

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0122-77

APN 140-31-501-008

Location S of Bonanza, 800' W of Lamb

Applicant Musicians Club of Las Vegas

Subject

Reclassification of property legally
described as a portion of the North 1/2 of
the NE 1/4 of Section 31, 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-122-77 MUSICIANS CLUB OF LAS VEGAS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
BONANZA ROAD, 800 FEET WEST OF LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

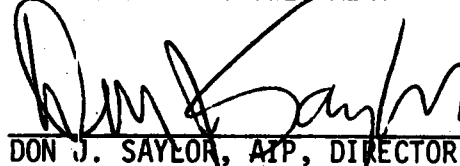
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTH
HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 31, 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, ATP, 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.)

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. _____

LICENSE INSPECTION LOG

LOCATION 4300 E. Bonanza

CASE NO. E-122-77

TENTATIVE LICENSE ISSUED ON 5/2/81

(C1) Bak

FIELD INSPECTION LOG

DATE/BY 2/11/81 PS

(NOT A PART OF THIS ACTION.)

Appears that the Bonanza Lounge
is the only development on the
property. Temporary pavement and
curb cuts, street light, and sidewalk
installed on that portion. No
Block wall - but BMHL could go south
with lines. 54' with its block wall.
Balance of property vacant.

On _____, the conditions of approval have been met.

APPROVED BY _____

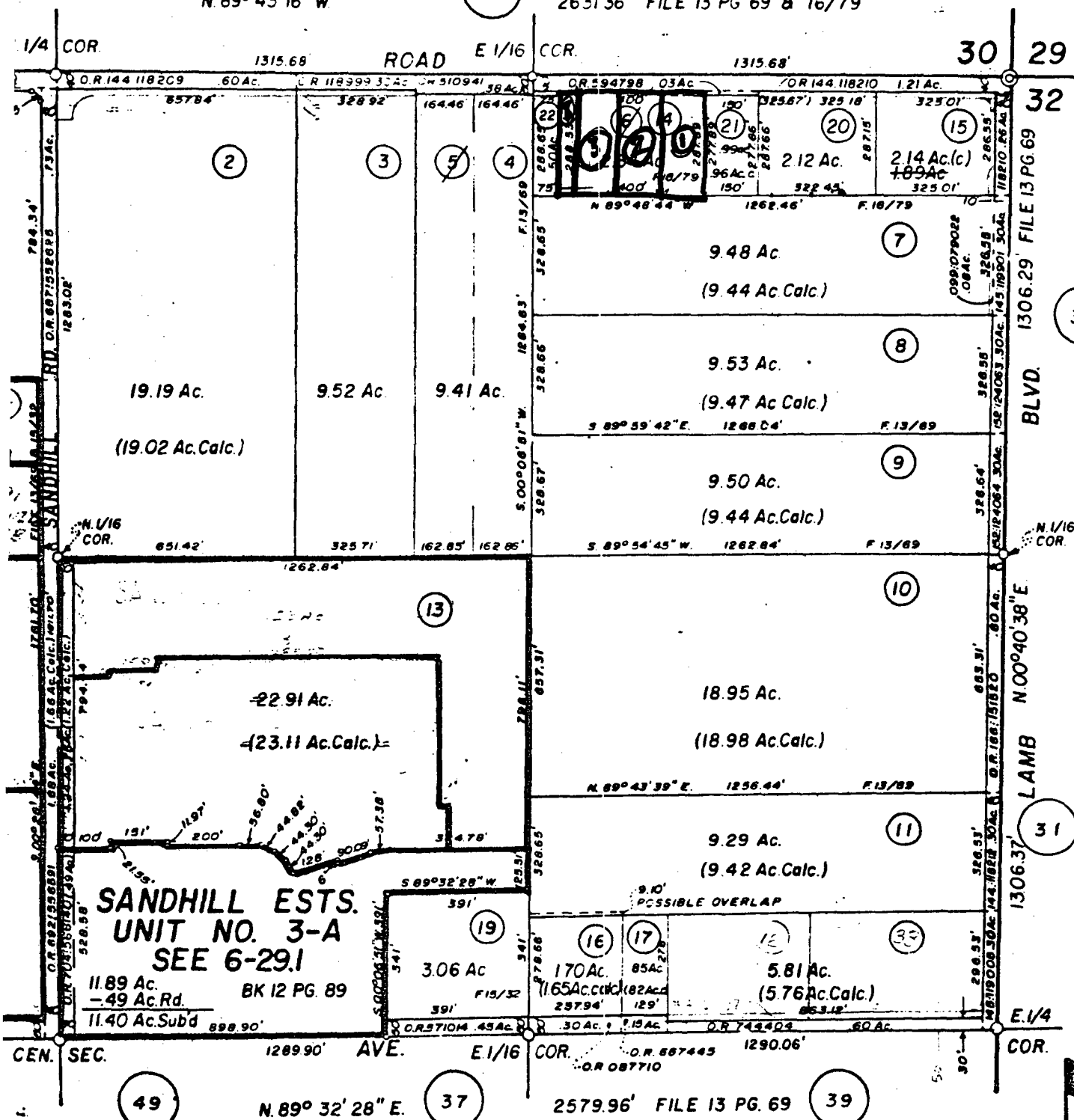
20 S. R. 62 E.

6-29

NE

N 89° 43' 16" W

2631.36' FILE 13 PG 69 & 16/79



(16) 170Ac.

(17) .85Ac.

(21) .96Ac.

(22) .50Ac.

(24) .50Ac.

122

SCALE
1" = 400'

LAS VEGAS CITY—200

MAP 9

Z-122-77

RESCIND ZONING RESOLUTION - MUSICIANS CLUB OF LAS VEGAS

Mayor Briare: The Planning Commission unanimously recommends that the Resolution be extended for two years.

Commissioner Lurie: That had planned that this development was going to take two years.

George E. Enomoto, Architect: What has happened - I am in the process of developing the plans for the Cocktail Lounge Supper Club. Mr. Peter Leftus who has bought this land from the Musicians Union is my client. However, when we went to staff to renew the Resolution of Intent, they told us to go ahead with the permanent so that's why we made the application. Then when it got down here I think the staff here said they would give us two years. It's OK, but I would rather have it permanent. I am in the process of developing the plans, so whichever way, is OK.

Motion

Commissioner Lurie: I move we follow the recommendation of the Planning Commission.

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

Commissioner Christensen did not vote - temporarily absent

See Page 91 of these Minutes - Annotated Agenda

Z-131-77

PLOT PLAN REVIEW - B. G. DICKSTEIN

See Page 91 of these Minutes - Annotated Agenda

Z-10-76

PLOT PLAN REVIEW - HON & ASSOCIATES REALTORS

Mayor Briare: The Planning Commission unanimously recommends the request for artificial landscaping be denied and recommends approval of the office addition.

Motion

Commissioner Lurie: I move we follow the recommendation of the Planning Commission subject to the changes and conditions.

Mayor Briare: Are there any comments or questions?

Commissioner Christensen: Yes - what was the basis for the live landscaping requirement?

Mr. Foster: That is the normal requirement - the area between the building and the right-of-way is relatively narrow - there is minimal landscaping in there now and it was felt that all the others are putting in live landscaping and there were no unusual circumstances on this property.

Commissioner Christensen: Has anybody ever looked into the unusual circumstance you get with the local soil conditions - when you put live landscaping in right against buildings - against sidewalks - and then somebody leaves the water on too long, or the automatic sprinkler system malfunctions

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 6, 1978 at 2:00 P.M.

Request of MUSICIANS CLUB OF LAS VEGAS to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 from R-E.

MR. BROWN presented the staff report and stated staff is a little apprehensive about approving the request in this manner by completely eliminating the time limit. He suggested that a specific time limit of two years be given the applicant rather than going to ordinance or reducing the time.

GEORGE ENOMOTO represented the applicant and stated he had anticipated coming in for an extension of time, but staff had recommended this method. He added he is the architect and development is intended for this property and he has been given authority to seek funding on it.

CHAIRMAN MILLER asked if Mr. Enomoto could live with the two year stipulation.

MR. ENOMOTO replied that he could and would take the two years.

MR. KENNEDY made a Motion for APPROVAL of the Extension of the Resolution of Intent for Two Years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 6, 1978 at 2:00 P.M.

9. Z-122-77

RESCIND ZONING
RESOLUTION

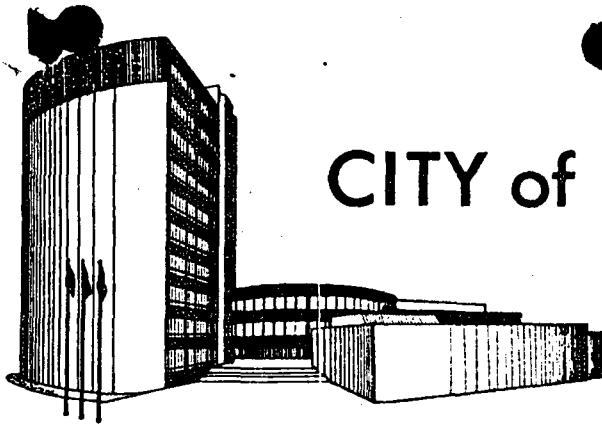
APPROVED AS
RECOMMENDED

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

December 12, 1978

Mr. Pete Lexis
George Enomoto Architect
523 South Main Street
Las Vegas, Nevada 89101

Re: Z-122-77
RESCIND ZONING RESOLUTION

The Board of City Commissioners, at a regular meeting held December 6, 1978, APPROVED that the ROI be extended for two years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

EDWINA M. COLE, CMC
CITY CLERK

EMC:gtr

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

AGENDA

City of Las Vegas

December 6, 1978

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 42

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

G. RESCIND ZONING RESOLUTION - Z-122-77 - MUSICIANS CLUB OF LAS VEGAS

Request to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 (from R-E).

Planning Commission unanimously recommends that the ROI be extended for two years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

Approved as recommended by Planning Commission.
Lurie - unanimous

Commissioner Christensen did not vote - temporarily absent

(George E. Enomoto, Architect, present)

Clerk to notify

Planning to proceed

H. PLOT PLAN REVIEW - Z-131-77 - B. G. DICKSTEIN

Request for a Plot Plan Review to allow four four-plex units on property generally located on the north side of Stewart Avenue, between Lamb Boulevard and Century Drive, R-E zone (under resolution of intent to R-3).

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Conformance to the plot plan and any ordinance requirements enacted subsequent to the original approval.
2. A perpetual easement of access be provided for the four lots as required by the Department of Community Planning and Development.

Approved as recommended by Planning Commission.
Lurie - unanimous

Clerk to notify

Planning to proceed

E. ZONE CHANGE - Z-102-78 - VICTOR AND IRMA MASTIN

Property located on the east side of Lamb Boulevard, 230 feet north of Harris Avenue, from R-T to C-1. Proposed Use: Child Care Center, 50 to 100 children

The application involves a parcel of land that was approved for C-1 by resolution a number of years ago but has since expired. There is a C-1 pattern on this portion of Lamb Boulevard. To the east and west are large mobile home parks backing up to the existing commercial on Lamb. The Planning Commission recommended approval. There were no protests.

F. RESCIND ZONING RESOLUTIONS - Z-19-74, Z-157-77, Z-78-76, AND Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY AND BECKER & SONS

Request to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

This request involves three parcels in the northwest area and one located south of the Municipal Golf Course. The parcels in the northwest are in an area that is rapidly developing; however, some portions of the application such as the commercial may not be developed until there is a sufficient demand factor and would necessitate the applicant to request extensions until he develops. The parcel south of the golf course and east of Friendly Ford is for a Planned Unit development which is being constructed on a phase basis. The Planning Commission recommended that the time limits on the resolutions be removed rather than going to ordinance and subject to expunging the underlying resolutions on portions of Z-78-76 and Z-157-77. The applicant was in agreement. A location map on each of the applications is attached for reference purposes.

G. RESCIND ZONING RESOLUTION - Z-122-77 - MUSICIANS CLUB OF LAS VEGAS

Request to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 (from R-E).

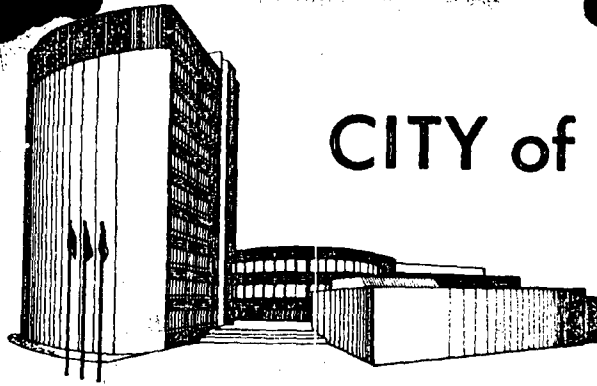
The applicant is requesting to rescind the resolution because it is not sure when funding will be available for this project. The proposed use is for a small shopping center. The Planning Commission recommended that the resolution be extended for two years to allow them adequate time to obtain funding. This will be the first extension on the approved resolution.

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 14, 1978

Mr. Pete Lexis
George Enomoto Architect
523 South Main Street
Las Vegas, Nevada 89101

• Re: Z-122-77
Rescind Zoning Resolution

Dear Mr. Lexis:

Your request on behalf of the Musicians Club of Las Vegas to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 from R-E, was considered by the City Planning Commission on November 9, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation that the ROI be extended for two years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

This item will be heard by the Board of City Commissioners on December 6, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
COMMUNITY PLANNING & DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

October 19, 1978

City of Las Vegas
Planning Commission
400 E. Stewart Ave
Las Vegas Nevada

RE: Z-122-77

Dear Sirs:

This letter is to formally request consideration to transfer the approved resolution of intent to the above described zoning action to an ordinance category.

at this time funding for the development is pending.

all of the conditions imposed to the original resolution of intent will be fulfilled.

Sincerely,

Pete Lupo

736-2808

George Enomoto, Architect - 384-4361

File 10/19/78
#25 #334830

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 30th day of November, 1977 that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto.

Z-122-77

From R-E to C-1

Legally described as the East 400 feet of the West 475 feet of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M, EXCEPTING the North 40 feet thereof.

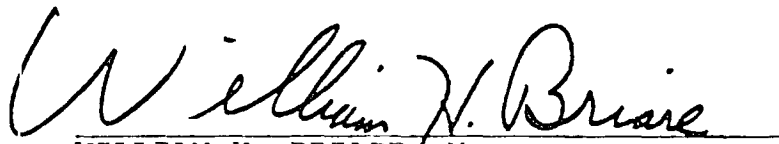
SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) 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.
4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.

Z-122-77 (cont.)

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED this 30th day of November, 1977..


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

RECEIVED

SEP 1 12 38 PM '78

CITY CLERK

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 (N½) of the Northeast Quarter (NE¼) 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.

MR. TIBERTI made a Motion for APPROVAL of Z-122-77, 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.
4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions .
10. 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 November 30, 1977 at 9:00 A.M.

22. Z-124-77

APPROVED

Application of ROBERT P. & MARY W. PELTON for re-classification of property legally described as the south 105 feet of the West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M and generally located at the northeast corner of Searles Avenue and Eastern Avenue, from R-4 (Apartment Residence) to C-2 (General Commercial).

MR. BROWN presented the staff report and indicated the location by means of visual aids on the subject property. He stated this was the south end of a block, both sides of Eastern being C-2 except for the parcel in question. Across the street is C-1.

INTER-OFFICE MEMORANDUM

December 28, 1977

TO:

CITY ATTORNEY

FROM:

RLW RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: NOVEMBER 30, 1977

COPIES TO:

CITY MANAGER Z-122-77 CHRONO
ASSESSOR REQ. FOR ROI J. HERBERT
DON J. BROWN

Please prepare a Resolution of Intent to rezone the following property:

Z-122-77

From R-E to C-1

Legally described as the East 400 feet of the West 475 feet of the North Half ($N\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M, EXCEPTING the North 40 feet thereof.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) 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.
4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.

TO: CITY ATTORNEY
RE: REQUEST FOR RESOLUTION OF INTENT

DECEMBER 28, 1977
PAGE TWO

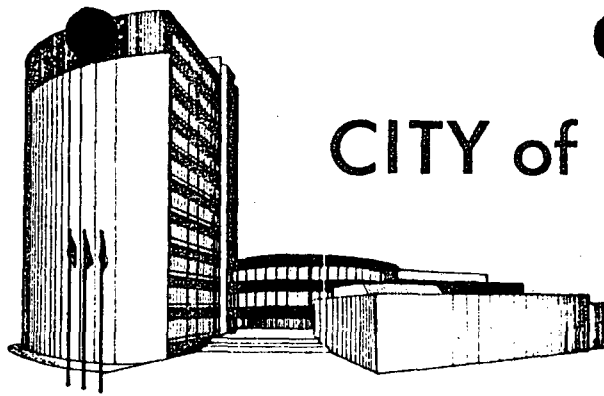
- Z-122-77 (cont.)
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
 8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
 9. Conformance to the plot plan to reflect the above conditions.
 10. Conformance to code requirements and design standards of all City departments.

RLW:rw

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

Mr. Jack W. Foy
Musicians Club of Las Vegas
P. O. Box 7457
Las Vegas, Nevada 89101

Re: Z-122-77
Rezoning of Property

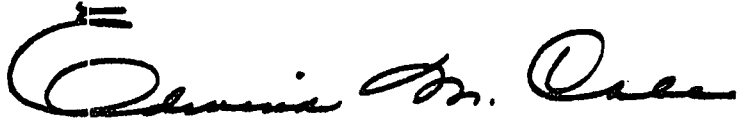
At a special meeting held on November 30, 1977, the Board of City Commissioners APPROVED your request for reclassification of property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, from R-E to C-1 for a shopping center, as had been recommended by the Planning Commission, 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.
4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road, as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.

Mr. Jack W. Foy
Musicians Club of Las Vegas
January 5, 1978
Page Two

Re: Z-122-77

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.



EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Mr. Pete Lens
2613 Howard Drive
Las Vegas, Nevada 89104

cc: Dept. of Community Planning & Development
Department of Public Services
Department of Fire Services
Division of Building & Safety

AGENDA

City of Las Vegas

November 30, 1977

Page 6

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "D" continued . . .

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.

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 Boulevard.

From: R-E (Residence Estates)

To: C-1 (Limited Commercial)

Proposed Use: Shopping Center.

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.

See Page 5

See Page 5

Approved as
recommended by
Planning
Commission
Woofter - unanimous

Clerk
to notify
Staff
to proceed

Approved as
recommended by
Planning
Commission
Leavitt - unanimous

Clerk to
notify
Staff
to proceed

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
CONTINUED

Item "F" continued . . .

See Page 6

See Page 6

4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above ocnditions.
10. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

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

Property generally located 100 feet north of Goldring Avenue and 160 feet south of Valerie Street at the south end of Rose Street.

From: R-1 (Single Family Residence)

To: P-R (Professional offices & parking)

Proposed Use: Expansion of parking facilities for Valley Hospital

Approved as recommended by Planning Commission
Leavitt - unanimous

Clerk to notify

Staff to proceed

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

Mr. Jack W. Foy
Musicians Club of Las Vegas
P. O. Box 7467
Las Vegas, Nevada 89101

Re: Z-122-77 ✓

Dear Mr. Foy:

Your request for reclassification of property generally located on the south side of Bonanza Road, 800 ft. west of Lamb Boulevard from R-E to C-1 for a shopping center, 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 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.
4. Temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Road as required by the Department of Public Services.
5. Driveway locations to conform to City Code as required by the Department of Public Services.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

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, APP, DIRECTOR

DJS:kt

cc: City Clerk
Mr. Pete Lens, 2613 Howard Drive, 89104

INTER-OFFICE MEMORANDUM

November 9, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

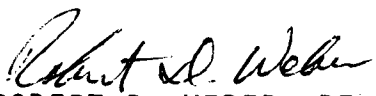
Z-122-77
Musicians Club of Las Vegas
Bonanza Rd. west of Lamb Blvd.

COPIES TO:

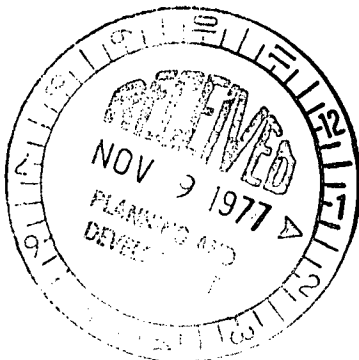
Your memorandum of October 20, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the south side of Bonanza Road, 800 feet west of Lamb Blvd.

It will be required that the applicant:

- 1) install half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Bonanza Rd. frontage.
- 2) temporary pavement transitions will be required at each end of this development to allow traffic safe access to Bonanza Rd.
- 3) driveway locations are to conform to City of Las Vegas code.


ROBERT D. WEBER, PE & RLS

RDW/JSH/s



INTER-OFFICE MEMORANDUM

October 27, 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-122-77
MUSICIANS CLUB OF LAS VEGAS
PROPERTY LOCATED SO. SIDE OF BONANZA, 800 FEET
WEST OF LAMB BLVD.

COPIES TO:

1. All construction to conform to Building and Fire Codes. Approved fire hydrants and water mains to be at 300' spacing in accordance with Ordinance 1666.

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:**ZONE CHANGE - Z-122-77
MUSICIANS CLUB OF LAS VEGAS**COPIES TO:**

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

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

FROM: R-E To: C-1

Proposed Use: Shopping Center

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

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-122-77 MUSICIANS CLUB OF LAS VEGAS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
BONANZA ROAD, 800 FEET WEST OF LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

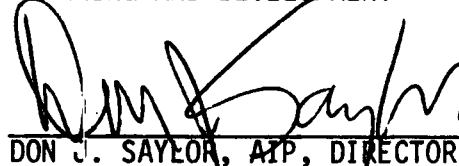
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTH
HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 31, 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. SAYEOR, AIP, 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

NOVEMBER 10, 1977

October 26, 1977

Notice is hereby given that on NOV. 10 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-122-77 MUSICIANS CLUB OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF BONANZA ROAD, 800 FT. WEST OF LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) ^{OF THE N.E. 1/4} OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M.

(A complete, detailed legal description is on file in the Department of Community Planning and Development)

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. 10-19-77

CLEMMER 10/19/77

BROWN, D.W. 10/19/77

SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY Oct. 20).

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

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(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a C-L P-1 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.

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

SEE ATTACHED

404TH SIDE OF BONANZA DR. 800' WEST OF LAMB BLVD

N-31-2

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

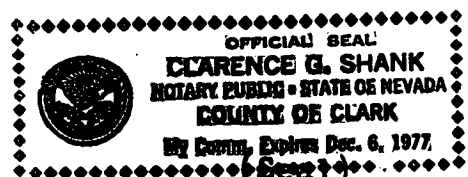
(I, We) Jack M. Fay + Mark Jully Massagh
MUSICIANS CLUB OF LAS VEGAS being duly sworn,
depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

Jack M. Fay, Pres. Musicians Club of Las Vegas P.O. Box 7467 739-9369
Mark Jully Massagh, Sec. Treas. Musicians Club of Las Vegas P.O. Box 7467 L.V. 89101

Subscribed and sworn to before me this 13TH day of OCT, 19 77

Clarence G. Shank
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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

Received by: [Signature]

Receipt No.: 299433

Case No. 2-122-77

Date: 10-17-77

Notify: PETE LEXIS
2613 HOWARD DR
LAS VEGAS 89104 (457-4337)

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

- ⁵
1. ~~Three (3)~~ copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
 2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
 3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

NOTE: ~~all~~ off premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

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(s) of record of the property herein-after described, hereby presents his application requesting that certain pro-
perty be reclassified from the _____ Use District to a _____ 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
\$ _____.

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

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

JACK M. FOY + MARK TULLY MASSAGLI
PRES. SEC. TREAS.
MUSICIANS CLUB OF LAS VEGAS

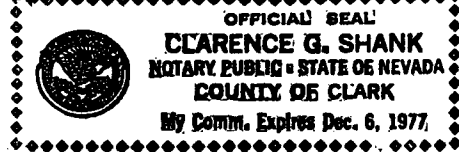
(I, We) _____ being duly sworn,
depose and say that (I am, we are) the owner(s) of record of the property in-
volved in this application and that the foregoing statements and answers here-
in contained and the information herewith submitted are in all respects true
and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

Jack M. Foy, Pres. Box 7467 Las Vegas, Nev. 89101 739-9369
Mark Tully Massagli, Sec. Treas., Musicians Club of Las Vegas, P.O. Box 7467

Subscribed and sworn to before me this 13th day of Oct, 1977

Clarence G. Shank
Notary Public in and for said County and State



(Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIRE-
MENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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 \$ _____

Received by: _____

Receipt No.: _____

Case No. _____

Date: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

- 5
1. ~~Five~~(5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
 2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
 3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

PETE LEXIS

**2613 HOWARD DRIVE
LAS VEGAS, NEVADA**

PARCEL #14

N² SEC. 31 T. 20S. R. 62E.

AS RECORDED IN

BOOK 6 PAGE 29

DEVELOPER: _____

GENERAL LOCATION: **EAST BONANZA**

ARCHITECT: **GEORGE T. ENOMOTO**

ROAD WEST OF LAMB

CONTRACTOR: _____

BLVD.

EXISTING ZONING: **R-E**

REQUESTED ZONING: **C-E / PL**

EXISTING USE(S) ON PROPERTY: _____

PROPOSED USE(S): **COCKTAIL LOUNGE / RESTAURANT &
SHOPPING CENTER**

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: **PRELIMINARY ONLY**

AESTHETICALLY ACCEPTABLE: **YES**

TRASH ENCLOSURE: **WILL COMPLY W/ REGULATIONS**

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: **NOT DETERMINED**

NUMBER OF STORIES: **SINGLE (1)**

NUMBER OF UNITS: _____

NUMBER OF ACRES OR SIZE OF LOT
(NET) **2.55** (GROSS) _____

DENSITY (RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET) _____ (GROSS) _____

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: _____ NUMBER PROVIDED: _____

LANDSCAPING PROVIDED: YES ☒ NO _____ IF YES, ADEQUATE ☒ INADEQUATE _____

REQUIRED SETBACKS PROVIDED: **NONE REQUIRED**

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET _____ RADIUS _____

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____

BOOK 902

Corporation Grant Deed

724331
Affid. I.R.S. § 167²⁰

By this instrument dated September 12, 1968 for a valuable consideration,

MUSICIANS LOCAL 369 FEDERAL CREDIT UNION

a Corporation organized under the laws of the State of Nevada does

hereby Grant, Bargain, Sell and Convey to:

THE MUSICIANS CLUB OF LAS VEGAS, a Nevada corporation

the following described real property in the State of Nevada, County of Clark:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO:

- (1) Deed for the 1968-69 fiscal year
- (2) Rights, rights of way, reservations, restrictions, conditions, and easements now of record.

MUSICIANS LOCAL 369 FEDERAL
CREDIT UNION

a Corporation

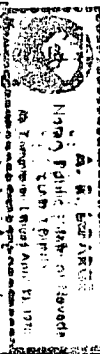
By *George Beebe* President
By *Steve Baby* Secretary

Clark

September 12, 1968

George Beebe

Steve Baby



Title Order No. LV 23028-AL

AFTER RECORDING MAIL TO

The Musicians Club of Las Vegas

1000 E. Flamingo Ave.

Las Vegas, Nevada 89119

10/1/68



EXHIBIT "A"Parcel 1

X The East One Hundred Twenty (120) feet of the West Four Hundred Seventy-five (475) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT THE INTEREST IN AND TO the North forty (40) feet as conveyed to the City of Las Vegas by Deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records.

Parcel 2

X The East One Hundred Twenty (120) feet of the West Three Hundred Fifty-five (355) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT the interest in and to the North forty (40) feet of said land as conveyed to the City of Las Vegas by Deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records.

Parcel 3

X The East One Hundred Twenty (120) feet of the West Two Hundred Thirty-five (235) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by Deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records.

Parcel 4

X The East Ninety-five (95) feet of the West Eight Hundred Sixty-five (865) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPTING the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by Deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records.

Parcel 5

X The North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPTING the West Eight Hundred Sixty-five (865) feet and the East Three Hundred Sixty-five (365) feet thereof

ALSO EXCEPTING the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by Deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records, for street and road purposes.

FILED

EXHIBIT "A" continued

Parcel 6

The East Ninety-five (95) feet of the West Seven hundred seventy (770) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records, for street and road purposes.

Parcel 7

The East Fifty (50) feet of the West Six hundred Seventy-five (675) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records, for street and road purposes.

Parcel 8

The East forty (40) feet of the West One hundred Fifteen (115) feet of the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M. D. B. & M.

EXCEPT the interest in and to the North forty (40) feet as conveyed to the City of Las Vegas by deed recorded November 7, 1957, as Document No. 118210 of Official Records, Clark County, Nevada records, for street and road purposes.

724561
OFFICIAL RECORD DATA NO.
RECORDED BY REQUEST OF 902

PREPARED BY REQUEST OF

SEP 27 9 55 AM '58

CLARK COUNTY, NEVADA
RECORDS DEPARTMENT
600 WEST 10TH STREET