

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0125-87

APN                139-33-402-003

Location           709 Shadow Ln

Applicant           Ranulfo Y. Lim, M.D., LTD.

**Subject**

Reclassification of property legally  
described as a portion of the SE 1/4 of the  
SW 1/4 of Section 33, Township 20 South,  
Range 61 East, MDB&M.



## FILE HISTORY

| DATE     | MEETING | ACTION                                                                | INITIAL    |
|----------|---------|-----------------------------------------------------------------------|------------|
| 12-22-87 | PC      | approved                                                              | uh         |
| 1-20-88  | CC      | Approved                                                              |            |
| 3/14/88  |         | PERMIT ISSUED FOR REMODEL                                             | SW         |
| 8/22/88  |         | ALL COND. MET.                                                        | KC<br>+ RH |
| 10/26/88 |         | SIGNED BUS. LIC. FOR<br>WALTER V. NORWOOD, ATTORNEY<br>709 SHADOW LN. | KC         |

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: 2-125-87

# INTERDEPARTMENT DISTRIBUTION LIST

| DATE<br>SENT<br>12-4   | DATE<br>RETURNED | COMMENTS |
|------------------------|------------------|----------|
| BUILDING DEPARTMENT ✓  |                  |          |
| PUBLIC WORKS 11-25 ✓ ✓ |                  |          |
| FIRE SERVICES ✓        |                  |          |
| DESIGN & DEVELOPMENT   |                  |          |
| LAND DEVELOPMENT ✓     |                  |          |
|                        |                  |          |
| POLICE DEPARTMENT      |                  |          |
| LICENSE DEPARTMENT     |                  |          |
| HEALTH DEPARTMENT      |                  |          |
| CITY ATTORNEY          |                  |          |
| CITY MANAGER           |                  |          |

FILE NO. Z-125-87

511-50

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUESTDate 12/7/87  
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRAL  
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.       I. D. Code 2-125-87 Date to Be Completed       Remarks       

## Information Needed:

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

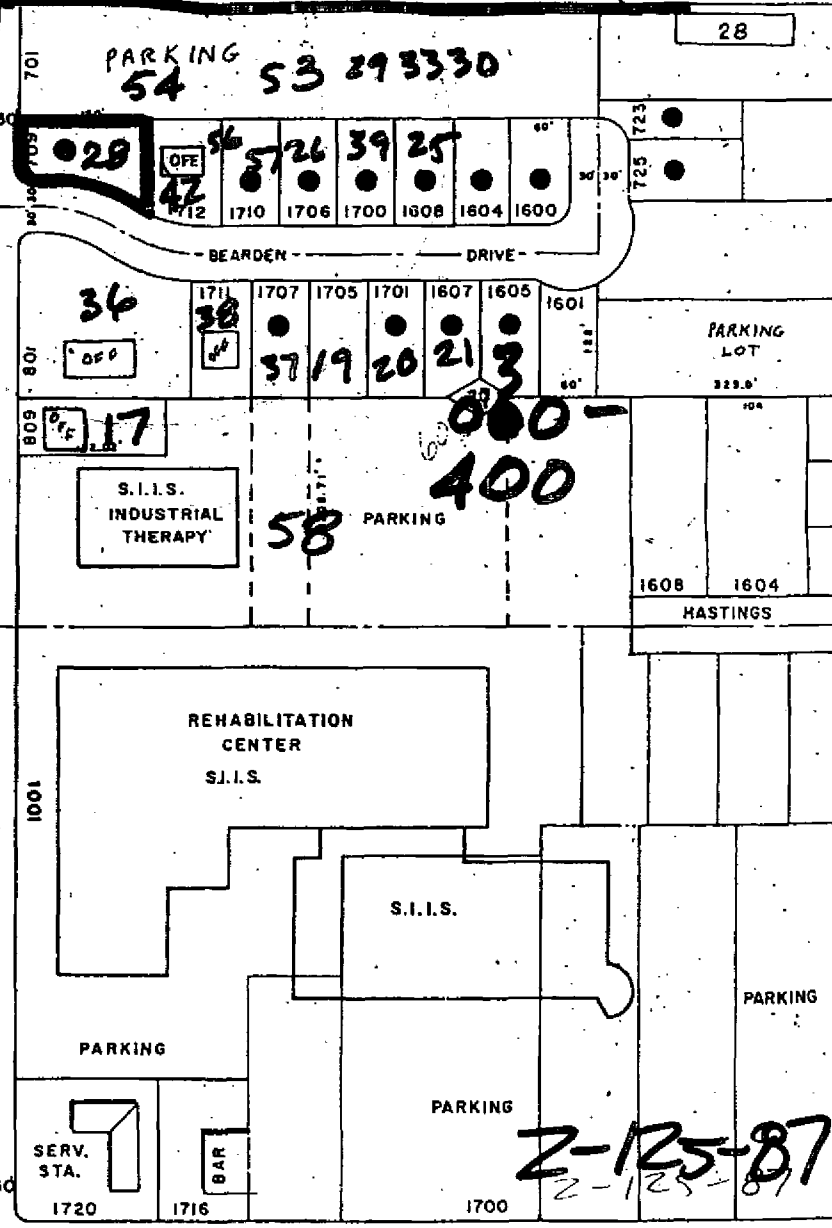
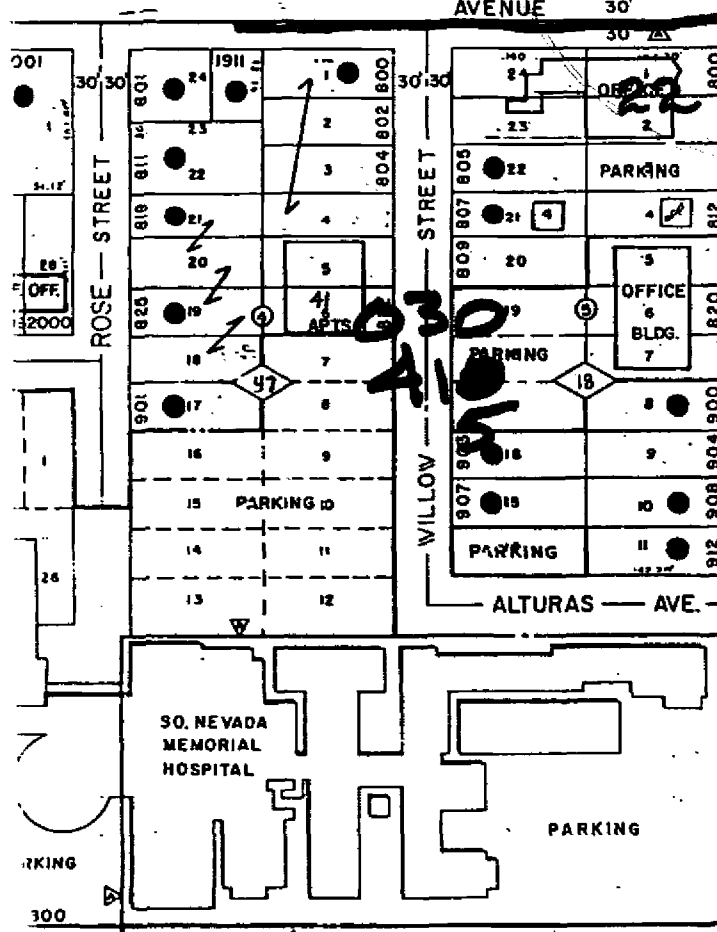
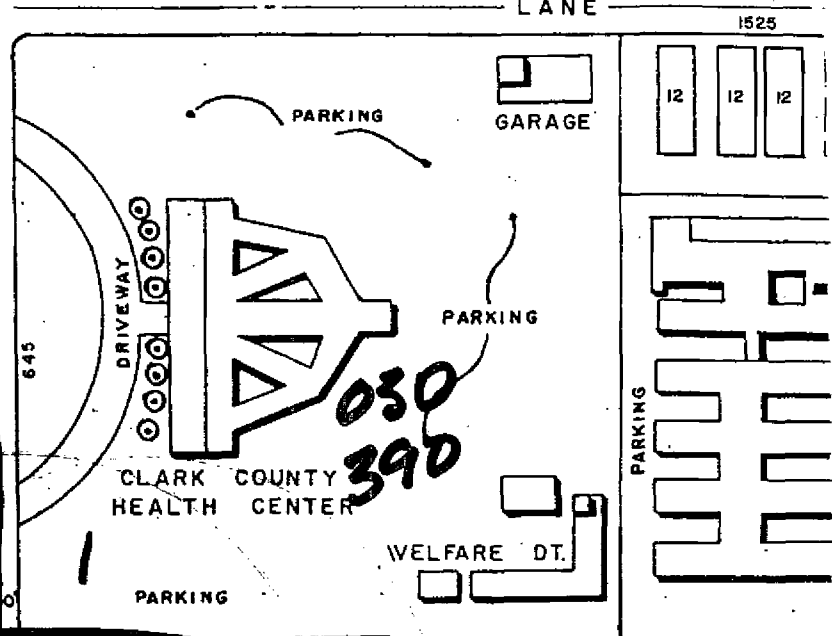
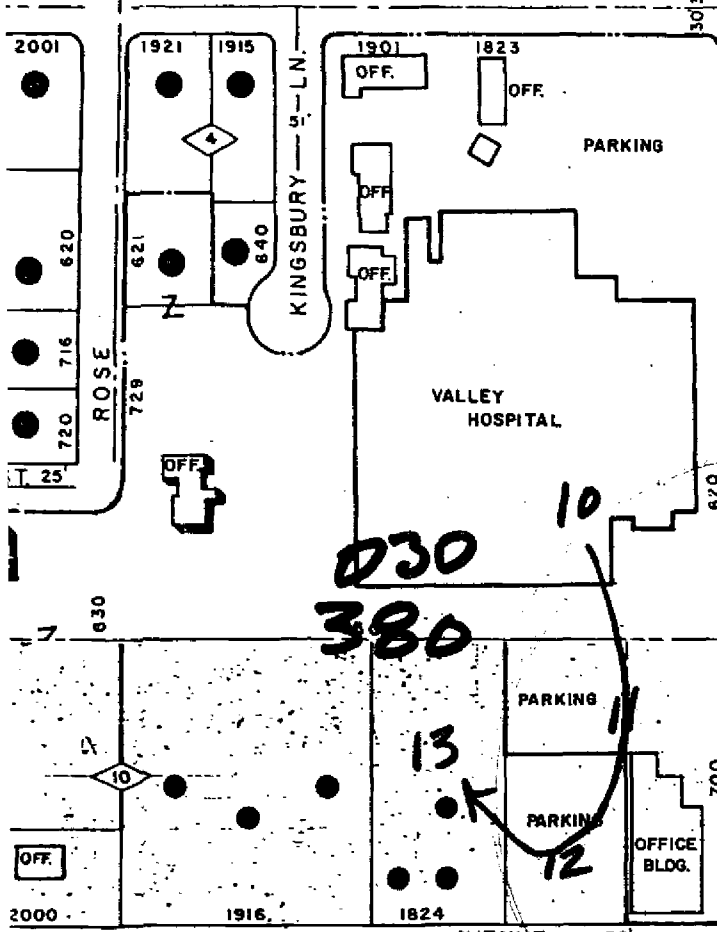
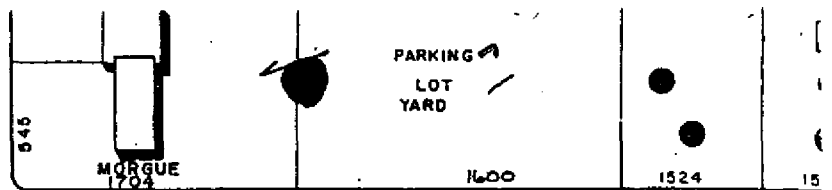
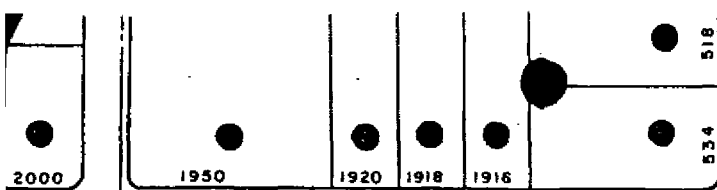
## 3. Selection by Tax District (List Tax Districts Needed):

|  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |

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

| Partial Page |     |      |     | Partial Page |     |      |     | Partial Page |         |      |     | Partial Page |     |      |   |
|--------------|-----|------|-----|--------------|-----|------|-----|--------------|---------|------|-----|--------------|-----|------|---|
| Book         | Pge | Nmbr |     | Book         | Pge | Nmbr |     | Book         | Pge     | Nmbr |     | Book         | Pge | Nmbr |   |
| 3            | 2   | 1    | 3   | 3            | 2   | 1    | 3   | 3            | 2       | 1    | 3   | 3            | 2   | 1    | 3 |
| 030          | 38  | 0    | 010 | 030          | 40  | 0    | 028 | 030          | 40      | 0    | 056 |              |     |      |   |
|              | ↓   | ↓    | 013 |              | ↓   | ↓    | 030 |              | ↓       | ↓    | 058 |              |     |      |   |
|              | 39  | 0    | 001 |              |     |      | 033 |              | 41      | 5    | 022 |              |     |      |   |
|              | 40  | 0    | 017 |              |     |      | 036 |              | — END — |      |     |              |     |      |   |
|              |     |      | 019 |              |     |      | 039 |              |         |      |     |              |     |      |   |
|              |     |      | 021 |              |     |      | 042 |              |         |      |     |              |     |      |   |
|              |     |      | 025 |              |     |      | 053 |              |         |      |     |              |     |      |   |
| ↓            | ↓   | ↓    | 026 | ↓            | ↓   | ↓    | 054 |              |         |      |     |              |     |      |   |

Assessor Approval        Billing No.



Z-125-87

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1987

Notice is hereby given that on **DECEMBER 22, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

**Z-125-87** APPLICATION OF RANULFO Y. LIM, M.D., LTD., FOR  
RECLASSIFICATION OF PROPERTY LOCATED AT 709 SHADOW LANE  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO: P-R (PROFESSIONAL OFFICES AND PARKING)  
PROPOSED USE: PROFESSIONAL OFFICE

The above property is legally described as a portion of  
the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ )  
of Section 33, Township 20 South, Range 61 East, M.D.B.  
& M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: 12/11/87

NOTICE OF PUBLIC HEARING

December 22, 1987

Notice is hereby given that on December 22, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

**Z-125-87** APPLICATION OF RANULFO Y. LIM, M.D., LTD., FOR RECLASSIFICATION

OF PROPERTY LOCATED AT 709 SHADOW LANE

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter) of Section 33, Township 20 South, Range 61 East, M.D.B. & M.

(SW $\frac{1}{4}$ )

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 12/8/87

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.

## INTER-OFFICE MEMORANDUM

December 4, 1987

## TO:

PUBLIC WORKS  
FIRE SERVICES  
BUILDING & SAFETY  
LAND DEVELOPMENT

## FROM:

HAROLD P. FOSTER, DIRECTOR  
COMMUNITY PLANNING & DEVELOPMENT

## SUBJECT:

ZONING RECLASSIFICATION - Z-125-87

RANULFO Y. LIM, M.D., LTD.

FROM: R-1 TO: P-R

## COPIES TO:

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

709 Shadow Lane

Parcel No.: 030-400-028

Proposed Use: Professional Office

CITY PLANNING COMMISSION MEETING: December 22, 1987

Your remarks regarding this application prior to December 15, 1987  
will be greatly appreciated.

Plot Plan Attached: Yes XX  
No       

HPF: erh

Attachment

## INTER-OFFICE MEMORANDUM

11-25-87

|                                                                                                                                                                              |                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| TO: PUBLIC WORKS: ED BYRGE, RIGHT-OF-WAY<br>GEORGE FERRIS, ELEC. DIVISION<br>BUILDING AND SAFETY DEPARTMENT<br>FIRE SERVICES - RAY PEEPLES<br>LAND DEVELOPMENT - GIL OR TURK | FROM: HAROLD P. FOSTER, DIRECTOR<br>DEPARTMENT OF COMMUNITY PLANNING<br>AND DEVELOPMENT |
| SUBJECT: ZONING RECLASSIFICATION<br>APPLICANT: RANULFO Y LIM MD LTD<br>Z-125-87 FROM: R-1 TO: PA                                                                             | COPIES TO:                                                                              |

This is concerning a request for reclassification on the following described property: *NORTHEAST CORNER OF SHADOW LANE AND BRANDENWAY  
AT 709 SHADOW LANE*

Parcel No.: 030-400-028

Proposed Use: *PROFESSIONAL OFFICE*

CITY PLANNING COMMISSION MEETING:

*12-22-87*

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME RANULFO ~~AND~~ Y LISA LIM MD LTD  
 REPRESENTATIVE'S NAME RANULFO Y LIM MD  
 ADDRESS 306 HAWAIIAN ST SAN FRANCISCO CA 94314  
 PHONE 415-239-8170

AGENT: NAME WALTER V NORWOOD  
 REPRESENTATIVE'S NAME \_\_\_\_\_  
 ADDRESS 925 S 3RD ST  
 PHONE 384-4555

WALTER V. NORWOOD  
 ATTORNEY AT LAW

NORWOOD & NORWOOD  
 925 SOUTH THIRD STREET  
 LAS VEGAS, NEVADA 89101  
 AREA CODE 702  
 OFFICE 384-4555  
 RESIDENCE 870-7993

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION  
☐ VARIANCE  
☐ USE PERMIT  
☐ PLOT PLAN REVIEW  
☐ OTHER: \_\_\_\_\_

ZONING: EXISTING R-1 PROPOSED PR  
 LAND USE: EXISTING RESIDENTIAL  
 PROPOSED OFFICES

PAST ACTIONS:

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. M-33-7 ASSESSOR'S PARCEL NO. 030-400-028  
 FLOOD ZONE "A": YES \_\_\_\_\_ NO X

GENERAL LOCATION: NORTHEAST CORNER SHADOW LANE AND  
 DEANER WAY AT 709 SHADOW LANE

SPECIAL NOTICE REQUIRED: YES \_\_\_\_\_ NO X

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

IN DOWNTOWN REDEVELOPMENT AREA: YES \_\_\_\_\_ NO X

CHECKED BY: [Signature] DATE 11-25-87

GENERAL RECEIPT NO. 25350 CASE NO. 2-12587

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the R-1 Use District to a PR Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200<sup>00</sup>.

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

A portion of the SE 1/4 of the SW 1/4 of Section 33, Township 20 South  
Range 61 East, M.D.B.&M. AKA 709 Shadow Lane County of Clark,  
State of Nevada

Assessor's Parcel Number: 030-400-028

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

RANULFO Y. LIM M.D. LTD.

✓ (I, We), RANULFO AND ELSA LIM

(please print or type)

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

STATE OF CALIFORNIA San Francisco ss.

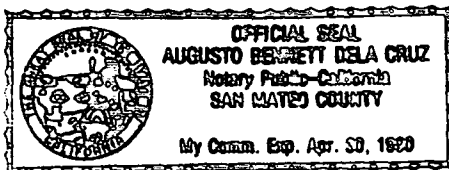
On Nov. 3, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Ranulfo Y. Lim and Elsa R. Lim

94314 ZIP

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature Augusto Bennett de la Cruz



(This area for official notarial seal)

ZIP  
Nov. 3, 1987,

\*\*\*FOR DEPARTMENT USE ONLY\*\*\*

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

Filing Fee: \$ 200<sup>00</sup>

Received by: [Signature]

Receipt No.: 25350

Date: 11-25-87

Case No.: 2-125-87

Meeting Date: 12-22-87

BOOK 534

493898

2-1

M.R. P.T.T. 20.90

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLEO D. HOOKS and FLORENCE B. HOOKS,  
husband and wifeFOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and  
Convey to RANULFO Y. LIM, M.D., LTD., a Nevada corporationall that real property situated in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ )  
of Section 33, Township 20 South, Range 61 East, M.D.B. & M., more particularly  
described on EXHIBIT "A" attached hereto and by this reference made a part  
hereof.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1975-76
  - (2) Restrictions, conditions, reservations, rights,  
rights of way and easements now of record.
  - (3) Special Assessment levied by the City of Las Vegas.
  - (4) Deed of Trust now of record in favor of Mason-McDuffie  
Co.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.Witness OUR hand 5 this 3rd day of July, 1975WASHINGTON  
STATE OF NEVADACOUNTY OF ClarkOn July 2 1975

personally appeared before me, a Notary Public, \_\_\_\_\_

Cleo D. Hooks andFlorence B. Hookswho acknowledged that they executed the above  
instrument.Signature [Signature]  
(Notary Public)

(Notarial Seal)

ESCROW NO. ) 75-3049-JF  
 ORDER NO. )  
 WHEN RECORDED MAIL TO: Dr. Ranulfo Y. Lim  
709 Shadow Lane, Las Vegas, Nev.

75-3049-JF

## EXHIBIT "A"

Situate in the County of Clark, State of Nevada:

That portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33; thence South 0°08'52" West along the Westerly line thereof, a distance of 125.00 feet; thence South 89°46'00" East and parallel with the Northerly line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33, a distance of 30.00 feet to a point in the Easterly line of Shadow Lane (60.00 feet in width) said point being the TRUE POINT OF BEGINNING; thence continuing South 89°46'00" East a distance of 130.77 feet to the Northwest corner of that parcel of land conveyed to Blas Clements, et ux, by Deed recorded January 18, 1962 as Document No. 273302 of Official Records, Clark County, Nevada; thence South 0°06'30" West a distance of 99.29 feet to the Southwest corner of said parcel conveyed by Document No. 273301, said southwest corner being a point in the Northerly line of Bearden Drive (50.00 feet wide); thence Northwesterly along a curve of said Northerly line of Bearden Drive (said curve being concave to the Northeast, having a radius of 152.64 feet, subtending a central angle of 2°50'31" and whose tangent bears North 58°16'57" West) a distance of 7.57 feet to a point of reverse curve; thence Northwesterly along said reverse curve, (being concave to the Southwest, having a radius of 202.64 feet subtending a central angle of 34°27'04" and whose tangent bears North 55°26'26" West) a distance of 121.84 feet; thence North 89°53'30" West tangent to said reverse curve, a distance of 9.82 feet to a point in the aforementioned Easterly line of Shadow Lane; thence North 0°08'52" East along said Easterly line, a distance of 59.91 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.M., more complete described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.M., thence South 0°12'30" West along the West line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) a distance of 185.07 feet; thence South 89°49'52" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 0°12'30" East a distance of 10.01 feet; thence from a tangent which bears South 01°12'30" West, curving to the left with a radius of 10.00 feet through an angle of 90°02'22" an arc distance of 15.71 feet; thence North 89°49'52" West a distance of 10.01 feet to the TRUE POINT OF BEGINNING., as conveyed to the City of Las Vegas by Grant Deed recorded January 25, 1968 as Document No. 682144 of Official Records.

493898  
 WEST. REC.  
 OFFICIAL RECORDING NO.  
 RECORDED AT CLARK COUNTY, NV 534  
 WESTERN TITLE CO.  
 JUL 15 11 46 AM '75  
 CLARK COUNTY, NEVADA  
 JOAN L. SWIFT, RECORDER  
 FEE \$2.00 DEPUTY *md*

115  
 11/8

## INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:

*[Signature]*  
RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-125-87  
REQ. FOR ORD.  
ASSESSOR

JIM ROBISON  
LES COMEAU

Please prepare an Ordinance to rezone the following property:

Z-125-87

FROM R-1 TO P-R

Legally described as:

That portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33; thence South 0°08'52" West 125.00 feet; thence South 89°46'00" East 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°46'00" East 130.77 feet; thence South 0°06'30" West 99.29 feet; thence Northwesterly along a curve (said curve being concave to the Northeast, having a radius of 152.64 feet, subtending a central angle of 2°50'31" and whose tangent bears North 58°16'57" West) a distance of 7.57 feet to a point of reverse curve; thence Northwesterly along said reverse curve, (being concave to the Southwest, having a radius of 202.64 feet subtending a central angle of 34°27'04" and whose tangent bears North 55°26'26" West) a distance of 121.84 feet; thence North 89°53'30" West 9.82 feet; thence North 0°08'52" East 59.91 feet to the TRUE POINT OF BEGINNING.

RLW:jv

original to city attorney  
1/89

TO: RON

FILE Z-125-87

FROM: SCOTT

ON (DATE) 3/14/88, A PERMIT WAS SIGNED TO LUCKY MILLER

FOR A P-R CONVERSION AT 709 S. SHADOW LN

THE PERMIT COPY OF THE PLANS IS IN FILE

FIELD INSPECTION LOG

DATE/BY

7/88 - Need to screen A/C unit on roof + install landscaping  
along Bearden Dr. per PP.

7-88 Per phone conversation with LUCKY MILLER C.O. a code  
violation issued 6-7-88 Paul Wilkins signed

8-22-88 A/C screened cond's meet ett

On \_\_\_\_\_, the conditions of approval have been met.

APPROVED BY \_\_\_\_\_

RESOLUTION OF INTENT TO RECLASSIFY  
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare, and convenience that an intention to rezone be indicated, so long as certain 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 City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, 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 hereto.

Z-125-87

FROM R-1 TO P-R

Legally described as:

That portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33; thence South 0°08'52" West 125.00 feet; thence South 89°46'00" East 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°46'00" East 130.77 feet; thence South 0°06'30" West 99.29 feet; thence Northwesterly along a curve (said curve being concave to the Northeast, having a radius of 152.64 feet, subtending a central angle of 2°50'31" and whose tangent bears North 58°16'57" West) a distance of 7.57 feet to a point of reverse curve; thence Northwesterly along said reverse curve, (being concave to the Southwest, having a radius of 202.64 feet subtending a central angle of 34°27'04" and whose tangent bears North 55°26'26" West) a distance of 121.84 feet; thence North 89°53'30" West 9.82 feet; thence North 0°08'52" East 59.91 feet to the TRUE POINT OF BEGINNING.

Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Dedicate five feet for a total radius of fifteen feet at the northeast corner of Bearden Way and Shadow Lane as required by the Department of Public Works.
3. Construct sidewalks on Shadow Lane and Bearden Way and streetlights on Bearden Way as required by the Department of Public Works.
4. Remove any unused driveway cuts and replace with "L" type curb and gutter as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.

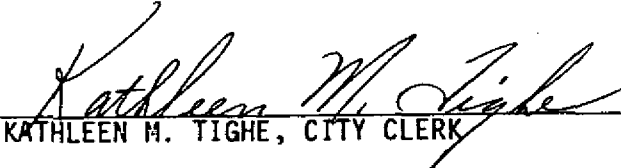
-continued-

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 or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 20th day of January, 1988.

  
\_\_\_\_\_  
RON LURIE, MAYOR

ATTEST:

  
\_\_\_\_\_  
KATHLEEN M. TIGHE, CITY CLERK

BOOK 534

ROT

493898

2-2

Z-125-87

75-3049-JF

EXHIBIT "A"

Situate in the County of Clark, State of Nevada:

That portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

~~COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33; thence South 0°08'52" West along the Westerly line thereof, a distance of 125.00 feet; thence South 89°46'00" East and parallel with the Northerly line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 33, a distance of 30.00 feet to a point in the Easterly line of Shadow Lane (60.00 feet in width) said point being the TRUE POINT OF BEGINNING; thence continuing South 89°46'00" East a distance of 130.77 feet to the Northwest corner of that parcel of land conveyed to Blas Clements, et ux, by Deed recorded January 18, 1962 as Document No. 273302 of Official Records, Clark County, Nevada; thence South 0°06'30" West a distance of 99.29 feet to the Southwest corner of said parcel conveyed by Document No. 273301, said southwest corner being a point in the Northerly line of Bearden Drive (50.00 feet wide); thence Northwesterly along a curve of said Northerly line of Bearden Drive (said curve being concave to the Northeast, having a radius of 152.64 feet, subtending a central angle of 2°50'31" and whose tangent bears North 58°16'57" West) a distance of 7.57 feet to a point of reverse curve; thence Northwesterly along said reverse curve, (being concave to the Southwest, having a radius of 202.64 feet subtending a central angle of 34°27'04" and whose tangent bears North 55°26'26" West) a distance of 121.84 feet; thence North 89°53'30" West tangent to said reverse curve, a distance of 9.82 feet; to a point in the aforementioned Easterly line of Shadow Lane; thence North 0°08'52" East along said Easterly line, a distance of 59.91 feet to the TRUE POINT OF BEGINNING.~~

~~EXCEPTING THEREFROM that portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.M., more complete described as follows:~~

~~COMMENCING at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.M., thence South 0°12'30" West along the West line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) a distance of 185.07 feet; thence South 89°49'52" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence North 0°12'30" East a distance of 10.01 feet; thence from a tangent which bears South 0°12'30" West, curving to the left with a radius of 10.00 feet through an angle of 90°02'22" an arc distance of 15.71 feet; thence North 89°49'52" West a distance of 10.01 feet to the TRUE POINT OF BEGINNING., as conveyed to the City of Las Vegas by Grant Deed recorded January 25, 1968 as Document No. 682144 of Official Records.~~

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

February 3, 1988

Mr. Ranulfo Y. Lim, M.D.  
306 Harvard St.  
San Francisco, Calif. 94314

RE: RECLASSIFICATION OF PROPERTY  
Z-125-87

Dear Mr. Lim:

The City Council at a regular meeting held January 20, 1988, APPROVED the Reclassification of Property located at 709 Shadow Lane, From: R-1 (Single Family Residence), To: P-R (Professional Offices and Parking), Proposed Use: Professional Office, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate five feet for a total radius of fifteen feet at the northeast corner of Bearden Way and Shadow Lane as required by the Department of Public Works.
3. Construct sidewalks on Shadow Lane and Bearden Way and streetlights on Bearden Way as required by the Department of Public Works.
4. Remove any unused driveway cuts and replace with "L" type curb and gutter as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.
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 or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,

  
KATHLEEN M. TIGHE  
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development  
Dept. of Public Works  
Dept. of Building and Safety  
Dept. of Fire Services  
Land Development Services  
Mr. Walter V. Norwood, Atty. at Law,  
925 S. Third St., Las Vegas, Nev. 89101

CITY COUNCIL MINUTES  
MEETING OF

January 20, 1988

# AGENDA

*City of Las Vegas*

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

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)

F. ZONE CHANGE

1. Z-125-87 - Ranulfo Y. Lim, M.D.,  
Ltd.

Request for reclassification of property  
located at 709 Shadow Lane.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices &  
Parking)

Proposed Use: PROFESSIONAL OFFICE

Planning Commission unanimously recommended  
APPROVAL, subject to:

1. Resolution of Intent with a twelve  
month time limit.
2. Dedicate five feet for a total radius  
of fifteen feet at the northeast  
corner of Bearden Way and Shadow  
Lane as required by the Department  
of Public Works.
3. Construct sidewalks on Shadow Lane  
and Bearden Way and streetlights  
on Bearden Way as required by the  
Department of Public Works.
4. Remove any unused driveway cuts and  
replace with "L" type curb and gutter  
as required by the Department of  
Public Works.
5. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

CITY COUNCIL MINUTES  
MEETING OF  
JANUARY 20, 1988

X.

F. ZONE CHANGE

1. Z-125-87 - Ranulfo Y. Lim, M.D., Ltd.

The request is to rezone a 70 x 130 foot parcel from R-1 to P-R at 709 Shadow Lane. This property is located in an area which is transitioning to P-R and is in accordance with the adopted Special Activity Center Plan. A medical office for Valley Hospital exists in a C-1 zone to the west and there is a parking lot for the Hospital to the north.

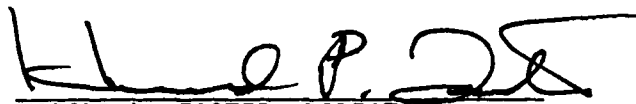
Presently, there is a single family residence on the site that is to be converted to an office and a 620 square foot addition will be constructed on the front portion. Nine parking spaces will be provided. Landscaping will be provided along both street frontages and adjacent to the structure.

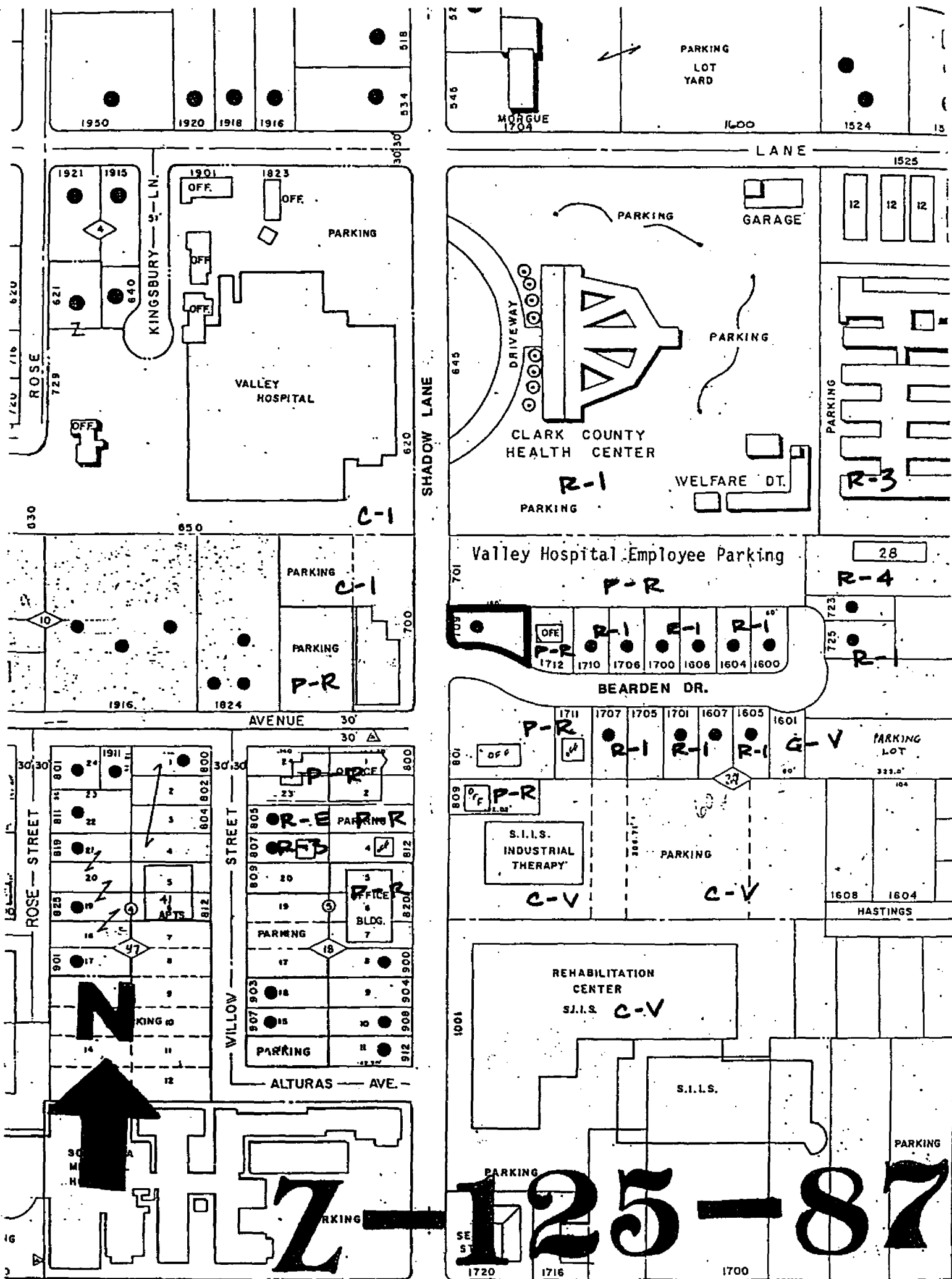
Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

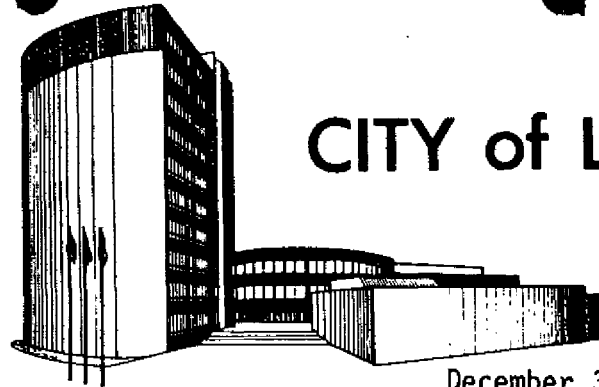
  
HAROLD P. FOSTER, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

December 31, 1987

Mr. Ranulfo Y. Lim, M.D.  
306 Harvard Street  
San Francisco, California 94314

RE: Z-125-87 - ZONING RECLASSIFICATION

Dear Mr. Lim:

Your request for reclassification of property located at 709 Shadow Lane, from R-1 Zone to P-R Zone, was considered by the Planning Commission on December 22, 1987.

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

1. Resolution of Intent with a twelve month time limit.
2. Dedicate five feet for a total radius of fifteen feet at the northeast corner of Bearden Way and Shadow Lane as required by the Department of Public Works.
3. Construct sidewalks on Shadow Lane and Bearden Way and streetlights on Bearden Way as required by the Department of Public Works.
4. Remove any unused driveway cuts and replace with "L" type curb and gutter as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.
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, whichever occurs first.

- Continued -



TO: Mr. Ranulfo Y. Lim  
RE: Z-125-87 - Zoning Reclassification

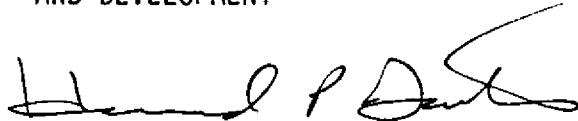
December 31, 1987  
Page Two

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on January 20, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Walter V. Norwood  
Attorney At Law  
925 South Third Street  
Las Vegas, Nevada 89101

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-125-87

Applicant: RANULFO Y. LIM,  
M.D., LTD.  
Application: Zoning Reclassification  
From: R-1  
To: P-R  
Location: 709 Shadow Lane  
Proposed Use: Professional  
Office

Staff Recommendation: APPROVAL,  
subject to:

1. Resolution of Intent with  
a twelve month time limit.
2. Dedicate five feet for  
a total radius of fifteen  
feet at the northeast  
corner of Bearden Way  
and Shadow Lane as required  
by the Department of Public  
Works.
3. Construct sidewalks on  
Shadow Lane and Bearden  
Way and streetlights on  
Bearden Way as required  
by the Department of Public  
Works.
4. Remove any unused driveway  
cuts and replace with  
"L" type curb and gutter  
as required by the Department  
of Public Works.
5. Standard Conditions 1  
- 8.

PROTESTS: 0

Babero -  
APPROVED, subject to staff's  
conditions.  
Unanimous  
(Black and Kennedy excused)

MR. FOSTER stated this is a  
house that is proposed to be  
converted to an office. It's  
in an area that's transition-  
ing to P-R. Staff recommended  
approval, subject to the  
conditions.

WALTER NORWOOD, 925 S. Third  
Street, appeared and represented  
the applicant. He concurred  
with staff's conditions.

No one appeared in opposition.

To be heard by the City Council  
on 1/20/88.

(9:20-9:22)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 15, 1987

TO:

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

FROM:

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

SUBJECT: COMMENTS RE:

Z-125-87  
Ranulfo Y. Lim, MD, Ltd.

COPIES TO:

Richard D. Goecke  
C. E. Gilpin

DEC 15 1987

RECEIVED  
DEVELOPMENT

1. Dedicate an additional 5' radius on the northeast corner of Bearden Way and Shadow Lane for a total radius of 15'.
2. Sidewalks required on Shadow Lane and Bearden Way.
3. Streetlights required on Bearden Way.
4. Remove unused driveway cuts and replace with "L" type curb and gutter.

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

December 11, 1987

Ranulfo Y. Lim, M.D., Ltd.  
306 Harvard Street  
San Francisco, California 94314

RE: Z-125-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on December 22, 1987.

This meeting will be held at 7:30 P.M. in the Council 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,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Walter V. Norwood  
Attorney at Law  
925 South Third Street  
Las Vegas, Nevada 89101



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

**2-125-87**

RECEIVED  
DEC 9 1987  
PLANNING AND  
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/500 feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☒ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s)
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

*[Signature]*  
**12-9-87**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Dec 7th '87

TO:

Department of Community  
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z-125-'87 Zone Reclass  
Ronulo Jim N.D. Zone: R-1  
Parcel No: 030-400-028

COPIES TO:

**RECEIVED**  
DECO 7 1987  
PLANNING AND  
DEVELOPMENT

In answer to your memorandum of Dec 4th '87  
on the above zone request at 709 Shadow Lane

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