

Planning & Development Department
Scanning Cover Sheet

Case No Z-0122-79

APN 138-02-211-062

Location NEC of Craig & Rainbow

Applicant Michael Ryan

Subject

Reclassification of property legally
described as a portion of the South 1/2 of
the NW 1/4 of Section 2, Township 20 South,
Range 60 East, MDB&M.



1 2 3 4 5 6

No objection
7-12-79

RECEIVED
NOV 23 1979
PLANNING AND
DEVELOPMENT

MARK EMANUEL
5056 Yucatan Way
San Jose, Ca. 95118

Nov. 20, 1979

City of Las Vegas
Dept. of Community Development
City Hall
400 East Stewart
Las Vegas, Nevada 89101

In Re: Michael Ryan For Reclassification
of Property Generally Located At The
Northeast Corner of Craig Road and
Lorenzi Blvd.

Dear Mr. Foster:

This is to acknowledge receipt of the Notice of Hearing on November 27, 1979 in the above matter. While I won't be able to attend this meeting in person, however I would like to remark that I do believe in the planning for substantial housing. In our San Jose area we have fallen behind to such an extent that this problem is threatening the progress of our business and industries because of the present difficulty in finding reasonable housing for additional employees.

I feel confident that your commission will act in the best interest for the development of this nice area of Las Vegas.

Very truly yours,

Mark Emanuel

PROPERTY OWNERS

PROTESTS

APPROVALS

1. <u>H. Fannin</u>	<u>Mark Emanuel (no objection)</u>
2. <u>Harold Fannin</u>	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	

FILE NO. Z-122-79

FILE NUMBER

Z-122-79

FILE HISTORY

DATE	ACTION	INITIAL
"12/7/79	P.C. - Approved - subject to conditions - see H.A. in file	-bjl-
12/19/79	C.C. - Approved - see Hr. in file from Clerks	-bjl-
3/5/81	SUBDIVISION RECORDED (LONE Mtn ESTATES #1)	RK
3/5/81	PERMIT ISSUED FOR B.F.R FEB 81	Kia

CLARK COUNTY ASSESSOR'S OFFICE

511-50

TAX ROLL EXTRACTION REQUEST

Date _____

Page 1 of 2

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISONDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____I. D. Code E-122-79 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
01A	82	0005		01A	87	001		01A	87	002		01B	33	0011	
	83	0001				005				020				019	
	1	003				013			4	008				021	
	84	0001				022			1	037		270	68	0003	
		002				044		01B	33	0002				005	
		007				058				003				009	
		006				066				006				011	
		011				069				008				015	
		028				070				009			69	0002	

Assessor Approval _____ Billing No. _____

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page 12 of 2

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISON
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____
I. D. Code E-122-79 Date to Be Completed _____
Remarks _____

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐
2. Print Format: No Print (A) ☐ Valuation (F) ☐
Name, Address, Legal Description (G) ☒

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
270	75	1007													
		1009													
END															

Assessor Approval _____ Billing No. _____

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-122-79 /
DON BROWN
JIM ROBISON

ASSESSOR
REQ. FOR ORD. FILE
CHRONO

Please prepare an Ordinance to rezone the following property:

Z-122-79 From R-E and C-2 to R-1

Legally described as:

A portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) of SAID SECTION 2; SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°31'52" EAST 1096.66 FEET; THENCE SOUTH 83°45'13" EAST 1168.25 FEET; THENCE SOUTH 06°14'47" WEST 218.92 FEET; THENCE SOUTH 83°45'13" EAST 638.42 FEET; THENCE SOUTH 36°26'22" EAST 640.00 FEET; THENCE SOUTH 06°09'04" WEST 398.29 FEET; THENCE NORTH 83°50'56" WEST 2132.04 FEET TO THE TRUE POINT OF BEGINNING.

INTER-OFFICE MEMORANDUM

Date

JANUARY 24, 1980

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: DECEMBER 19, 1979

COPIES TO:

ASSESSOR
CHRONOZ-122-79 (ROI #934)
REQ. FOR ROI

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

Z-122-79 From R-E and C-2 to R-1

A portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 2; said corner also being the TRUE POINT OF BEGINNING; thence North 00°31'52" East 1096.66 feet; South 83°45'13" East 1168.25 feet; thence South 06°14'47" West 218.92 feet; thence South 83°45'13" East 638.42 feet; thence South 36°26'22" East 640.00 feet; thence South 06°09'04" West 398.29 feet; thence North 83°50'56" West 2132.04 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

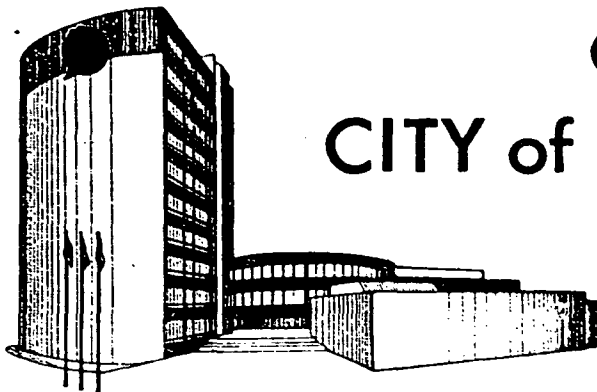
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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 shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

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

January 11, 1980

Mr. Michael Ryan
Beauty Built Homes
3355 Spring Mountain Rd.
Las Vegas, NV 89102

Dear Mr. Ryan

Re: Z-122-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held December 19, 1979, APPROVED your request for reclassification of property generally located at the Northeast corner of Craig Road and Lorenzi Blvd., from R-E and C-2 (under Resolution of Intent to R-PD3) to R-1 subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) 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 system 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 shall be screened from view from the abutting streets.
5. Conformance to plot plan.

RECEIVED

JAN 22 1980

PLANNING AND
DEVELOPMENT

Mr. Michael Ryan
Re: Z-122-79

January 11, 19
Page 2

6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City Departments.

Carol Ann Hawley

CAROL ANN HAWLEY
CITY CLERK

CAH/lc

cc:

✓ Dept. of Community Planning and Development
Dept. of Public Services
Dept. of Fire Services
Division of Building and Safety

2. FINAL MAP
WASHINGTON
SQUARE UNIT
NO. 7
APPROVED

Property generally located at the northwest corner
of Washington Avenue and Sandhill Road, R-1 zone.
Owner/Subdivider: Robert Shaw
No. of Acres: 33.65 No. of Lots: 145

MR. NULL presented the staff report indicating the
final map is in substantial conformity with the
tentative map and staff would recommend approval
subject to approval of the tentative map and
conformance to the conditions of approval of the
tentative map.

JAY DOWNEY, 4045 Spencer, appeared representing
the applicant.

MR. JONES made a Motion for APPROVAL of the Final
Map of Washington Square Unit No. 7, subject to
the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of
the tentative map.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie,
Mr. Jones, Mr. Miller, Mr. Kennedy, Mr. Canul.
"NOES" None

Motion for APPROVAL carried unanimously.

Y
Z-122-79

3. Z-122-79
APPROVED

Application of MICHAEL RYAN for reclassification of
property generally located at the northeast corner
of Craig Road and Lorenzi Boulevard, from R-E
(Residence Estates) and C-2 (General Commercial) -
Under Resolution of Intent to R-PD3 (Residential
Planned Development), to R-1 (Single Family Residence).
The above property is legally described as a portion
of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$)
of Section 2, Township 20 South, Range 60 East,
M.D.B.&M.

Proposed Use: Medium Low Density Detached Single
Family Dwellings

MR. BROWN read the normal conditions that would
apply to any approved rezoning requests heard at
this meeting. He then presented the staff report
stating the property is currently under a Resolution
of Intent to R-PD3. The request is for R-1. There
is R-1 to the north and south, with C-2 on the east.
Staff feels this is compatible with the established
development of the area and would recommend approval.
We have two letters of protest.

CHAIRMAN SWESSEL declared the public hearing open
and asked to hear from the applicant.

G. C. WALLACE appeared representing the applicant.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-122-79,
subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and
satisfaction of City code requirements and design
standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie,
Mr. Jones, Mr. Miller, Mr. Kennedy, Mr. Canul.
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on December 19, 1979, at 2:00 P.M.

4. TENTATIVE MAP
LONE MOUNTAIN
ESTATES
APPROVED

Property generally located at the northeast corner of Lorenzi Boulevard and Craig Road, R-E zone (under Resolution of Intent to R-PD3), proposed R-1.
Owner/Subdivider: Beauty Built Homes, Inc.
No. of Acres: 46.94 No. of Lots: 199

MR. NULL presented the staff report stating the area is located between Lorenzi Boulevard and Rancho Drive. This is the same property as the rezoning you just heard. With approval of zoning application Z-122-79 and normal conditions, staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Lone Mountain Estates, subject to the following conditions:

1. Approval of zoning application Z-122-79.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie,
Mr. Jones, Mr. Miller, Mr. Kennedy, Mr. Canul.
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on December 19, 1979, at 2:00 P.M.

AGENDA

City of Las Vegas

December 19, 1979

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST DELWART AVENUE

Page 37

PHONE 386-6011

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) F. ZONE CHANGE - Z-122-79 - MICHAEL RYAN Property generally located at the northeast corner of Craig Road and Lorenzi Boulevard. From: R-E (Residence Estates) and C-2 (General Commercial) - Under Resolution of Intent to R-PD3 (Residential Planned Development) To: R-1 (Single Family Residence) Proposed Use: Medium Low Density Detached Single Family Dwellings Planning Commission unanimously recommends APPROVAL. PROTESTS: 2	Approved as recommended by Planning Commission Lurie - unanimous (Commissioner Levy abstained)	Clerk to notify Director to proceed
G. TENTATIVE MAP - LONE MOUNTAIN ESTATES Property generally located at the northeast corner of Lorenzi Boulevard and Craig Road, R-E zone (under Resolution of Intent to R-PD3), proposed R-1. Owner/Subdivider: Beauty Built Homes, Inc. No. of Acres: 46.94 No. of Lots: 199 Planning Commission unanimously recommends APPROVAL, subject to the following condition: 1. Approval of zoning application Z-122-79.	Approved subject to conditions Lurie - unanimous (Commissioner Levy abstained)	Clerk to notify Director to proceed
H. ZONE CHANGE - Z-118-79 - SAMCO INVESTMENTS INC. Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard. From: R-E (Residence Estates) - under Resolution of Intent to R-3 (Limited Multiple Residence) To: C-1 (Limited Commercial) Proposed Use: Commercial Child Care Facility	Hold until Variance application is acted upon. Levy - unanimous	Staff to proceed

F. ZONE CHANGE - Z-122-79 - MICHAEL RYAN

Property generally located at the northeast corner of Craig Road and Lorenzi Boulevard, from R-E and C-2 (under Resolution of Intent to R-PD3), to R-1.

Proposed Use: Medium Low Density Detached Single Family Dwellings

Earlier this year this property was approved for a planned development with a density of three units per acre that included centralized equestrian facilities and a riding trail on the perimeter of the property. The proposed development abuts R-1 zoning to the north and C-2 zoning on the east. To the south of Craig is the Jade Park Mobile Home Park development which has an R-1 density and to the west in the County is R-E zoning. The applicant is now proposing to develop an R-1 subdivision containing 199 lots on a parcel consisting of approximately 47 acres.

PLANNING COMMISSION RECOMMENDATION: Approval because it is in accordance with the adjacent zoning pattern.

STAFF RECOMMENDATION: Approval.

PROTESTS: 2 - Objected to the increased density.

G. TENTATIVE MAP - LONE MOUNTAIN ESTATES

Property generally located at the northeast corner of Lorenzi Boulevard and Craig Road, R-E zone (under Resolution of Intent to R-PD3), proposed R-1.

Owner/Subdivider: Beauty Built Homes, Inc.

No. of Acres: 46.94 No. of Lots: 199

This is the subdivision map for the area involved in the zoning request under Item "F". The map is in order.

PLANNING COMMISSION RECOMMENDATION: Approval subject to approval of zoning application Z-122-79.

STAFF RECOMMENDATION: Approval.

H. ZONE CHANGE - Z-118-79 - SAMCO INVESTMENTS INC.

Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard, from R-E (under Resolution of Intent to R-3), to C-1.

Proposed Use: Commercial Child Care Facility

The request is on a segment of Stewart Avenue that is residential and being developed for apartments. There is commercial further east at Lamb and Stewart. There have been two previous requests for commercial zoning on this property which were denied in 1978.

PLANNING COMMISSION RECOMMENDATION: Denial - The request would constitute spot zoning.

STAFF RECOMMENDATION: Denial.

PROTESTS: 1

I. ZONE CHANGE - Z-123-79 - HOME INVESTMENT CO.

Property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C to C-1.

Proposed Use: Minor Automobile Service Facility

The request involves a small parcel of land in the Wonderworld shopping center that is proposed for a Minit-Lube operation for automobiles which requires C-1 zoning. Several small parcels in the shopping center are already zoned C-1.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the surrounding zoning pattern.

STAFF RECOMMENDATION: Approval.

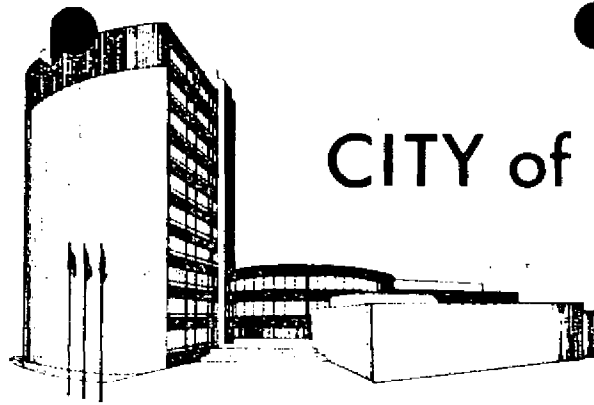
PROTESTS: 1 - Objecting to the use that would not be compatible with the other businesses in this area.

MAYOR BILL BRIAKE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 28, 1979

Mr. Michael Ryan
Beauty Built Homes, Inc.
3355 Spring Mountain Road
Las Vegas, Nevada 89102

✓ Re: Z-122-79

Dear Mr. Ryan:

Your request for reclassification of property generally located at the northeast corner of Craig Road and Lorenzi Boulevard, from R-E and C-2 (under Resolution of Intent to R-PD3) to R-1, was considered by the City Planning Commission on November 27, 1979.

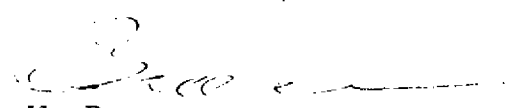
The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on December 19, 1979, 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 AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

November 12, 1979

NOTICE OF PUBLIC HEARING

NOVEMBER 27, 1979

Notice is hereby given that on November 27, 1979, 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-122-79 MICHAEL RYAN FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND
LORENZI BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) AND

C-2 (GENERAL COMMERCIAL) - UNDER RESOLUTION
OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE
FAMILY DWELLINGS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF
SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT

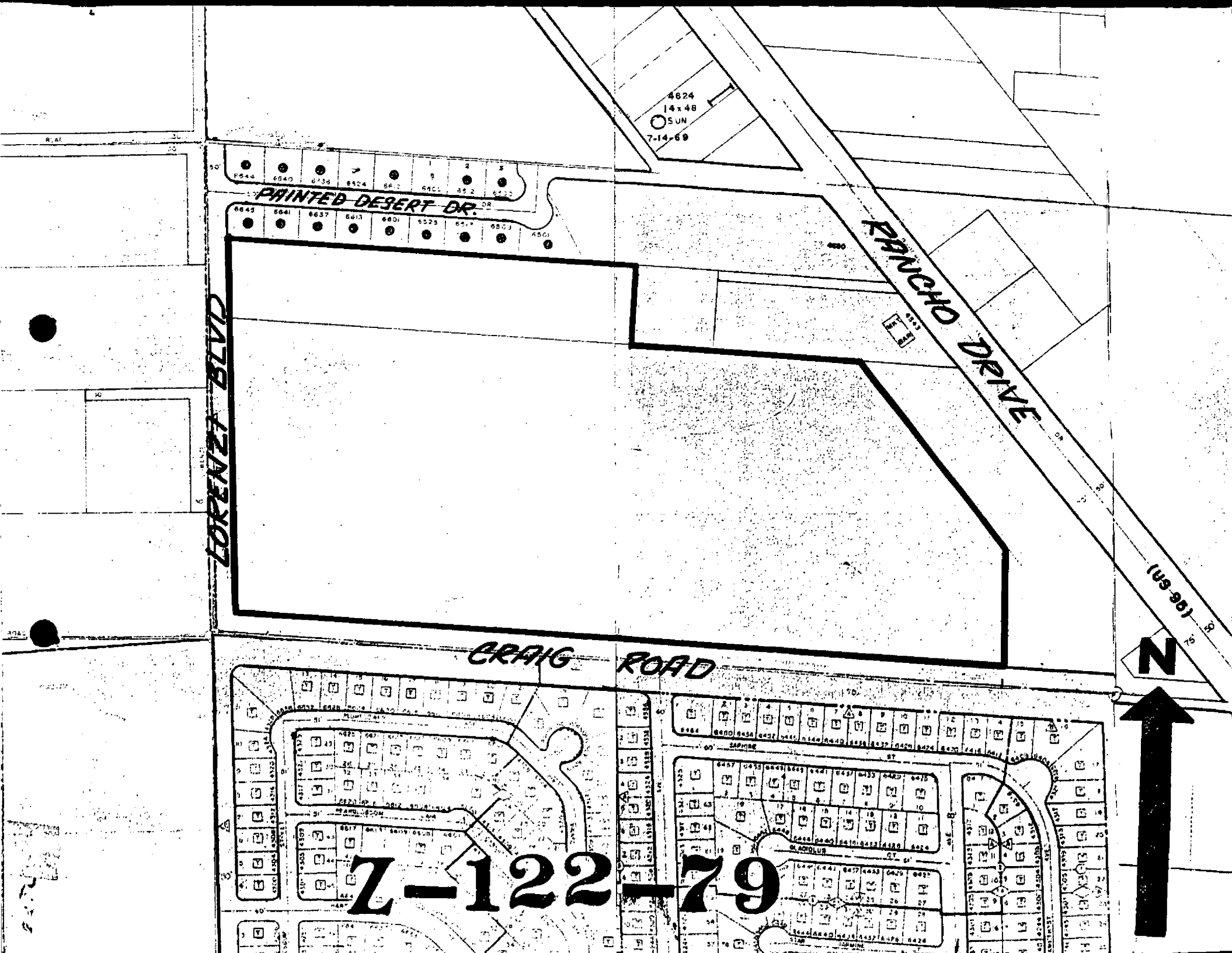


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

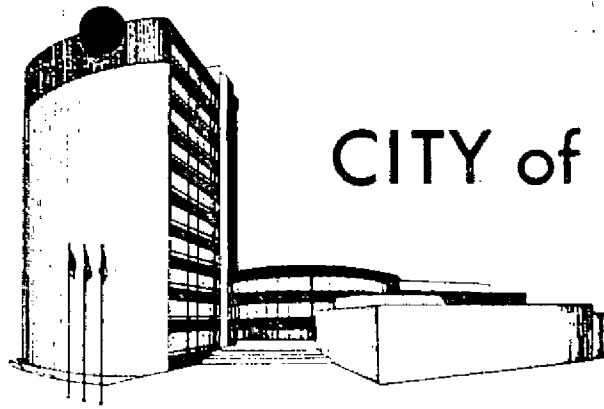


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 20, 1979

Mr. Michael Ryan
Beauty Built Homes, Inc.
3355 Spring Mountain Road
Las Vegas, Nevada 89102

Re: Z-122-79

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 November 27, 1979.

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

Harold P. Foster, Director

HPF:bjl
attachment

DATE: 11-8-79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : MICHAEL RYAN
2-122-79

- ☒ 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 City Ordinance 1666.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☒ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

M. D. Byrne
FIRE PREVENTION OFFICER

506.101

BOOK 1138

ARL 8.P.1.1. Form 3

1097085

Z-122-79

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That A. M. LEVY, TRUSTEEin consideration of \$ 10.00the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
BEAUTY BUILT HOMES, INC.

all that real property situate in the

State of Nevada, bounded and described as follows:

County of Clark

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as Parcel 1 as shown by Parcel Map in File 28, Page 64, recorded October 22, 1979 as Document No. 1096070 in Book 1137 of Official Records, Clark County, Nevada.

- SUBJECT TO:
1. Taxes for the fiscal year 1979-80.
 2. Rights of way, reservations, restrictions, conditions and easements of record.
 3. Deeds of Trust of record.

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

Witness _____ hand _____ this 15th day of August, 1979

STATE OF NEVADA
County of Clark

On the 23rd day of October, 1979

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

County and State, A. M. Levy

I hereby certify that the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein expressed.

Nancy J. Wilder

Notary Public in and for said County and State.



Notary Public - State of Nevada
CLARK COUNTY

Nancy S. Wilder

My Commission Expires March 1, 1981

ESCROW NO. 81741 NW

WHEN RECORDED MAIL TO: Beauty Built Homes, Inc., 3355 Spring
Mtn. Rd., Suite 19, Las Vegas, Nevada

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
OCT 24 9 59 AM '79

DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1138 1097085

E-14

NOTICE OF PUBLIC HEARING

NOVEMBER 27, 1979

Notice is hereby given that on November 27, 1979, 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-122-79 MICHAEL RYAN FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED AT THE NORTHEAST CORNER OF CRAIG ROAD AND LORENZI
BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) AND

TO: ^{C-2 (GENERAL COMMERCIAL)}
(LIVER BOX TO R.P.D.-3)
R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: *Medium Low Density Detached Single Family
Dwellings.*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl

CHECKED: *(date)*
Williams
CLEMMER *11/27/79*
BROWN, D.W. *[Signature]*

(THIS FILE MUST BE RETURNED TO BARBARA BY XXXXXX 11/7/79.)

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

(SEE ATTACHED LOCATION MAP.)

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

NOVEMBER 5, 1979

TO: PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: MICHAEL RYAN Z-122-79	COPIES TO:

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

generally located at the northeast corner of Craig Road and Lorenzi Boulevard

From: R-E (Residence Estates) and
C-2 (General Commercial)

To: R-1 (Single Family Residence)

CITY PLANNING COMMISSION MEETING: November 27, 1979

Your remarks regarding this application prior to November 20, 1979
will be greatly appreciated.

Plot Plan Attached: Yes xxx
No

HPF:bjl

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 / C-2 Use District to a R-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 \$ 200.00.

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

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, ~~We~~) Michael Ryan 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.

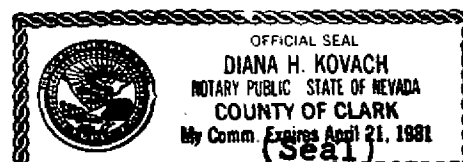
Michael Ryan

Beauty Built Homes, Inc.

873-3161

3355 Spring Mountain Road
Las Vegas, Nevada 89102Subscribed and sworn to before me this 2nd day of November, 1979.

Diana H. Kovach
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 \$ 200⁰⁰Received by: B. A. RealeReceipt No.: 372171Case No. 2-122-79Date: 2 Nov 79

103-122-79

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Six (6) 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.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Six (6) copies.
2. Minimum size - 24 x 36 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, turnaround 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.

LEGAL DESCRIPTION

Explanation:

1. This legal description is of a parcel of land located in the Northeast Quadrant of Lorenzi Boulevard and Craig Road.
2. This legal description is to be used with the rezoning application.

A portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 2; said corner also being the TRUE POINT OF BEGINNING; thence North 00°31'52" East, along the West line thereof, 1096.66 feet; thence departing said West line, South 83°45'13" East, 1168.25 feet; thence South 06°14'47" West, 218.92 feet; thence South 83°45'13" East, 638.42 feet; thence South 36°26'22" East, 640.00 feet; thence South 06°09'04" West, 398.29 feet to a point on the South line of the aforementioned Northwest Quarter (NW 1/4); thence North 83°50'56" West, along said South line, 2132.04 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 46.9438 acres.

LEGAL DESCRIPTION

Explanation:

1. This legal description is of a parcel of land located in the Northeast Quadrant of Lorenzi Boulevard and Craig Road.
2. This legal description is to be used with the rezoning application.

A portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW 1/4) of said Section 2; said corner also being the TRUE POINT OF BEGINNING; thence North 00°31'52" East, ~~along the West line thereof,~~ 1096.66 feet; ~~thence departing said West line,~~ South 83°45'13" East, 1168.25 feet; thence South 06°14'47" West, 218.92 feet; thence South 83°45'13" East, 638.42 feet; thence South 36°26'22" East, 640.00 feet; thence South 06°09'04" West, 398.29 feet ~~to a point on the South line of the aforementioned Northwest Quarter (NW 1/4);~~ thence North 83°50'56" West, ~~along said South line,~~ 2132.04 feet to the TRUE POINT OF BEGINNING.

~~Said parcel contains 46.9498 acres.~~

THIS LEGAL