY SUN

5-17-83

RECEIPT # 38618

2-121-77

RFD-7

QUESTIONS

4535721

GEN LOCATED ON NORTH SIDE ~~of~~ of
CHANTILLY BETWEEN KOLMAR CT & TERRELL AVE

Legally described as being a portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 62 East, MDBM described as follows:

Commencing at the Southeast corner of said Section 32; thence South 89°35'06" West, 749.75 feet; thence North 00°24'54" West, 50.00 feet to the True Point of Beginning; thence South 89°35'06" West, 704.80 feet; thence North 00°27'26" West, 572.14 feet to a point on a curve concave Southerly and having a radius of 950.00 feet, a radial line to said point bears North 18°04'02" East; thence Westerly along said curve through a central angle of 18°31'28" an arc distance of 310.38 feet to a point of tangency; thence South 89°32'34" West, 531.90 feet; thence North 00°27'26" West, 90.01 feet to a point of tangency with a curve concave Westerly and having a radius of 1233.00 feet; thence Northerly along said curve through a central angle of 08°05'06" an arc distance of 173.99 feet to a point of compound curvature with a curve concave Westerly and having a radius of 576.50 feet, a radial line to said point bears North 81°27'28" East; thence Northerly along said curve through a central angle of 32°14'33" an arc distance of 324.42 feet to a point; a radial line to said point bears North 49°12'55" East; thence North 44°14'31" East, 84.85 feet to a point of tangency with a curve concave Southerly and having a radius of 15.00 feet; thence Easterly along said curve through a central angle of 94°59'21", and arc distance of 24.87 feet; thence North 49°13'52" East along a radial line 25.50 feet; thence North 40°46'08" West, 3.54 feet; thence North 49°13'52" East, 125.50 feet; thence South 40°45'08" East, 585.00 feet; thence South 71°59'08" East, 57.42 feet; thence North 89°32'34" East, 234.00 feet; thence North 89°35'06" East, 51.00 feet; thence South 00°24'54" East, 28.52 feet; thence North 89°35'06" East, 100.00 feet; thence South 67°04'30" East, 85.24 feet;

thence South 85°39'06" East, 270.94 feet; thence North 89°35'06" East, 181.10 feet; thence South 88°49'39" East, 51.00 feet; thence South 01°10'21" West, 41.34 feet; thence South 88°49'39" East, 120.00 feet; thence South 01°10'21" West, 417.88 feet to a point of tangency with a curve concave Westerly and having a radius of 1925.00 feet; thence Southerly along said curve through a central angle of 02°10'30" an arc distance of 63.80 feet to a point of tangency; thence South 03°20'51" West, 95.28 feet to a point of tangency with a curve concave Easterly and having a radius of 2075.00 feet; thence Southerly along said curve through a central angle of 03°28'36" an arc distance of 125.91 feet to a point of tangency; thence South 00°07'45" East, 30.35 feet to the TRUE POINT OF BEGINNING.

Z-123-77

From R-1 to P-R

Legally described as the East 155 Feet of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDBM, excepting therefrom the South 131.58 Feet thereof.

SUBJECT TO:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of all City departments.

INTER-OFFICE MEMORANDUM

December 27, 1977

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENTREQUEST FOR ORDINANCE PREPARATION
CC APPROVED: NOVEMBER 30, 1977

COPIES TO:

Z-121-77 CHRONO
CITY MANAGER REQ. FOR ORD. J. HERBERT
ASSESSOR DON J. BROWN

Please prepare an Ordinance to rezone the following property:

-121-77

From R-1 to R-PD 7

Legally described as being a portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 62 East, MDB&M described as follows:

Commencing at the Southeast corner of said Section 32; thence South 89°35'06" West, 749.75 feet; thence North 00°24'54" West, 50.00 feet to the True Point of Beginning; thence South 89°35'06" West, 704.80 feet; thence North 00°27'26" West, 572.14 feet to a point on a curve concave Southerly and having a radius of 960.00 feet, a radial line to said point bears North 18°04'02" East; thence Westerly along said curve through a central angle of 18°31'28" an arc distance of 310.38 feet to a point of tangency; thence South 89°32'34" West, 531.90 feet; thence North 00°27'26" West, 90.01 feet to a point of tangency with a curve concave Westerly and having a radius of 1233.00 feet; thence Northerly along said curve through a central angle of 08°05'06" an arc distance of 173.99 feet to a point of compound curvature with a curve concave Westerly and having a radius of 576.50 feet, a radial line to said point bears North 81°27'28" East; thence Northerly along said curve through a central angle of 32°14'33" an arc distance of 324.42 feet to a point; a radial line to said point bears North 49°12'55" East; thence North 44°14'31" East, 84.85 feet to a point of tangency with a curve concave Southerly and having a radius of 15.00 feet; thence Easterly along said curve through a central angle of 94°59'21", and arc distance of 24.87 feet; thence North 49°13'52" East along a radial line 25.50 feet; thence North 40°46'08" West, 3.54 feet; thence North 49°13'52" East, 125.50 feet; thence South 40°46'08" East, 585.00 feet; thence South 71°59'08" East, 57.42 feet; thence North 89°32'34" East, 234.00 feet; thence North 89°35'06" East, 51.00 feet; thence South 00°24'54" East, 28.52 feet; thence North 89°35'06" East, 100.00 feet; thence South 67°04'30" East, 85.24 feet;

continued

TO: CITY ATTORNEY
RE: REQUEST FOR ORDINANCE PREPARATION

DECEMBER 27, 1977
PAGE TWO

Z-121-77 (cont.)

thence South $85^{\circ}39'06''$ East, 270.94 feet; thence North $89^{\circ}35'06''$ East, 181.10 feet; thence South $88^{\circ}49'39''$ East, 51.00 feet; thence South $01^{\circ}10'21''$ West, 41.34 feet; thence South $88^{\circ}49'39''$ East, 120.00 feet; thence South $01^{\circ}10'21''$ West, 417.88 feet to a point of tangency with a curve concave Westerly and having a radius of 1925.00 feet; thence Southerly along said curve through a central angle of $02^{\circ}10'30''$ an arc distance of 63.80 feet to a point of tangency; thence South $03^{\circ}20'51''$ West, 95.28 feet to a point of tangency with a curve concave Easterly and having a radius of 2075.00 feet; thence Southerly along said curve through a central angle of $03^{\circ}28'36''$ an arc distance of 125.91 feet to a point of tangency; thence South $00^{\circ}07'45''$ East, 30.35 feet to the TRUE POINT OF BEGINNING.

LW:rw

ZONE CHANGE
Z-121-77
FIRST WESTERN
SAVINGS
ASSOCIATION
Approved as
Recommended
by Planning
Commission

Mr. Saylor: This is a request for a continuation of the R-PD 7 pattern that they have established out in the East end of the City. They are developing single family homes both under the normal R-1 zoning, and the R-PD 7. This is Nellis, (Referring to the map), and Charleston. They are asking for an additional area as shown here. The Planning Commission recommends approval. There were no protests.

David Ware: I am representing First Western Savings.

Mayor Pro-Tem Lurie: Is there anyone in the audience protesting the application? (No response).

Commissioner Woofter: Move to approve.

Mayor Pro-Tem Lurie: Cast your votes.

Commissioner Leavitt: Mr. Sloan the applicant in this case is First Western Savings. I have a debtor-creditor relationship. They being the creditor, and me being the debtor. Would that have any affect on whether or not I can vote in this matter?

Mr. Sloan: The primary requirement is that you make a disclosure to the members of the Board. In addition the law provides that a member of the legislative branch which in this case the Commission is acting as a legislative function. They should not vote upon, or otherwise participate in the consideration of a matter with respect to which the independence of judgement of a reasonable person in his situation would be materially affected by, one his private financial interest, or by two his commitment in a private capacity to the interest of others. My own opinion is that the independent judgement of a reasonable person in your situation would not be affected. If you were to disagree with me then you would have to abstain. I don't think there is any problem.

Mayor Pro-Tem Lurie: Well 10 years ago my wife worked for First Western, and we own a hundred shares of stock in First Western. I want to know whether or not a vote on an application, whether or not I am eligible to vote?

Mr. Sloan: Well financial interest is defined in here as 10% of the total stock, the other provision that might apply would be that if it is an undue benefit no public officer, or employee should use his position to grant unwarranted privileges, preference or exemption for himself, or any business entity for which he has a financial interest. If you were to conclude Commissioner that this was an unwarranted privilege that you were granting to First Western then I would say you would have to abstain. The short answer is that I think you can vote.

Mayor Pro-Tem Lurie: Cast your vote on the motion. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; noes none.
Mayor Briare excused.

MR. BROWN presented the staff report and indicated the location by means of visual aids. He added to the east and across the street are C-D uses. The layout has been redesigned to provide 14 parking spaces and additional landscaping. Staff has talked to the applicant and he appeared to be receptive and agreeable. There are no protest on record.

CHAIRMAN PARKER declared the public hearing open.

The applicant or a representative was not present.

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

MR. JONES made a Motion for APPROVAL of Z-120-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 30, 1977 at 9:00 A.M.

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property legally described as a portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 62 East, MDB&M and generally located on the north side of Charleston Boulevard between Marion Drive and Nellis Boulevard, from R-1 (Single Family Residence) to R-PD 7 (Residential Planned Development).

Proposed Use: Medium/Low Density Planned Development

MR. BROWN gave the staff report and indicated the location of the property in question. He stated this was in keeping with the development of the area and staff recommends approval subject to 60' dedication for Arlington Street on the east plus the normal conditions.

CHAIRMAN PARKER declared the public hearing open.

20. Z-121-77
APPROVED

DAVID WEIR, was present representing the applicant, and stated they agreed to staff recommendations.

MR. BROWN stated there were no protests on record.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-121-77.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 30, 1977 at 9:00 A.M.

RECESS:

CHAIRMAN PARKER declared a 10-minute recess at 9:25 P.M. and reconvened the meeting at 9:35 P.M.

21. Z-122-77

APPROVED

Application of MUSICIANS CLUB OF LAS VEGAS for reclassification of property legally described as a portion of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M and generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. BROWN gave the staff report and stated this area had been designated for this kind of development. Staff recommends approval and did redesign some of the parking inasmuch as the applicant had the parking at 60° angle and in viewing the perimeters of the lot discovered he was 10' longer than what he actually owned and that would require the parking spaces to be put at a more accute angle. He will have 54 parking spaces which will allow for 216 seats in the restaurant/lounge. With that condition plus the normal conditions, staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

PETE LEXIS, was present representing the applicant.

MR. TIBERTI asked if this was to be a club for the musicians.

MR. LEXIS replied that he was buying it from the Musicians and it would be his own business.

CHAIRMAN PARKER asked what it was going to be.

MR. LEXIS replied first a cocktail lounge, the restaurant and later a shopping center.

MR. MILLER asked how much land was involved.

MR. LEXIS said 2.55 acres.

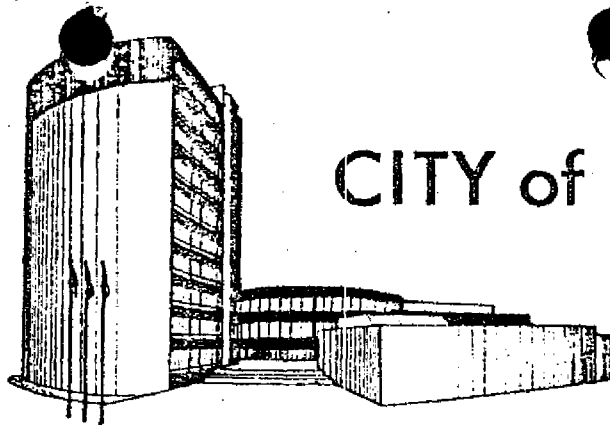
MR. BROWN stated there were no protests of record.

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

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN, III



CITY of LAS VEGAS

January 5, 1978

Ms. Regina Larsen
First Western Savings Association
P. O. Box 920
Las Vegas, Nevada 89101

Re: Z-121-77
Rezoning of Property

At a special meeting held on November 30, 1977, the Board of City Commissioners APPROVED your request for reclassification of property generally located on the north side of Charleston Boulevard between Marion Drive and Nellis Boulevard from R-1 to R-PD 7 (Residential Planned Development), as had been recommended by the Planning Commission.

EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Dept. of Community Planning & Development

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
CONTINUED

Item "D" continued . . .

See Page 5

See Page 5

6. Conformance to code requirements and
design standards of all City departments.

PROTESTS: 0

E. ZONE CHANGE - Z-121-77 - FIRST WESTERN SAVINGS
ASSOCIATION

Property generally located on the north side
of Charleston Boulevard between Marion Drive
and Nellis Boulevard.

From: R-1 (Single Family Residence)

To: R-PD 7 (Residential Planned Development)

Proposed Use: Medium/low density
Planned Development.

Approved as
recommended by
Planning
Commission
Woofter - unanimous

Clerk
to notify
Staff
to proceed

Planning Commission unanimously recommends
APPROVAL.

PROTESTS: 0

F. ZONE CHANGE - Z-122-77 - MUSICIANS CLUB OF
LAS VEGAS

Property generally located on the south side
of Bonanza Road, 800 feet west of Lamb Boule-
vard.

From: R-E (Residence Estates)

To: C-1 (Limited Commercial)

Proposed Use: Shopping Center.

Approved as
recommended by
Planning
Commission
Leavitt - unanimous

Clerk to
notify
Staff
to proceed

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to
a twelve month time limit.
2. Approved fire hydrants and water mains to
be at 300 ft. spacing as required by the
Department of Fire Services.
3. Installation of half-street improvements
(pavement, curb and gutter, sidewalk and
street lighting) on Bonanza Road frontage
as required by the Department of Public
Services.

Item "C" continued . . .

zoning further west at Bonanza and Maryland Parkway. If this application were approved, it would be a classic example of "spot zoning" and would start a pattern of non-residential uses in a completely residential area.

The Planning Commission recommends denial and there were 25 protests.

D. ZONE CHANGE - Z-120-77 - CHARLES P. & RUTH C. HALE

Property located at 3317 West Charleston Boulevard at the southeast corner of West Charleston Boulevard and Barnard Drive from R-1 to C-D. Proposed Use: Dental Office.

This request is in keeping with the policies and patterns along West Charleston. The Planning Commission recommends approval and there were no protests.

E. ZONE CHANGE - Z-121-77 - FIRST WESTERN SAVINGS ASSOCIATION

Property generally located on the north side of Charleston Boulevard between Marion Drive and Nellis Boulevard from R-1 to R-PD 7. Proposed Use: Medium/low density planned development.

The R-PD 7 requested is slightly higher in density than R-1 and allows smaller lots than R-1. This is part of the overall residential development by First Western in the general area bounded by Stewart and Charleston from Lamb to Nellis.

There were no protests and the Planning Commission recommends approval.

F. ZONE CHANGE - Z-122-77 - MUSICIANS CLUB OF LAS VEGAS

Property generally located on the south side of Bonanza Road, 800 ft. west of Lamb Boulevard from R-E to C-1. Proposed Use: Shopping Center.

This is in an area where several union halls are located. The request is for C-1 zoning for a shopping center. The Planning Commission recommends approval and there were no protests.

G. ZONE CHANGE - Z-123-77 - ROLAND S. & WINIFRED F. TATE

Property generally located 100 ft. north of Goldring Avenue and 160 ft. south of Valerie Street at the south end of Rose Street from R-1 to P-R. Proposed Use: Expansion of parking facilities for Valley Hospital.

November 14, 1977

Ms. Regina Larsen
First Western Savings Assoc.
P. O. Box 920
Las Vegas, Nevada 89101

Re: Z-121-77 ✓

Dear Ms. Larsen:

Your request for reclassification of property generally located on the north side of Charleston Boulevard between Marion Drive and Nellis Boulevard from R-1 to R-PD 7, was considered by the City Planning Commission on November 10, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL.

This item will be heard by the Board of City Commissioners on November 30, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

November 9, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-121-77
First Western Savings Association
E. Charleston between Marion & Nellis

COPIES TO:

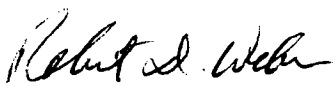
Your memorandum of October 20, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the north side of Charleston Blvd. between Marion Dr. and Nellis Blvd.

✓ It will be required that the applicant change Arlington St. to 60' right-of-way from E. Charleston to Chantilly and change Chantilly to 60' right-of-way from Arlington St. to Teakwood Ave.

Please designate unit number of this development. It is assumed this unit will be called Pinewood #3.

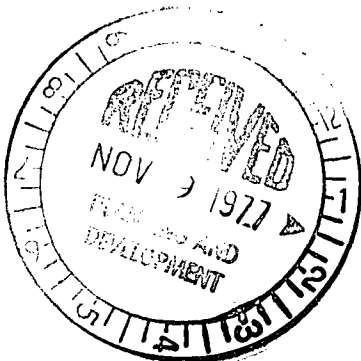
✓ Offsite improvements consisting of sidewalk, curb and gutter, paving and street lighting would be required to meet existing improvements on E. Charleston Blvd. Complete offsite improvements would be required on the interior streets.

All improvements made in this unit should be coordinated with improvements and requirements of the adjacent units being developed. Comments and requirements made for adjacent units that will affect this development shall also apply. Please refer to comments by the Public Services Department of March 7th and March 15, 1977.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s



INTER-OFFICE MEMORANDUM

October 26, 1977

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-121-77
FIRST WESTERN SAVINGS ASSOCIATION
NORTH SIDE OF CHARLESTON, BETWEEN MARION DR.
AND NELLIS BLVD.
R-PD7

COPIES TO:

1. Street names to be checked for duplication.
2. Approve fire hydrant and distribution system to be provided.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

October 20, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICES**FROM:** DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT**SUBJECT:**
ZONING - Z-121-77
FIRST WESTERN SAVINGS ASSOCIATION**COPIES TO:**

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

Property generally located on the north side of Charleston Boulevard between Marion Drive and Nellis Boulevard.

From: R-1 To: R-PD 7

Proposed Use: Medium/low density planned development

CITY PLANNING COMMISSION MEETING: November 10, 1977

Your remarks regarding this application prior to November 4, 1977 will be greatly appreciated.

Plot Plan Attached: Yes

No

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-121-77 FIRST WESTERN SAVINGS ASSOCIATION FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON
BOULEVARD BETWEEN MARION DRIVE AND NELLIS BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

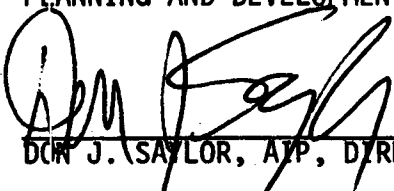
TO: R-PD 7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM/LOW DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF
(S $\frac{1}{2}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&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


DON J. SAYLOR, A/P, DIRECTOR

DJS:kt

(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.)

NOTICE OF PUBLIC HEARING

NOV. 10, 1977

10-26-77

Notice is hereby given that on 11-10-77 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-121-77 FIRST WESTERN SAVINGS ASSOCIATION FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON BOULEVARD BETWEEN MARION DRIVE AND NELLIS BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD 7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM^{LOW} DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST,

~~MDDB~~ M

(A complete, detailed legal description is on file in the Department of C. P and D.

PARCEL CONTAINS 24.10 Acres $\pm$ @ 146 UNITS = 6.06 UNITS Per Acre
CHANGE R-PD7 TO R-PD6

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 & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

SMITH _____ (date)

BROWN, D.J. do 10-12-77

CLEMMER 10/19/77

BROWN, D.W. 10/19/77

SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY 10-20-77).

(The information contained above is considered to be accurate; however, there may be minor variations involved).



CONSULTING ENGINEERS PLANNERS 2209 PARADISE ROAD, LAS VEGAS, NEVADA 89105 (702) 735-0227

LETTER OF TRANSMITTAL

To City of Las Vegas

Planning

Date Nov. 8, 1977

Project Stewart Place 6-8

Pinewood 3-4

Attn: Bob

Tract/W. O. No. 2377 & 2500

Gentlemen:

We are forwarding

☐ By Mail

☐ By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>6</u>	<u>rev. tentative - Stewart Place</u>	
<u>6</u>	<u>rev. site plan - Pinewood</u>	
<u>1</u>	<u>" legal desc. - Pinewood (zone chg.)</u>	

Remarks rev. per your request

This material is sent for

☐ Checking

☐ Approval

☐ Your Files

☐ Other

☐ Please sign _____ copies and return to our office.

By Cappy Hayes

Above material received by _____

Date _____



CONSULTING ENGINEERS PLANNERS 2209 PARADISE ROAD, LAS VEGAS, NEVADA 89105 (702) 735-0227

Howe
11/8/77

October 12, 1977
W.O. #2500-3 & -4
Revised November 7, 1977

LEGAL DESCRIPTION

To Accompany Zone Change Application
For Pinewood 3 and 4

Being a portion of the South Half ($S\frac{1}{2}$) of Section 32, T. 20 S., R. 62 E., M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of said Section, said point being the centerline intersection of Nellis Boulevard and Charleston Boulevard; thence S. $89^{\circ}35'06''$ W., along the South line of said Section and the centerline of Charleston Boulevard, 749.75 feet; thence N. $00^{\circ}24'54''$ W., 50.00 feet to the TRUE POINT OF BEGINNING; thence S. $89^{\circ}35'06''$ W., along the North right-of-way line of Charleston Boulevard, 704.80 feet; thence N. $00^{\circ}27'26''$ W., 572.14 feet to a point on a curve concave Southerly and having a radius of 960.00 feet, a radial line to said point bears N. $18^{\circ}04'02''$ E.; thence Westerly along said curve through a central angle of $18^{\circ}31'28''$ an arc distance of 310.38 feet to a point of tangency; thence S. $89^{\circ}32'34''$ W., 531.90 feet; thence N. $00^{\circ}27'26''$ W., 90.01 feet to a point of tangency with a curve concave Westerly and having a radius of 1233.00 feet; thence Northerly along said curve through a central angle of $08^{\circ}05'06''$ an arc distance of 173.99 feet to a point of compound curvature with a curve concave Westerly and having a radius of 576.50 feet, a radial line to said point bears N. $81^{\circ}27'28''$ E.; thence Northerly along said curve through a central angle of $32^{\circ}14'33''$ an arc distance of 324.42 feet to a point; a radial line to said point bears N. $49^{\circ}12'55''$ E.; thence N. $44^{\circ}14'31''$ E., 84.85 feet to a point of tangency with a curve concave Southerly and having a radius of 15.00 feet; thence Easterly along said curve through a central angle of $94^{\circ}59'21''$, an arc distance of 24.87 feet; thence N. $49^{\circ}13'52''$ E. along a radial line 25.50 feet; thence N. $40^{\circ}46'08''$ W., 3.54 feet; thence N. $49^{\circ}13'52''$ E., 125.50 feet; thence S. $40^{\circ}46'08''$ E., 585.00 feet; thence S. $71^{\circ}59'08''$ E., 57.42 feet; thence N. $89^{\circ}32'34''$ E., 234.00 feet; thence N. $89^{\circ}35'06''$ E., 51.00 feet; thence S. $00^{\circ}24'54''$ E., 28.52 feet; thence N. $89^{\circ}35'06''$ E., 100.00 feet;

LEGAL DESCRIPTION
W.O. #2500-3 & -4

November 7, 1977
Page 2

thence S. $67^{\circ}04'30''$ E., 85.24 feet; thence S. $85^{\circ}39'06''$ E., 270.94 feet; thence N. $89^{\circ}35'06''$ E., 181.10 feet; thence S. $88^{\circ}49'39''$ E., 51.00 feet; thence S. $01^{\circ}10'21''$ W., 41.34 feet; thence S. $88^{\circ}49'39''$ E., 120.00 feet; thence S. $01^{\circ}10'21''$ W., 417.88 feet to a point of tangency with a curve concave Westerly and having a radius of 1925.00 feet; thence Southerly along said curve through a central angle of $02^{\circ}10'30''$ an arc distance of 63.80 feet to a point of tangency; thence S. $03^{\circ}20'51''$ W., 95.28 feet to a point of tangency with a curve concave Easterly and having a radius of 2075.00 feet; thence Southerly along said curve through a central angle of $03^{\circ}28'36''$ an arc distance of 125.91 feet to a point of tangency; thence S. $00^{\circ}07'45''$ E., 30.35 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 21.223 acres, more or less.

vtn

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a RPD - 7 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

SEE ATTACHED LEGAL DESCRIPTION

THE NORTH SIDE OF CHARLESTON BLVD BETWEEN
MARION DR AND NELLIS BLVD.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK) ss:

REGINA LARSEN, Vice President & Secretary,

I, ~~RAYMOND XXXX GREGOR XXXX PRESIDENT~~, FIRST WESTERN SAVINGS ASSOCIATION,

being duly sworn, depose and say that I am (we are) the owner(s) of 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.

Signed: (In Ink)

Mailing Address

Phone No.:

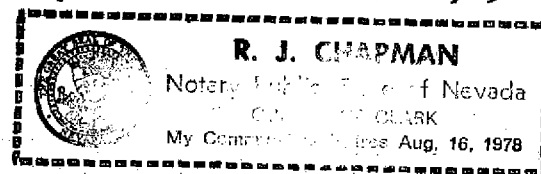
Regina Larsen

P. O. Box 920, Las Vegas, NV 89101

385-1911

Subscribed and sworn to before me this 14th day of October, 1977

[Signature]
Notary Public in and for said County and State



(Seal)

SEE REVERSE SIDE for Plot Plan Specs. and further informational requirements.

FOR PLANNING 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 Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200.00

Received by: *[Signature]*

Receipt No. : 299431

Case No. : 7-121-77

Date: 10/17/77

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION.

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



CONSULTING ENGINEERS PLANNERS 2209 PARADISE ROAD, LAS VEGAS, NEVADA 89105 (702) 735-0227

October 12, 1977
W.O. #2500-3 & -4

LEGAL DESCRIPTION

To Accompany Zone Change Application
For Pinewood 3 and 4

Being a portion of the South Half ($S\frac{1}{2}$) of Section 32, T. 20 S., R. 62 E., M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of said Section, said point being the centerline intersection of Nellis Boulevard and Charleston Boulevard; thence S. $89^{\circ}35'06''$ W., along the South line of said Section and the Centerline of Charleston Boulevard, 749.75 feet; thence N. $00^{\circ}24'54''$ W., 50.00 feet to the TRUE POINT OF BEGINNING; thence S. $89^{\circ}35'06''$ W., along the North right-of-way line of Charleston Boulevard, 704.80 feet; thence N. $00^{\circ}27'26''$ W., 572.14 feet to a point on a curve concave Southerly and having a radius of 960.00 feet, a radial line to said point bears N. $18^{\circ}04'02''$ E.; thence Westerly along said curve through a central angle of $18^{\circ}31'28''$ an arc distance of 310.38 feet to a point of tangency; thence S. $89^{\circ}32'34''$ W., 531.90 feet; thence N. $00^{\circ}27'26''$ W., 90.01 feet to a point of tangency with a curve concave Westerly and having a radius of 1233.00 feet; thence Northerly along said curve through a central angle of $08^{\circ}05'06''$ an arc distance of 173.99 feet to a point of compound curvature with a curve concave Westerly and having a radius of 576.50 feet, a radial line to said point bears N. $81^{\circ}27'28''$ E.; thence Northerly along said curve through a central angle of $32^{\circ}14'33''$ an arc distance of 324.42 feet to a point of non-tangency, a radial line to said point bears N. $49^{\circ}12'55''$ E.; thence N. $45^{\circ}45'29''$ W., 51.00 feet; thence N. $54^{\circ}17'19''$ W., 127.41 feet to a point on a curve concave Northwesterly and having a radius of 640.00 feet; a radial line to said point bears S. $62^{\circ}08'45''$ E.; thence Northeast-erly along said curve through a central angle of $22^{\circ}41'14''$ an arc distance of 253.42 feet to a point; a radial line to said point bears S. $84^{\circ}49'59''$ E.; thence S. $61^{\circ}02'48''$ E., 120.61 feet; thence S. $54^{\circ}28'25''$ E., 102.46 feet; thence S. $45^{\circ}20'15''$ E., 102.46 feet; thence S. $40^{\circ}46'08''$ E., 585.00 feet; thence S. $71^{\circ}59'08''$ E., 57.42 feet; thence N. $89^{\circ}32'34''$ E., 234.00 feet; thence N. $89^{\circ}35'06''$ E., 51.00 feet; thence S. $00^{\circ}24'54''$ E., 28.52 feet; thence N. $89^{\circ}35'06''$ E., 98.00 feet; thence N. $27^{\circ}20'09''$ E., 130.42 feet; thence S. $85^{\circ}39'00''$ E., 67.62 feet; thence S. $55^{\circ}14'02''$ E., 120.58 feet; thence S. $40^{\circ}46'08''$ E., 107.07 feet; thence S. $71^{\circ}58'48''$ E., 47.43 feet; thence N. $89^{\circ}35'06''$ E., 190.36 feet; thence S. $88^{\circ}49'39''$ E., 51.00 feet; thence S. $01^{\circ}10'21''$ W., 41.34 feet; thence S. $88^{\circ}49'39''$ E., 120.00

LEGAL DESCRIPTION
October 12, 1977

W.O. #2500-3 & - 4
Page 2

feet; thence S. $01^{\circ}10'21''$ W., 417.88 feet to a point of tangency with a curve concave Westerly and having a radius of 1925.00 feet; thence Southerly along said curve through a central angle of $02^{\circ}10'30''$ an arc distance of 63.80 feet to a point of tangency; thence S. $03^{\circ}20'51''$ W., 95.28 feet to a point of tangency with a curve concave Easterly and having a radius of 2075.00 feet; thence Southerly along said curve through a central angle of $03^{\circ}28'36''$ an arc distance of 125.91 feet to a point of tangency; thence S. $00^{\circ}07'45''$ E., 30.35 feet to the TRUE POINT OF BEGINNING;

Said parcel contains 23.288 acres, more or less.

vtm