

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0125-90

APN 139-21-805-001

Location 1200 W OWENS AVENUE

Applicant CITY OF LAS VEGAS

Subject

REZONING REQUEST FROM R-3 TO C-V FOR A
PROPOSED CHILD CARE FACILITY.



PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	69 (Petition) _____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: Z-125-90

69

Name (print)	Address/phone	Signature
Kathy Williams	1120 Leonard Ave.	Kathy Williams
MARY D WILLIAMS	1120 LEONARD AVE.	MARY D WILLIAMS
Tom P WILLIAMS	1120 LEONARD AVE	Tom P WILLIAMS
Autuma Keyes	1201 Leonard Ave	Autuma Keyes
George Keyes	1201 Leonard Ave.	George Keyes
John L. Robinson	1108 LEONARD AVE	John L. Robinson
WILFRED ROBINSON	108 LEONARD AVE	WILFRED ROBINSON
ESSIE CURTIS	1121 LEONARD AVE	ESSIE CURTIS
ETHE CURTIS SR	1121 LEONARD AVE	ETHE CURTIS SR
ELIE CURTIS SR	1121 LEONARD AVE	ELIE CURTIS SR
TEENA MARTIN	1200 LEONARD AVE	TEENA MARTIN
ITALIA MOORE	1205 LEONARD	ITALIA MOORE
Charles Cooper	1112 Leonard Ave	Charles Cooper
Jesse Cooper	1112 Leonard Ave.	Jesse Cooper
Charles Cooper	1107 LEONARD AVE	Charles Cooper
Dwight B. Palmer	1617 K Street 647-2538	Dwight B. Palmer
Joe Doyle	1621 N "K" ST 648-8718	Joe Doyle
Tom Whitney	1625 N "K" ST 648-7095	Tom Whitney
Alma Whitney	1629 "K" St 648-1483	Alma Whitney
Ultra Whitman	1633 K St 647-4979	Ultra Whitman
Paul Whitman	1637 "K" St 648-1425	Paul Whitman
Charles Whitman	1216 Gold Ave. 648-5493	Charles Whitman
Romaina Whitman	1320 Gold Ave 646-1282	Romaina Whitman
PATRICIA CLAYTON	1208 Leonard 646-5046	PATRICIA CLAYTON
SILVIA CLAYTON	1637 NORTH L ST. 646-1287	SILVIA CLAYTON
Arden Anderson	1641 L St 648-3464	Arden Anderson
Mary F. Williams	1632 L St 648-1183	Mary F. Williams
James E. Williams	1112 Freeman Ave 648-1947	James E. Williams
Stephen Williams	1321 W Owen Pr	Stephen Williams
Harold Williams	1117 LEONARD	Harold Williams
Michael Williams	1204 Leonard Ave	Michael Williams
John Williams	1206 Leonard Ave	John Williams
John Williams	1209 Leonard Ave	John Williams
John Williams	1217 LEONARD AVE	John Williams
John Williams	1213 Leonard Ave	John Williams
John Williams	1113 Leonard Ave	John Williams
John Williams	1129 Leonard Ave	John Williams
John Williams	1609 N.J. St	John Williams
John Williams	1632 S. St 648-9732	John Williams
John Williams	16361 S. Street 646-5941	John Williams
John Williams	1600 N.J. St	John Williams

COMMERCIAL CHILD CARE CENTER PETITION

We, the undersigned, support the establishment of a commercially zoned child care and preschool center on the northwest corner of West Owens Avenue and "K" Street (see attached map). The project will contain a five foot buffer zone on the north side of the property where no construction of buildings will be allowed.

Name (print)	Address/phone	Signature
YOLONDA CULDEPPER	1121 FREEMAN AVE. 648-9021	Yolonda Culdepper
CARL J Smith	1900 Goodwill	Carl J Smith
JAMES Johnson	1121 FREEMAN 648-9023	James Johnson
YATHIE WASHINGTON	1128 FREEMAN 647-6542	Yathie Washington
EARL R. BARKS	1128 FREEMAN 648-8469	Earl R. Barks
DAVID L. JAMES	1116 FREEMAN 648-2603	David L. James
ARNA BELL	1110 FREEMAN 648-2603	Arna Bell
JAMES MONTAGNEY	1117 FREEMAN 647-3374	James Montagney
MARSHALL WILSON	2533 Vane Ave 648-4810	Marshall Wilson
CHRISTIE WILLIAMS	308 PINECESS 648-2621	Christie Williams
WILLIS WILLIAMS	309 PINECESS 648-8173	Willis Williams
ROCHELLE WASHINGTON	1409 HENRY 378-6276	Rochelle Washington
DEMARCO WILKINSON	1913 MONROE 648-5943	Demarco Wilkison
CORA L. JOHNSON	1121 FREEMAN 647-1750	Cora L. Johnson
LARRY PALM	1136 NO. 1 648-6966	Larry Palm
RHONDA L. JEFFERSON	1101 WYATT AVE	Rhonda L. Jefferson
BARBARA BRADY	1104 WYATT 648-6981	Barbara Brady
NICHOLLE JACOBS	1109 WYATT 648-1921	Nicholle Jacobs
GRACE L. JACOBS	1109 WYATT 648-1921	Grace L. Jacobs
ESTHER JACOBS	1109 WYATT 648-1921	Esther Jacobs
MARGARET COOKS	1108 FREEMAN 648-9027	Margaret Cooks
ERNEST BORG	1105 FREEMAN 648-8010	Ernest Borg
ROSIE JONES	1104 FREEMAN 648-0864	Rosie Jones
LILLIAN O'NEAL	1113 FREEMAN 648-1263	Lillian O'Neal
WILLIAM C. CAPERSON	1700 WYATT LUTHER KING	William C. Caperson
WALDO CAPERSON	1100 LEO RD 648-5595	Waldo Caperson
JAMES J. BARKER	1317 GOLD AVE - 648-9815	James J. Barker
CHARLEY JOHNSON	1328 GOLD AVE - 648-9815	Charley Johnson
SHIRAZ CARPENTER	1220 GOLD AVE - 648-9815	Shiraz Carpenter
ROSEAL HUGHES	1638 "L" ST - 648-2445	Roseal Hughes
WILLIAM H. COLEMAN	1638 "L" ST - 648-2195	William H. Coleman
THE TABERNACLE	1644 "L" ST - 648-3213	The Tabernacle
JOHANNES M. DALLAS	1620 "L" ST	Johannes M. Dallas
LAURENCE WICKLIFE	1129 FREEMAN 648-2866	Laurence Wicklife
1122C 1129C FREEMAN	1153 "L" ST 648-8385	1122C 1129C FREEMAN
DAVID DUNN	1153 "L" ST 648-8385	David Dunn
OTIS MC COY	1253 21ST ST	Otis McCoy
308 W. 5th St	1153 21ST ST	308 W. 5th St
308 W. 5th St	1300 WYATT	308 W. 5th St
HENRY JACOBS	1109 WYATT	Henry Jacobs
W. M. WILKINSON	1100 WYATT	W. M. Wilkison

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-125-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 8, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-V (CIVIC)

PROPOSED USE: CHILD CARE FACILITY

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: 1200 W. OWENS AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 21, 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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

BLVD.

LEXINGTON ST.

WYATT AVE.

ST.

FREEMAN AVE.

ST.

LEONARD AVE.

K

ST.

BERNARD GARDEN APARTMENTS



OWENS

Z-125-90

AVE.

MARTIN L. KING

ST.

GOLD

AVE.

VAN BUREN

AVE.

N

J

1304
1300
[2]
1300

511-50

Date 10/23/90
Page 1 of 1

Organization CITY OF LAS VEGAS Name Hillevi Davis
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.
I. D. Code 2-125-90 Date to Be Completed
Remarks

1. Labels No. of Sets 64 LABELS

2. Print Format: No Print (A) 1 TO BE TYPED

[illegible]

Partial Page	Partial Page	Partial Page	Partial Page
--------------	--------------	--------------	--------------

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
010	31	0003	010	33	0003	010	40	0023			
↓	↓	005	↓	↓	008	↓	↓	030			
31	3	009	40	0	004	↓	↓	033			
↓	↓	021	↓	↓	006	↓	↓	035			
31	4	019	↓	↓	007	↓	↓	038			
↓	↓	037	↓	↓	013	- END -					
31	5	005	↓	↓	015						
↓	↓	016	↓	↓	020						
↓	↓	002	↓	↓	022						

Assessor Approval _____ Billing No. _____

Notify: Bonanza Village H.O.A.

BLVD.

LEXINGTON ST.

LEN PL.

WYATT AVE.

FREEMAN AVE.

LEONARD AVE.

OWENS AVE.

Z-125-90

MARTIN L. KING

GOLD AVE.

VAN BUREN AVE.

R-E

R-1

R-1

R-E

R-1

R-1

CH.

1

2

2

2

2

2

2

ST.

ST.

ST.



R-3

C-1

SHERMAN GARDENS APARTMENTS

C-1

CH.

R-E

C-1

ST.

N

C-1

BAR

CH.

R-1

GOLD AVE.

AVE.

VAN BUREN AVE.

AVE.

1451

C-2

1328

1325

1321

1317

1313

1309

1305

1321

1315

1311

1309

1229

1217

1213

1209

1205

1201

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320

1316

1310

1304

1300

1220

1216

1208

1204

1328

1320</

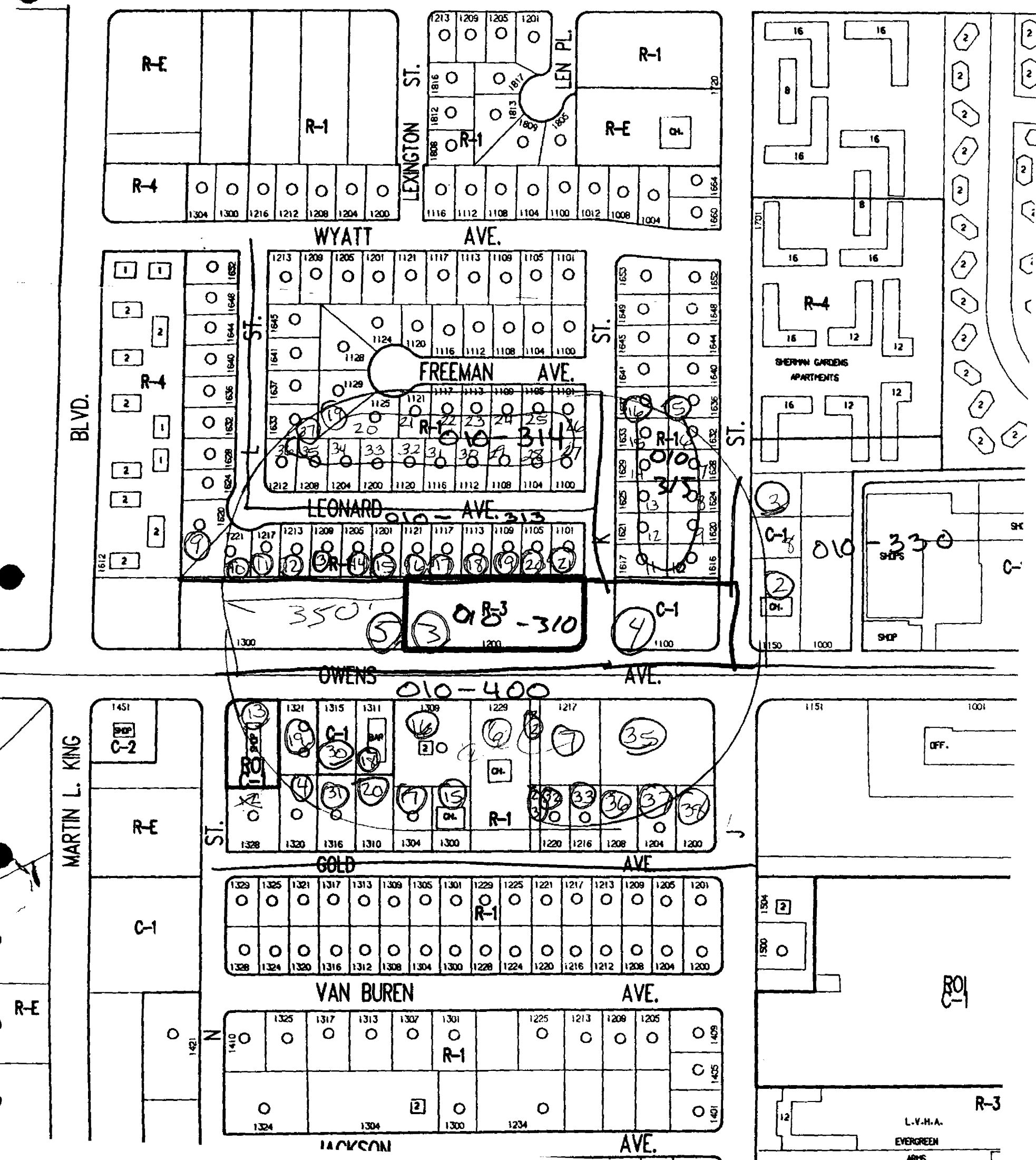
9. 21

R-3 TO C-V
CHILD CARE FACILITY

M21-0

010-310-0003

2-125-90



INTER-OFFICE MEMORANDUM

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM: *RA*

RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
ROD ALLISON
FILE

Please prepare an Ordinance to rezone the following:

Z-125-90 From R-3 to C-V

Legally described as:

Parcel I: Parcel Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 1, in the Office of the County Recorder of Clark County, Nevada, except the East 555 feet.

Parcel II: That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, M. D. B. & M., described as follows:

BEGINNING at the Southeast corner of Lot 21, in Block 5 of Highland Square, a subdivision recorded in Book 4, Page 94 of Plats on file in the Office of the County Recorder of Clark County, Nevada;

THENCE South 0°01'45" West along the West right-of-way line of "K" Street, as shown on said subdivision 160.02 feet to a point on the North right-of-way line of Owens Avenue as conveyed to the City of Las Vegas, by deed recorded March 7, 1957 as Document No. 100802 of said County official records; THENCE North 89°08'30" West along said right-of-way line (being the North line of the South 30.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 21) to a point of intersection with the Southerly prolongation of East line of the land described as Tract 1 in the deed to Charles Duncan Baker Et Al recorded February 3, 1967, Document No. 623004.

THENCE Northerly along said prolongation to and along said East line a distance of 160 feet to a point in the South line of Block 5 of the aforementioned subdivision; THENCE South 89°08'30" East along said South line to the POINT OF BEGINNING.

Except the interest in the South 20 feet and a spandrel area in the Southeast corner of said land as conveyed to City of Las Vegas by deed recorded November 12, 1970 as Document No. 62217, Official Records.

RLW:RA:r1r

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71

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 specific 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-125-90 From R-3 to C-V

Legally described as:

Parcel I: Parcel Two (2) as shown by map thereof on file in file 7 of Parcel Maps, Page 1, in the Office of the County Recorder of Clark County, Nevada, except the east 555 feet.

Parcel II: That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, MDB&M, described as follows:

Beginning at the Southeast corner of Lot 21, in Block 5 of Highland Square, a subdivision recorded in Book 4, Page 94 of Plats on File in the Office of the County Recorder of Clark County, Nevada;

Thence South 0°01'45" West along the west right-of-way line of "K" Street, as shown on said subdivision 160.02 feet to a point on the north right-of-way line of Owens Avenue as conveyed to the City of Las Vegas, by deed recorded March 7, 1957 as Document No. 100802 of said County official records; thence North 89°08'30" West along said right-of-way line (being the north line of the south 30.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 21) to a point of intersection with the southerly prolongation of East line of the land described as Tract 1 in the deed to Charles Duncan Baker Et Al recorded February 3, 1967, Document No. 623004.

Thence northerly along said prolongation to and along said east line a distance of 160 feet to a point in the south line of Block 5 of the aforementioned subdivision; thence South 89°08'30" East along said South line to the point of beginning.

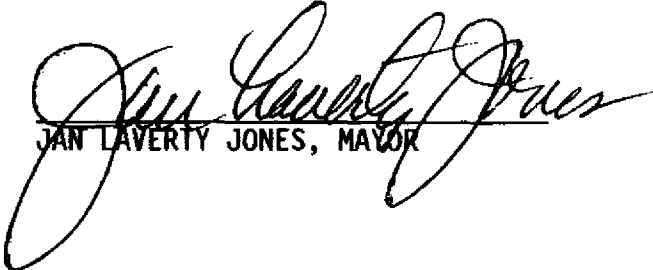
Except the interest in the south 20 feet and a spandrel area in the southeast corner of said land as conveyed to City of Las Vegas by deed recorded November 12, 1970 as Document No. 62217, Official Records.

Subject to:

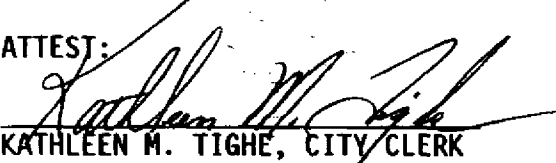
1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.

3. Install 10 foot wide landscape planters with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on Owens Avenue as required by the Department of Public Works.
5. A plot plan shall be submitted for Planning Commission approval prior to development of the second phase of the property.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Resolution of Intent with a twelve month time limit.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.
16. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 5th day of December, 1990.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

June 24, 1992

Date Prepared

Z-125-90

INTER-OFFICE MEMORANDUM

Date

7-2-92

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

JOEL HARRIS

SUBJECT:

PM # _____
LOCATION 1260 W. OWENS
Childcare Center

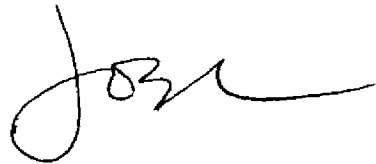
COPIES TO:

JOHN McNELLIS
FILE - Parcel Map
Chron File

Please be advised that all Public Works requirements for the subject project ~~are~~ have been satisfied.

If you have any questions, please call me at extension 6574.

Our inspector has given 30 day temporary okay
on Bldg. inspection Card, and only has very
minor corrections.



RECEIVED
JUL 6 10 26 AM '92
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

January 3, 1991

TO:

FILE

FROM:

KATHLEEN M. TIGHE, CITY CLERK

SUBJECT:

Z-125-90 - ZONE CHANGE
CITY OF LAS VEGAS

COPIES TO:

Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building and Safety
Land Development Services
Albert Miller, Architect
Dept. of Design & Development
Dept. of Economic & Urban Development

The City Council at a regular meeting held December 5, 1990 APPROVED the request for reclassification of property located at 1200 W. Owens Avenue, From: R-3 (Limited Multiple Residence), To: C-V (Civic), Proposed Use: Child Care Facility, subject to:

1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install 10 foot wide landscape planters with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on Owens Avenue as required by the Department of Public Works.
5. A plot plan shall be submitted for Planning Commission approval prior to development of the second phase of the property.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.

MEMO TO FILE

January 3, 1991

RE: Z-125-90 - ZONE CHANGE

Page 2.

8. Resolution of Intent with a twelve month time limit.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.
16. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

KMT:cmp

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 17, 1991

TO:

Thomas B. Graham, Director
Design & Development

FROM:

John B. Herbert
Community Planning &
Development

SUBJECT:

Prints & Project Manual
OWENS/K STREET CHILD CARE CENTER

COPIES TO:

We have Reviewed the Owens Avenue Child Care Facility plans and find them to be in conformity to the Conditions of Approval of Z-125-90.



City of Las Vegas

Department of Design and Development

TRANSMITTAL

date 1-10-91
to RICHARD GOECKE PUBLIC WORKS
DAVID KUIPER PARKS + LEISURE
STEFAN CRISTODRSCU MAINTENANCE
NORM STANDERFER COMMUNITY PLANNING
TED REXING PROJECT CONTROL
from FEE JENNINGS PURCHASING
Thomas B. Graham, AICP, RLA, Director
subject OWENS/K STREET CHILD CARE CENTER
copies File # DESIGN/CORRESPONDENCE

We transmit herewith the following:

description	copies	action code
PRINTS + PROJECT MANUAL	1	B

n Codes

formation only no action required

view and forward comments by 1-21-91

Ron Gregich

ed by

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 66

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)H. ZONE CHANGE - PUBLIC HEARING2. Z-125-90 - City of Las Vegas

Request for reclassification of property located at 1200 W. Owens Avenue.

From: R-3 (Limited Multiple Residence)

To: C-V (Civic)

Proposed Use: CHILD CARE FACILITY

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install 10 foot wide landscape planters with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on Owens Avenue as required by the Department of Public Works.
5. A plot plan shall be submitted for Planning Commission approval prior to development of the second phase of the property.
6. Conformance to the plot plan as amended by the above conditions.

MILLER - APPROVED as recommended subject to the conditions
UNANIMOUS

Clerk to Notify and Planning to Proceed

ALBERT MILLER, Architect for the project, stated they accept staff's recommendations.

MAYOR LURIE stated that since this does not conform to the General Plan a justification is needed for deviating for this use.

COUNCILMAN MILLER stated the reason for deviation from the General Plan is there is a need in the area for this type of development. It has taken a long time to get developers interested in the area and there will be a need for child care.

COUNCILMAN ADAMSEN stated this is on a major road and we are providing a service for public benefit.

COUNCILMAN NOLEN stated that sufficient justification has been given for the deviation from the General Plan and that he would support the motion.

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 67

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)H. ZONE CHANGE - PUBLIC HEARING2. 7-125-90 - City of Las Vegas
(continued)

APPROVED - See Page 66.

7. Conformance to the building
elevations.8. Standard conditions 1, 3-8, 11
and 12.

Staff Recommendation: APPROVAL

PROTESTS: 0

DECEMBER 5, 1990

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.H.2. - ZONE CHANGE - Z-125-90 - City of Las Vegas

PURPOSE/BACKGROUND

This is a request to reclassify a 1.1 acre parcel from R-3 to C-V for a one-story, 4,563 square foot child care facility for a maximum of 124 children.

There is R-1 to the north and south. To the east is vacant C-1 and vacant R-3 to the west.

Elevations indicate stucco exteriors with a flat roof line except for an architectural feature over the entrance. Landscaping is proposed along the street frontage and on the north property line adjacent to the single family homes. A six foot high wall is proposed along the north property line as an additional buffer. Access to the facility is from Owens Avenue and there are 17 parking spaces proposed where 10 spaces are required.

At the Planning Commission meeting, staff indicated that the proposed use is not consistent with the General Plan but recommended approval of the request because the site fronts on a major street and the facility will be utilized by area residents. The Planning Commission concurred.

General Plan Conformance: No. Does not conform with the medium density (12-20 units per acre) residential land use proposed in the General Plan.

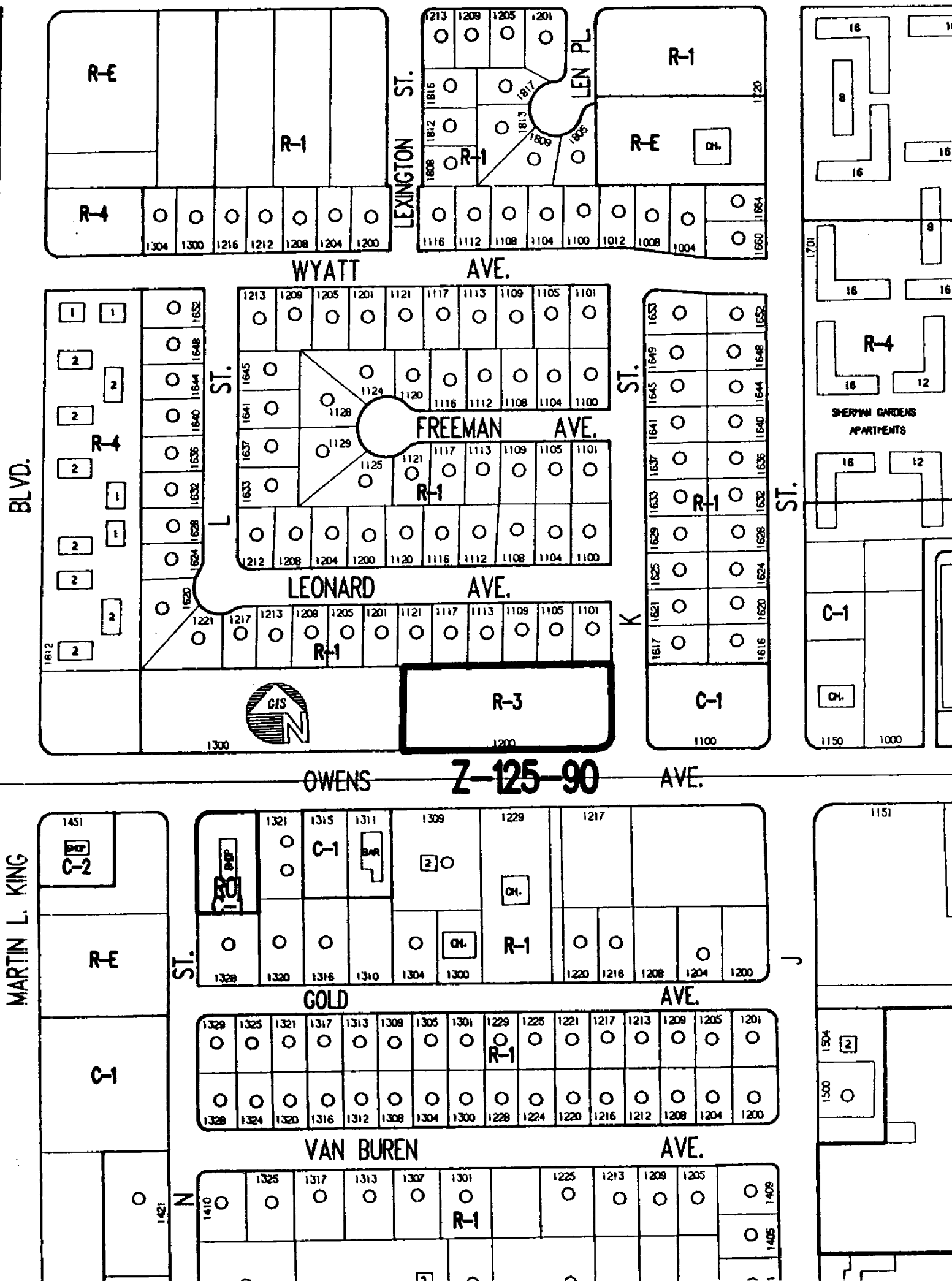
Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 5, 1990



INTER-OFFICE MEMORANDUM

November 16, 1990

TO:

FILE

FROM:

✓ ROBERT S. GENZER, PRINCIPAL PLANNER
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

Z-125-90 - ZONING RECLASSIFICATION

COPIES TO:

KEN WILLIAMS, ECONOMIC & URBAN DEVEL.
RON GREGRICH, DESIGN AND DEVELOPMENT

The City of Las Vegas' request for reclassification of property located at 1200 W. Owens Avenue, from R-3 Zone to C-V Zone, was considered by the Planning Commission on November 8, 1990.

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

1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install a 10 foot wide landscape planter with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on Owens Avenue as required by the Department of Public Works.
5. A plot plan shall be submitted for Planning Commission approval prior to development of the second phase of the property.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Resolution of Intent with a twelve month time limit.

- Continued -

TO: File
RE: Z-125-90 - Zoning Reclassification

November 16, 1990
Page Two

9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.
16. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on December 5, 1990, at 2:00 P.M. in Rooms 201 and 202 of the Cashman Field Convention Center, 805 Las Vegas Boulevard North, Las Vegas, Nevada.

RSG:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

47. Z-125-90

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: R-3
To: C-V
Location: 1200 West Owens Avenue
Proposed Use: Child Care Facility
Size: 1.1 Acre

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install 10 foot wide landscape planters with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue and "K" Street as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. There shall be no access to this site from "K" Street.
5. Dedicate an additional five feet for a total radius of 25 feet on the northwest corner of "K" Street and Owens Avenue as required by the Department of Public Works.
6. Construct half-street improvements on Owens Avenue as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Conditions 1, 3 - 8, 11 and 12.

PROTESTS: 0

APPROVALS: 69 (Petition)

NOTICES MAILED: 65

Hudgens -
APPROVED, subject to staff's Conditions 1, 2, omitting "K" Street portion of Condition 3, omitting Conditions 4 and 5 and including Conditions 6, 7, 8 and 9 and Plot Plan Review for Phase 2.
(Deviation from General Plan recommended because this property is on a major street.)
Unanimous
(Black and Babero excused)

MR. GENZER stated this request is for a one-story 4,563 square foot child care facility for a maximum of 124 children. The elevations depict stucco exteriors with a flat roof line except for an architectural projection over the entrance. The plot plan shows a 20 foot wide setback area for landscaping along the north property line adjacent to existing single family dwellings. A four foot wide landscape planter is along Owens Avenue. Access is from two driveways on Owens Avenue. There is ample parking. Staff recommends construction of a six foot high wall and installing a row of 24 inch box drought tolerant evergreen trees along the north property line to help buffer the existing single family dwellings located to the north of this property. This proposal is not in conformance with the medium density residential land use on the General Plan. However, the use is located on a major street and will be for the use of the residents in the surrounding area. Staff recommended approval, subject to the conditions.

ALBERT MILLER, Architect, Garapich & Associates, 2300 Paseo Del Prado, appeared and represented the applicant. He would like the conditions of landscaping and fence applied to the development area only and if the site develops towards "K" Street the fence and landscaping could be extended in that direction.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

47. Z-125-90 (CONTINUED)

MR. GENZER stated the zoning request extends to "K" Street. Phase 1 does not extend to "K" Street. Staff would be agreeable to amending the requirements to only involve the Phase 1 area. They would have to come in for a Plot Plan Review for Phase 2 and the conditions then would be extended to that phase.

No one appeared in opposition.

To be heard by the City Council on 12/5/90.

(9:08-9:17)

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

November 1, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

ck [Signature]

SUBJECT:

Z-125-90
City of Las Vegas

COPIES TO:

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

1. Dedicate an additional 5' for a total radius of 25' on the northwest corner of "K" Street and Owens Avenue.
2. Construct half-street improvements on Owens Avenue.

FILED AND
NOV 1 1990
CITY OF LAS VEGAS

MEMO

DATE 11-2-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-125-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Burns
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND
NOV 2 1990
DEVELOPMENT

CITY OF LAS VEGAS

Date OCT 19 1990

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-125-90 APPLICANT: <u>CITY OF LAS VEGAS</u> FROM: <u>R-3</u> TO: <u>C-V</u>	COPIES TO:

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

NORTHWEST CORNER OWENS AVE. AND "K" ST.

1200 W. OWENS AVE.

Parcel No.: 018-310-003

Proposed Use: CHILD CARE FACILITY

CITY PLANNING COMMISSION MEETING:

11/8/90

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

BES - NO COMMENT

NRS:erh

M.J. 10/19/90

Attachment: (Plot Plan)

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
Las Vegas, NV 89101
(702) 386-6551

STAFF REPORT ON APPLICATION FOR

☐ Aesthetic Review

☐ Variance

☐ Special Use Permit

☒ Zone Change

☐ Other _____

Applicant: CITY OF LAS VEGAS

Location: 1200 W. OWENS AVE.

LAS VEGAS, NV.

Identification No. Z-125-90

Date Received 10-22-90

AGENCY STAFF RECOMMENDATION:

APPROVAL

STAFF COMMENTS:

IN CONFORMANCE WITH THE L&H STUDY

PLANNING AND

OCT 22 1990

DEVELOPMENT

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

CONDITIONS AGREED TO
(if applicable)

By: _____

RICHARD W. HALL, ASSISTANT TO THE EXECUTIVE DIRECTOR

APPLICANT _____

DATE: _____

BRAD PERCELL, REDEVELOPMENT STAFF

ORIGINAL TO: Community Planning Department

COPIES TO Applicant, City Manager, Deputy City Managers

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-125-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 8, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-V (CIVIC)

PROPOSED USE: CHILD CARE FACILITY

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: 1200 W. OWENS AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 21, 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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-125-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 8, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada
CHANGE FROM: ~~R-E (RESIDENCE ESTATES)~~ *R-3 (LIMITED MULTIPLE RESIDENCE)*

TO: C-V (CIVIC)

PROPOSED USE: CHILD CARE FACILITY

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: 1200 W. OWENS AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 21, 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

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

[Handwritten initials and date]

[Handwritten initials and date]

SIZE : 1.1 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 10/25/90.

MAIL NOTICE ON 10/26/90.

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - RICK LAZENBY ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-125-90 APPLICANT: <u>CITY OF LAS VEGAS</u> FROM: <u>R-3</u> TO: <u>C-V</u>	COPIES TO:

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

NORTHWEST CORNER OWENS AVE. AND "K" ST.

1200 W. OWENS AVE.

Parcel No.: 018-310-003

Proposed Use: CHILD CARE FACILITY

CITY PLANNING COMMISSION MEETING: 11/8/90

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

NRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CITY OF LAS VEGAS
 REP'S NAME RICHARD WELCH
 ADDRESS 400 EAST STEWART AVE.
LAS VEGAS, NEV. 89101
 PHONE 799-6551

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

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A Pn. SW 1/4 SE 1/4, OF SEC. 21, T20S, R41E. MDBLM

ZONING: EXISTING R-3 PROPOSED C-V

LAND USE: EXISTING VACANT

PROPOSED CHILD CARE FACILITY

PAST ACTIONS: CASE NO. Z-37-61 ACTION APPR. DATE 7-26-61

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-21-B ASSESSOR'S PARCEL NO. D10-310-003

GENERAL LOCATION: NORTH SIDE OF OWENS AVE. ; BETWEEN
MARTIN L. KING BVD. AND "K" ST.
1200 W. OWENS AVE.

FLOOD ZONE "A": YES _____ NO X

X IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____

SPECIAL NOTICE REQUIRED?: YES X NO _____

IF YES: BONANZA VILLAGE HOMEOWNERS ASSOCIATION
P.O. Box 4001 ; L.V. NEV. 89106

CHECKED BY: BEA DATE 10/9/90

GENERAL RECEIPT NO. - CASE NO. Z-125-90

PC DATE: 11/8/90 BZA DATE: _____



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-
signed owner(s) of record of the property hereinafter described, hereby present(s) this
application requesting that certain property be reclassified from the
R-3 Use District to a C-V 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 \$ NA .

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

Southeast quarter (SE ¼) of the Southwest quarter (SW ¼) of the Southeast quarter
(SE ¼) of Section 21, Township 20 South, Range 61 East, M.D.M. (see attached deed)

Assessor's Parcel Number: 010-310-003

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), City of Las Vegas

(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, that the information on the attached map and all plans,
drawings, and sketches attached hereto and all statements and answers contained herein are in
all respects true and correct to the best of (my, our) knowledge and belief.

(SIGNATURE) Richard Welch 400 East Stewart
RICHARD WELCH, DIRECTOR, DEPT. OF COMMUNITY PLANNING AND DEVELOPMENT MAILING ADDRESS
CITY OF LAS VEGAS
799-6551 Las Vegas, NV 89101
PHONE NUMBER CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 9th day of October, 1990.

Notary Public in and for said County and State.

May 23, 1991
My Commission Expires

(Seal)



NOTARY PUBLIC
STATE OF NEVADA
County of Clark

Patricia Ann Benefield
My Appt. Expires May 23, 1991

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

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

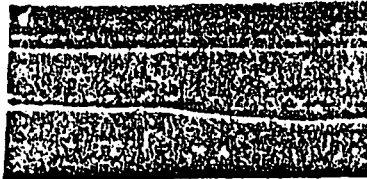
Filing Fee: \$
Receipt No.:

Case No. Z-125-90
Meeting Date 11/8/90

Received by: BEN
Date: 10/9/90

10-84: 1643147

K Street
+ COWHIS



010013

(23)

QUITCLAIM DEED

THE SECRETARY OF COMMERCE of the United States of America, (Grantor) in consideration of One Dollar (\$1.00) does hereby Remise, Release and Forever Quitclaim to the CITY OF LAS VEGAS (Grantee), all that real property in the County of Clark, State of Nevada, bounded and described as follows:

PARCEL I:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 7 OF PARCEL MAPS, PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPT THE EAST 555 FEET.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.N., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, IN BLOCK FIVE (5) OF HIGHLAND SQUARE, A SUBDIVISION RECORDED IN BOOK 4, PAGE 94, OF PLATS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE SOUTH 0°01'45" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF "K" STREET AS SHOWN ON SAID SUBDIVISION 160.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OWENS AVENUE AS CONVEYED TO THE CITY OF LAS VEGAS, BY DEED RECORDED MARCH 7, 1957 AS DOCUMENT NO. 100802 OF SAID COUNTY OFFICIAL RECORDS;

THENCE NORTH 89°08'30" WEST ALONG SAID RIGHT-OF-WAY LINE (BEING THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21) TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF EAST LINE OF THE LAND DESCRIBED AS TRACT 1 IN THE DEED TO CHARLES DUNCAN BAKER ET AL RECORDED FEBRUARY 3, 1967, DOCUMENT NO. 623004;

THENCE NORTHERLY ALONG SAID PROLONGATION TO AND ALONG SAID EAST LINE A DISTANCE OF 160 FEET TO A POINT IN THE SOUTH LINE OF BLOCK FIVE (5) OF THE AFOREMENTIONED SUBDIVISION;

THENCE SOUTH 89°08'30" EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE INTEREST IN THE SOUTH TWENTY (20) FEET AND A SPANDREL AREA IN THE SOUTHEAST CORNER OF SAID LAND AS CONVEYED TO CITY OF LAS VEGAS BY DEED RECORDED NOVEMBER 12, 1970, AS DOCUMENT NO. 62217, OFFICIAL RECORDS.

APN-010-310-005

Posted
7-25-85