

Planning & Development Department
Scanning Cover Sheet

Case No Z-0126-79

APN 139-29-811-000

Location S of Bonanza, 500' E of Rancho

Applicant D.H. Hand

Subject

Reclassification of property legally
described as a portion of the North 1/2 of
the South 1/2 of the SE 1/4 of Section 29,
Township 20 South, Range 61 East, MDB&M.



1 2 3 4 5 6

FILE NUMBER Z-1267

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVAL

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

FILE NO. 7-126-79

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11-21-79
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISON
 Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.
 I. D. Code 2-126-79 Date to Be Completed
 Remarks

Information Needed:

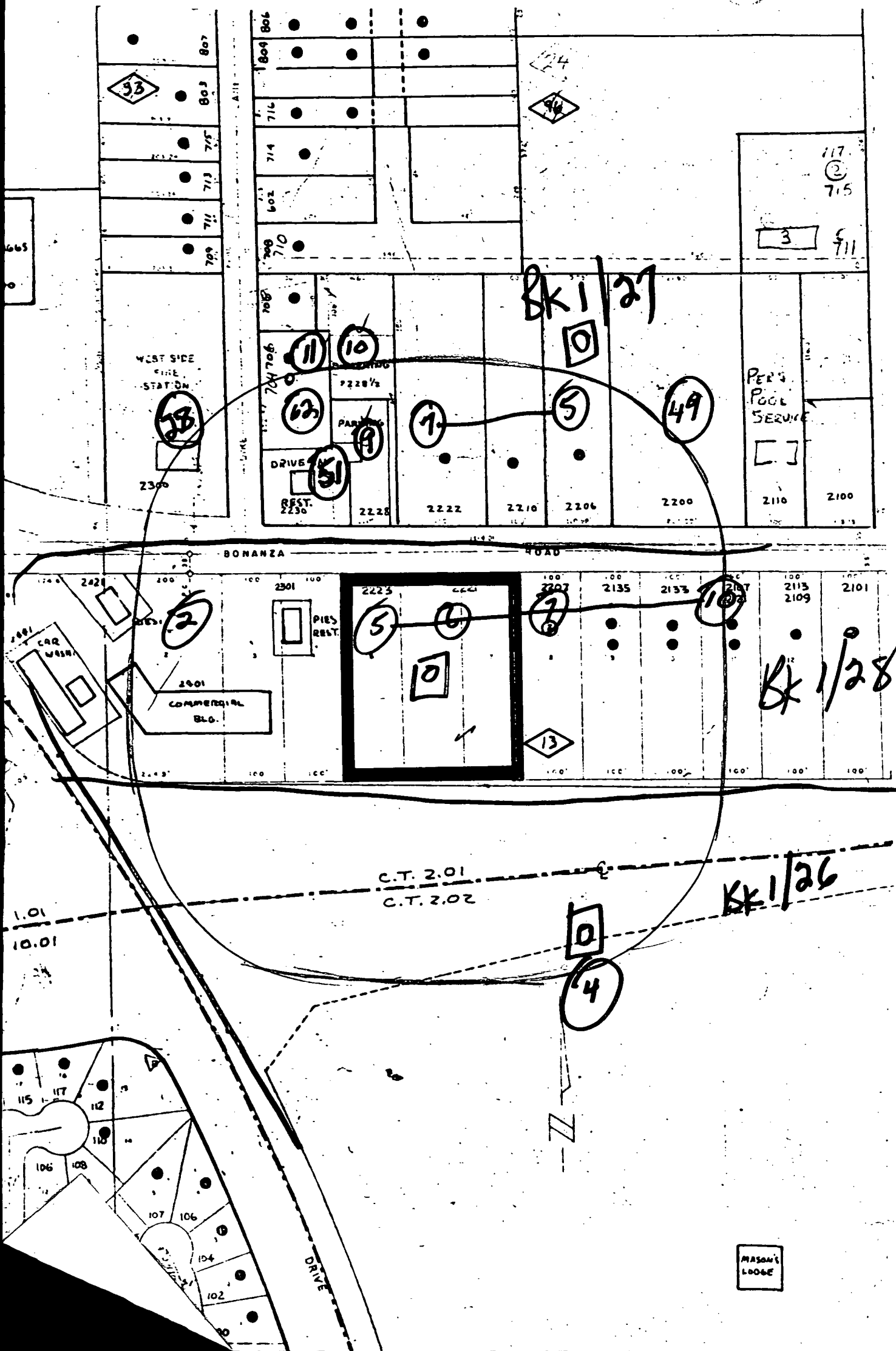
1. Labels ☒ XXX No. of Sets ☐ 1 Label Tape ☐
 2. Print Format: No Print (A) ☐ Valuation (F) ☐
 Name, Address, Legal Description (G) ☒ XXX

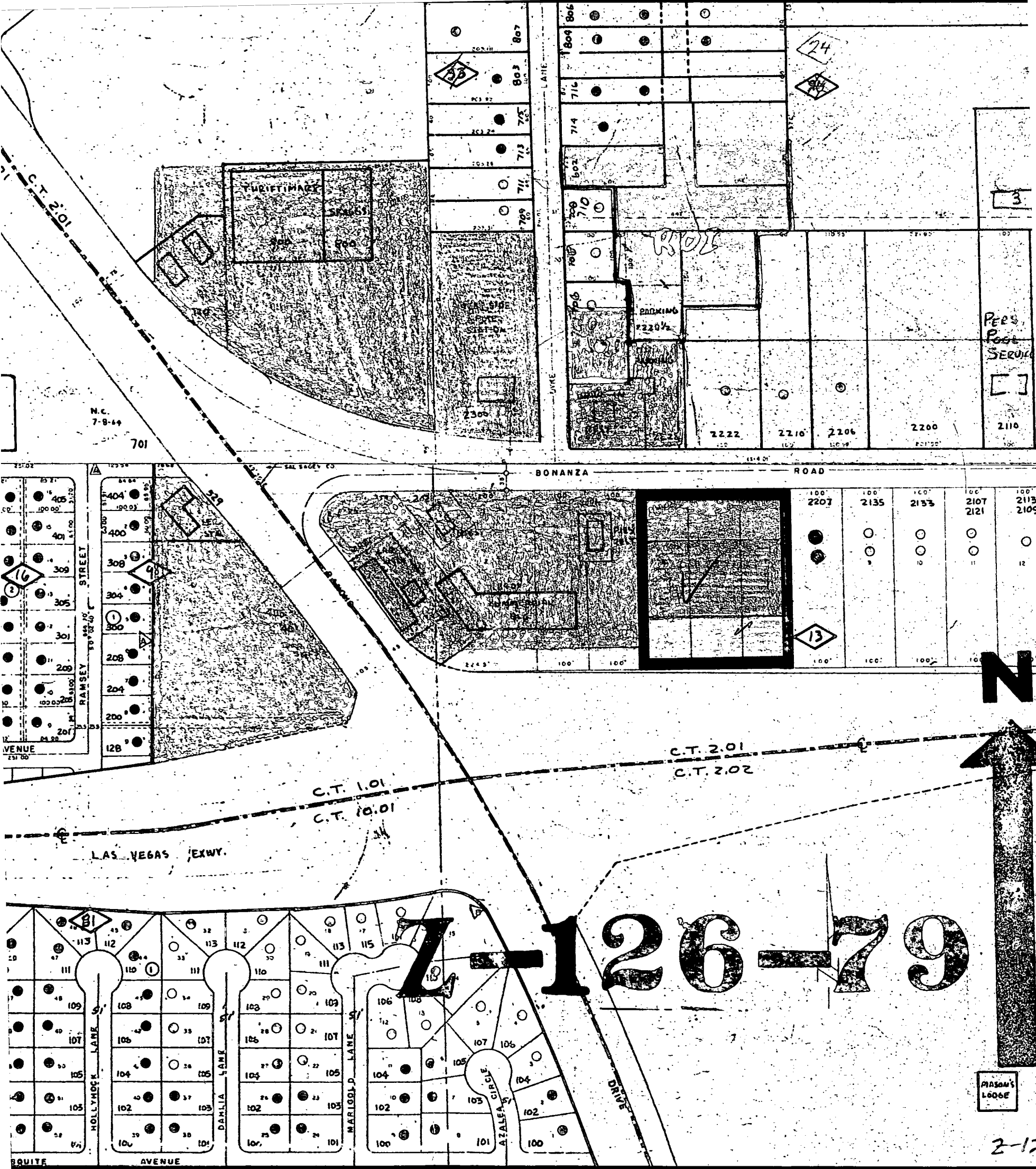
3. Selection by Tax District (List Tax Districts Needed):

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
010	26	0	004	010	28	0	002								
	27	0	005				005								
			007				010								
			009	- END -											
			011												
			028												
			049												
			051												
			062												

Assessor Approval Billing No.





18. Z-56-80
(CONTINUED)

MR. MILLER made a Motion for APPROVAL of Z-56-80, subject to the following condition:

1. Conformance to the original conditions of approval.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on January 21, 1981 at 2:00 P.M.

19. Z-126-79
PLOT PLAN REVIEW
APPROVED

Request of WALLACE ENGINEERING for a Plot Plan Review on property generally located on the south side of Bonanza Road, 500 feet east of Rancho Drive, C-1, C-2 and C-M (under Resolution of Intent to C-2).

MR. FOSTER said the previous plot plan indicated three-story apartment buildings and now they are proposing a three-story office building. Staff feels this is acceptable.

MRS. COLEMAN made a Motion for APPROVAL of Z-126-79, subject to the following conditions:

1. Conformance with the original conditions of this rezoning action.
2. Conformance to the amended plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

20. Z-72-76
PLOT PLAN REVIEW
APPROVED

Request of TUNEUP MASTERS for a Plot Plan Review on property generally located on the northwest corner of Charleston Boulevard and Bruce Street, C-2 zone.

MR. FOSTER presented the staff report stating Tuneup Masters is a compatible business for that area. Staff would recommend approval, subject to the resolution adopted by the Planning Commission for this type of operation; provide landscaping along the street frontages; and remove sign designated "A" or obtain encroachment approval through the Department of Public Services.

LARRY SELDERS, Director of Planning for Tuneup Masters, 21031 Ventura Boulevard, Woodland Hills, California, appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of Z-72-76, subject to the following conditions:

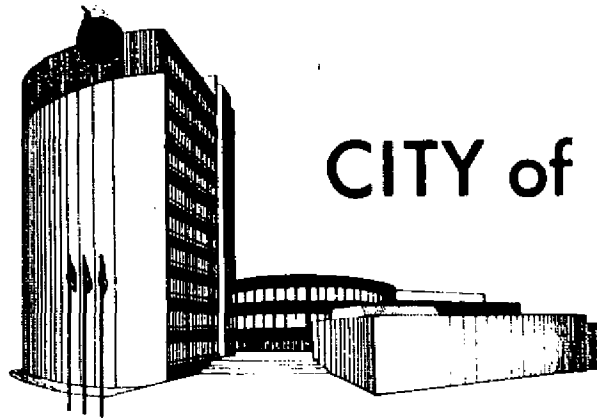
1. Conformance to the resolution adopted by the Planning

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 13, 1981

Wallace Engineering
1100 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: Z-126-79

Gentlemen:

Your request for a Plot Plan Review on property generally located on the south side of Bonanza Road, 500' east of Rancho Drive, C-1, C-2 & C-M (under Resolution of Intent to C-2), was considered by the City Planning Commission on January 8, 1981.

The Commission voted to APPROVE this item, subject to the following conditions:

1. Conformance with the original conditions of this rezoning action.
2. Conformance to the amended plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



AYOR 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

December 30, 1980

Wallace Engineering
1100 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: Z-126-79

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 January 8, 1981.

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

INTER-OFFICE MEMORANDUM

Date

December 22, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Z-126-79
Wallace Engineering

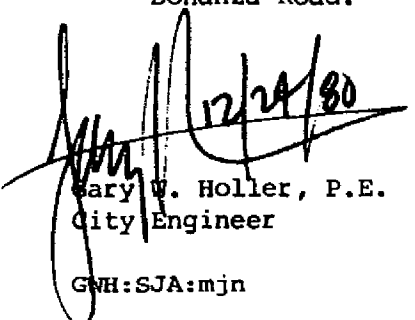
COPIES TO:

Quality Control
Right-of-Way
Subdivisions and Permits
Traffic Engineering

Your memorandum dated December 16, 1980 requested comments from this Department prior to January 5, 1981 concerning the request of Wallace Engineering for a plot plan review of the proposed Wallace Building.

The following items will be required by this Department before approval is granted to this application:

- (1) A Legal Description of the property.
- (2) Dedication of 15' of Right-of-Way on the South side of Bonanza Road.

 12/24/80
Gary W. Holler, P.E.
City Engineer

GWH:SJA:mjn

Attachment

RECEIVED

DEC 30 1980 ▶

PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

December 16, 1980

TO:

PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

Z-126-79 - Wallace Engineering

COPIES TO:

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

generally located on the south side of Bonanza Road, 500 ft. east of
Rancho Drive, C-1, C-2 and C-M zones (under Resolution of Intent to C-2)

CITY PLANNING COMMISSION MEETING: JANUARY 8, 1981

Your remarks regarding this application should be received prior to
January 5, 1981.

HPF: ~~bxx~~ cme
attachment (plot plan)

william
and rutledge
associates
architects

301 116TH S.E. SUITE 225
BELLEVUE, WA. 98004 (206) 453-0438

December 12, 1980

City of Las Vegas
Department of Community
Planning and Development
Las Vegas, Nevada 89109

Re: Site Plan Review (File No. 2-126-79)

Gentlemen:

Enclosed please find three copies of a revised site plan for the referenced project site. It is my understanding that this will be reviewed on or before January 8, 1981, and that this will comply with the time frame of the current Resolution of Intent for the property which expires January 16, 1981.

If you have any questions regarding this or require any further information, please contact my office. Thank you for your consideration.

Sincerely,

WILLIAM RUTLEDGE & ASSOCIATES

Wm. E. Rutledge

William E. Rutledge, A.I.A.

WER:slw

Enclosure

#404327

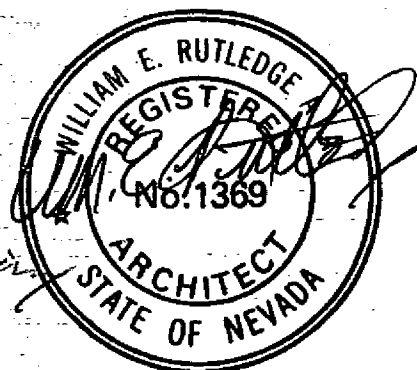
12/15/80

2-126-79

R. Smith

Three
Wallace Engineering

1-8-81
APP



APPLICATION FORM

2-126-79 CASE NUMBER

☐	REZONING APPLICATION
☐	USE PERMIT APPLICATION
☐	VARIANCE APPLICATION
☒	OTHER APPLICATIONS - <u>P.P. Rev.</u>
☒	FEE PAID
☒	LEGAL DESCRIPTION AND DEED PROVIDED - <u>See File</u>
☒	LEGAL DESCRIPTION CHECKED
☐	ZONING: EXISTING _____, PROPOSED _____
☐	PROPOSED USE <u>Office - Engineering</u> <u>(Wallace & Co. 1/3 & 1/2)</u>
☒	APPLICATION SIGNED AND NOTARIZED
☒	AGENT <u>W. L. on Butte</u> NAME <u>Wallace Eng.</u> PHONE <u>732-3330</u>
☒	APPLICATION FORM ACCEPTABLE

PLOT PLAN

☒	PLOT PLAN SUBMITTED, NUMBER <u>3</u>
☒	PLOT PLAN SIZE (24 x 36)
☒	NORTH ARROW AND SCALE SHOWN
☒	STREETS, ALLEYS AND PUBLIC ACCESS SHOWN
☒	LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED
☒	EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION
☒	FLOOR PLANS SUBMITTED AS REQUIRED
☒	BUILDING ELEVATION PROVIDED
☐	PARKING PROVIDED
	NUMBER REQUIRED <u>102</u>
	NUMBER PROVIDED <u>190</u>
☒	CURB CUTS AND WIDTHS SHOWN
☒	LANDSCAPED AREAS SHOWN
☒	TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED
☐	FENCES, AND WALLS WITH HEIGHT AND LOCATION SHOWN
☒	PLOT PLAN ACCEPTABLE
☒	PRIOR ACTION ON PROPERTY
	<u>2-126-79</u> CASE NO. _____ ACTION TAKEN _____ DATE _____
	_____ CASE NO. _____ ACTION TAKEN _____ DATE _____
	_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

APPLICATION FORM

PAGE #2

☒

DISTRICT MAP NUMBER

M 297

☐

PHOTOS or

☒

ELEVATIONS

☒

DRAWINGS

INTER-OFFICE MEMORANDUM

Date

MARCH 24, 1980

TO:

CITY ATTORNEY

FROM:


RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: JANUARY 16, 1980

COPIES TO:

ASSESSOR Z-126-79 (ROI #939)
CHRONO REQ. FOR ROI

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

Z-126-79 From C-1, C-2 and C-M to C-2

PARCEL I:

That portion of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. & M., with the South boundary line of Clark Avenue (original alignment 50 feet wide) now known as Bonanza Road;
THENCE West along the said South line a distance of 2,600 feet to the Northwest corner of that certain parcel of land conveyed by Julia Russell to J. G. Laravey by Deed recorded December 12, 1939 in Book 26 of Deeds, page 213, in the Office of the County Recorder of Clark County, Nevada, the TRUE POINT OF BEGINNING;
THENCE South along the West line of the said conveyed parcel a distance of 378.00 feet to the Southwest corner thereof;
THENCE West and parallel to the said South line of Clark Avenue, a distance of 200.00 feet to the Southeast corner of that certain parcel of land conveyed by John L. Russell and Julia Russell to Irving G. Warner, et ux, by Deed recorded February 26, 1942 as Document No. 134439, Clark County, Nevada records;
THENCE North along the East line of the last mentioned conveyed parcel a distance of 378.00 feet to the Northeast corner thereof;
THENCE East along the said South line of Clark Avenue a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That portion of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$)

TO: CITY ATTORNEY
FROM: RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

Z-126-79 (ROI #939)
MARCH 24, 1980
PAGE 2

of Section 28, Township 20 South, Range 61 East, M.D.B. & M. (hereinafter called Line 1), with the South boundary line of Clark Avenue produced, Westerly, as the same is now established (hereinafter called Line 2);
THENCE West along said Line 2 a distance of 2,800 feet, the POINT OF BEGINNING;
THENCE South along a line parallel to said Line 1 a distance of 378 feet;
THENCE North 89°38' West, and parallel to said Line 2 a distance of 100 feet;
THENCE North along a line parallel to said Line 1 a distance of 378 feet to said Line 2;
THENCE East along said Line 3, 100 feet, to the POINT OF BEGINNING.

SUBJECT TO:

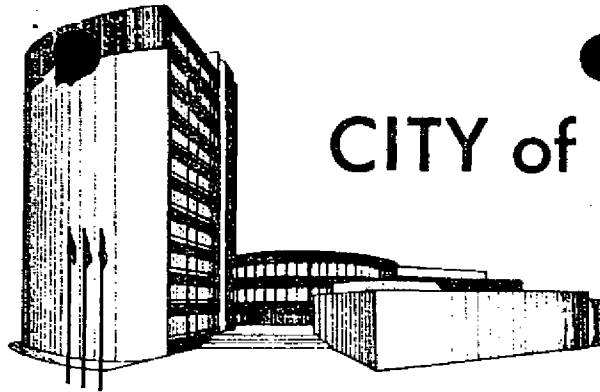
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way on Bonanza Road as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. 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

March 5, 1980

Mr. D. H. Hand
1409 Eastern Avenue
Las Vegas, Nevada 89104

Dear Mr. Hand:

Re: Z-126-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held January 16, 1980, APPROVED your request for reclassification of property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1, C-2 and C-M to C-2, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 ft. of right-of-way on Bonanza Road as required by the Department of Public Services.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

Carol Ann Hawley
CAROL HAWLEY, CITY CLERK

CH/dh

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

PAUL LACKLEY appeared in protest.

CHAIRMAN SWESSEL asked if the application was legal.

MR. FOSTER stated it was in order.

MRS. WAITS appeared in rebuttal.

CHAIRMAN SWESSEL asked the applicant if she owned all of the property.

MRS. WAITS stated she owned Lot 5 and half of Lot 42.

MR. FOSTER stated the application should be held in abeyance and a new application submitted with the proper signatures.

CHAIRMAN SWESSEL made a Motion for DENIAL of of Lot 5 and the South Half of Lot 42, that property belonging to Mrs. Waits.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

Application of D.H. HAND for reclassification of property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial Industrial), to C-2 (General Commercial). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.

Proposed Use: High Density Apartments and Restaurant

MR. BROWN presented the staff report and stated the plot plan is as shown with apartments, nice landscaping and parking. There is a commercial development along the south side of Bonanza from this location on east. This request is in concert with the pattern of the area. Staff thinks it is in keeping with the General Plan and policy and would recommend approval. Public Services requires dedication of 15' of right-of-way for Bonanza.

CHAIRMAN SWESSEL declared the public hearing open.

DICK HARTER represented the application and agreed to staff stipulations.

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

MR. MILLER made a Motion for APPROVAL of Z-126-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way on Bonanza Road as required by the Department of Public Services.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

V
Z-126-79

(11) Z-126-79
APPROVED

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. 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. Miller, Mr. Guthrie,
Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on January 2, 1980 at 2:00 P.M.

12. Z-102-78

EXTENSION OF TIME

APPROVED

Request of ANDREW AND LINDA DeVITO for a one year Extension of Time on property generally located on the east side of Lamb Boulevard, 230 ft. north of Harris Avenue, R-T zone (under Resolution of Intent to C-1).

MR. BROWN read the letter of request from the applicants (letter on file in the Department of Community Planning & Development) stating the reason for the request.

ANDREW DeVITO represented the application and stated it was hoped to have the financing by January or February.

MRS. COLEMAN made a Motion for APPROVAL of the Extension of Time under Z-102-78, subject to the following conditions:

1. This extension of time shall be limited to a period of one year.
2. Conformance to conditions originally imposed at the time of approval of Z-102-78, and any ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on January 2, 1980 at 2:00 P.M.

13. AR-11-79

ABEYANCE

Request of ERNEST A. BECKER ENTERPRISES ON BEHALF OF A.G. SPANOS CONSTRUCTION to allow a 532 unit apartment complex on property generally located at the northeast corner of Lorenzi Boulevard and Charleston Boulevard, R-3 zone.

MR. BROWN presented the staff report and stated this area has been under resolution of intent to R-3 for 15/17 years. There is R-1 to the north. The architect has been working with staff and has considered the R-1 to the north and east. There would be parking on those two sides with landscaping. This is a permitted use in this district. Staff would recommend approval.

HERBY ERMIS represented the application.

MRS. COLEMAN asked what kind of protection the parking would provide.

MR. ERMIS described the proposed 6' block wall and 6' high landscaping.

MR. MILLER asked for the size of the trees.

AGENDA

City of Las Vegas

January 16, 1980

BOARD OF CITY COMMISSIONERS

Page 28

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

B. ABEYANCE ITEM - ZONE CHANGE (Z-126-79) - D.
H. HAND

Property generally located on the south side
of Bonanza Road, 500 ft. east of Rancho Drive.

From: C-1 (Limited Commercial)
C-2 (General Commercial) and
C-M (Commercial Industrial)

To: C-2 (General Commercial)

Proposed Use: High Density Apartments and
Restaurant

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

1. Resolution of Intent to be restricted to
a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way
on Bonanza Road as required by the
Department of Public Services.

PROTESTS: 0

C. SET DATE ON ANY APPEALS FILED OR REQUIRED
PUBLIC HEARINGS FROM THE BOARD OF ZONING
ADJUSTMENT MEETING HELD JANUARY 7, 1980.

D. SET DATE FOR PUBLIC HEARING ON ANY ITEM
REQUIRING A PUBLIC HEARING THAT WAS ACTED
UPON BY THE PLANNING COMMISSION AT ITS
MEETING JANUARY 10, 1980.

Lurie -

APPROVED

Motion to follow
recommendations of
Planning Commission
Unanimous

Clerk to notify
Planning to
proceed
accordingly

(AT THIS POINT IN THE AGENDA AND AT
APPROXIMATELY 5 P.M. COMMISSIONERS
LURIE & LEVY WERE EXCUSED FROM
MEETING.)

V-96-79
Mel C & Nancy J.
Kalagian
2/20/80 Agenda

City Clerk to
proceed

VAC-27-79
City of Las Vegas

C/A to prepare
Notice

STREET NAME CHANGES
Set for Public
Hearing 2/6/80

Clerk to proceed

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

January 2, 1980

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

Page 30

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

Planning Commission recommends APPROVAL
(5-yes; 1-no), subject to the following
conditions:

1. Resolution of Intent to be restricted
to a twelve (12) month time limit.
2. The north 50 feet of the application
be denied.
3. The north 100 feet of the south 250 feet
of the application be amended to P-R.

PROTESTS: Approx. 54

See Page 29

See Page 29

E. ZONE CHANGE - Z-126-79 - D. H. HAND

Property generally located on the south side
of Bonanza Road, 500 ft. east of Rancho Drive.

From: C-1 (Limited Commercial)
C-2 (General Commercial) and
C-M (Commercial Industrial)

To: C-2 (General Commercial)

Proposed Use: High Density Apartments
and Restaurant

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

1. Resolution of Intent to be restricted to
a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way
on Bonanza Road as required by the
Department of Public Services.

PROTESTS: 0

ABEYANCE

Lurie-Unanimous
(Commissioner
Christensen excused
from meeting)

1/16/80 Agenda

APPROVED AGENDA



A. ABEYANCE ITEM - ZONE CHANGE - Z-119-79 - PHILIP J. COHEN

Property generally located on the east side of Michael Way between Lake Mead Boulevard and Vegas Drive, from N-U to R-1.

Proposed Use: Medium Low Density - Detached Single Family Residences

This item has been scheduled for this meeting to determine if the investigation has been completed by the District Attorney's Office relative to the statements made by Joe Swessel. If the investigation has not been completed, this item is to be held in abeyance again and a new meeting date should be indicated at this meeting so the surrounding property owners will not have to be renotified. The City Attorney's Office will be advising you at the meeting on the status of the investigation.

The request involves a 36 acre parcel of land that was annexed recently. Presently, this parcel is surrounded by land in the County that is zoned R-E. To the north is the Curtis Park development that is developed on an R-E basis. The proposal is for a 142 lot subdivision that will back up to Michael Way and Lake Mead. An application to rezone a portion of this property for quarter acre lots was denied in the County several years ago prior to annexation. There is R-1 zoning in the area but it is located west of the R-E. The developer pointed out that a portion of the R-E zoned area on the west side of Michael Way is developed on lots less than one half acre in size.

PLANNING COMMISSION RECOMMENDATION: Denial because the property is almost surrounded entirely by R-E zoning.

STAFF RECOMMENDATION: Denial on the basis of the adjacent R-E zoning.

PROTESTS: 123 - The protestants felt the size of the homes and the density would not be compatible with their R-E area.

B. ABEYANCE ITEM - ZONE CHANGE - Z-126-79 - D. H. HAND

Property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1, C-2, and C-M, to C-2.

Proposed Use: High Density Apartments and Restaurant

This item was held in abeyance because the applicant was not represented. The request involves property that was approved for C-1, C-2 and C-M zoning in 1976 for mini-warehouses along the Expressway and the commercial shops along the Bonanza Road frontage. The property has not developed for this use and now the applicant is requesting C-2 zoning on the entire piece that is needed for the apartment density he is requesting. There are 132 apartment units and a fast food operation proposed.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the commercial zoning pattern on this segment of West Bonanza Road.

STAFF RECOMMENDATION: Approval in accordance with the established zoning pattern.

PROTESTS: 0

C. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE BOARD OF ZONING ADJUSTMENT MEETING HELD JANUARY 7, 1980.

was concerned with the proposed 10 ft. building setbacks because automobiles that park in the driveway in front of the garage door would be parked in the future sidewalk area. Further, under this arrangement, standard sized cars would overhang beyond the curb and into the street. It was pointed out that if the property owners wanted to construct sidewalks in the future, the 10 ft. building setback would create a problem because cars would be parking in the sidewalk area.

PLANNING COMMISSION RECOMMENDATION: Approval of waiving the sidewalks, allowing roll type curb and reducing a portion of Broadriver Street to 51 feet. Denial of the request for 10 ft. building setbacks.

STAFF RECOMMENDATION: All requests be approved except for the sidewalks and the 10 ft. building setback because the sidewalk areas are needed and the 10 ft. setbacks would virtually eliminate the possibility of sidewalks being constructed adjacent to the curb in the future because of the obstruction of cars parked in the driveways and overhanging into the street.

D. ZONE CHANGE - Z-124-79-CAROLYN A. WITKOWSKI, ET AL

Property generally located at the northwest corner of Monterey Avenue and Sahara Avenue, from R-1 and R-2, to C-1.

Proposed Use: Offices

The request is located in the Metropolitan Subdivision where a P-R and C-1 pattern has been developing along the Sahara frontage. The lots in the subdivision are approximately 25 feet by 100 feet wide and the subdivision was recorded many years ago. Most of the subdivision is developed with single family homes and some are located relatively close to the P-R and commercial along Sahara. At the time the P-R and C-1 was requested along Sahara, there developed a problem of providing for a uniform depth because of the subdivision layout of long blocks that have residential development on the north end and commercial on the south portion. Many of the previous requests were strongly opposed by the residents, with probably the most notable case being when P-R and C-1 requested for the Allstate Insurance office that extended approximately 250 feet deep from Sahara Avenue. At that time a policy was adopted of 150 feet for C-1 along Sahara and the next 100 feet for P-R for a total depth of 250 feet. The depth requested in this application is for 300 feet for C-1 which does not provide for the P-R buffer and it is contrary to the 250 ft. depth policy. The applicants agreed to amend their application to delete the north 50 feet of their application and amend the north portion to P-R to be in conformance with the Commission's policy. The deletion of property from this development will reduce the parking but the parking requirements of the Zoning Ordinance will still be met.

PLANNING COMMISSION RECOMMENDATION: Approval subject to deleting the north 50 feet and amending the north 100 feet of the south 250 feet to P-R.

STAFF RECOMMENDATION: Approval in conformance with the established zoning policy along Sahara Avenue.

PROTESTS: 54. A number of the protestants attended the meeting and objected to the proposed 300 ft. depth for C-1 and not providing the P-R buffer. It appeared that the protestants were satisfied with the amendments imposed on the applicant by the Planning Commission.

E. ZONE CHANGE - Z-126-79 - D. H. HAND

Property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1, C-2, and C-M, to C-2.

Proposed Use: High Density Apartments and Restaurant

This property was approved for C-1, C-2 and C-M zoning in 1976 for mini-warehouses along the Expressway and the commercial shops along the Bonanza Road frontage. The property has not developed for this use and now the applicant is requesting

on the entire piece that is needed for C-2 zoning for the apartment density he is requesting. There are 132 apartment units and a fast food operation proposed.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the commercial zoning pattern on this segment of West Bonanza Road.

STAFF RECOMMENDATION: Approval in accordance with the established zoning pattern.

PROTESTS: 0

F. EXTENSION OF TIME - Z-102-78 - ANDREW AND LINDA DeVITO

Request for a one year extension of time on property generally located on the east side of Lamb Boulevard, 230 ft. north of Harris Avenue, R-T zone (under Resolution of Intent to C-1).

This is the first request for an extension of time. The applicant indicated he plans to start construction in the early part of 1980.

PLANNING COMMISSION RECOMMENDATION: Approval for a period of one year.

STAFF RECOMMENDATION: No objection.

(Location maps are attached for all new rezoning items.)

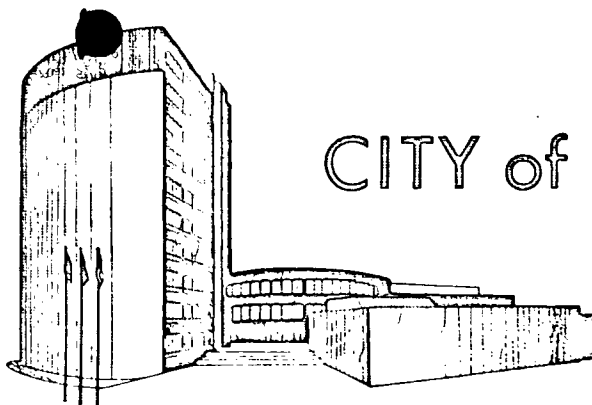
HPF:bjl
attachments

MAYOR BILL BRIART

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

December 14, 1979

Mr. D. H. Hand
1409 Eastern Avenue
Las Vegas, Nevada 89104

✓ Re: Z-126-79

Dear Mr. Hand:

Your request for reclassification of property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1, C-2, and C-M to C-2, was considered by the City Planning Commission on December 13, 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. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way on Bonanza Road as required by the Department of Public Services.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Mr. D. H. Hand
Re: Z-126-79

December 14, 1979
Page 2

This item will be considered by the Board of City Commissioners on January 2, 1980, 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 28, 1979

NOTICE OF PUBLIC HEARING

DECEMBER 13, 1979

Notice is hereby given that on December 13, 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-126-79 D. H. HAND FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF BONANZA ROAD, 500 FT. EAST
OF RANCHO DRIVE.

FROM: C-1 (LIMITED COMMERCIAL)

C-2 (GENERAL COMMERCIAL) AND

C-M (COMMERICAL-INDUSTRIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: HIGH DENSITY APARTMENTS AND RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE NORTH HALF (N½) OF THE SOUTH HALF (S½) OF THE SOUTH-
EAST QUARTER (SE¼) OF SECTION 29, 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 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.)

WRIGHTMART
800
SKAGGS
800

33

96

3

WEST SIDE
FUEL
STATION

PARKING
2229 1/2

PARKING

DRIVE IN

REST.
2230

BONANZA ROAD

RANCHO DRIVE

COMMERCIAL
BLDG.

PIES
REST

LAS VEGAS EXPWY

C.T. 2.01

C.T. 2.02

C.T. 1.01

C.T. 10.01

N



3-126-19

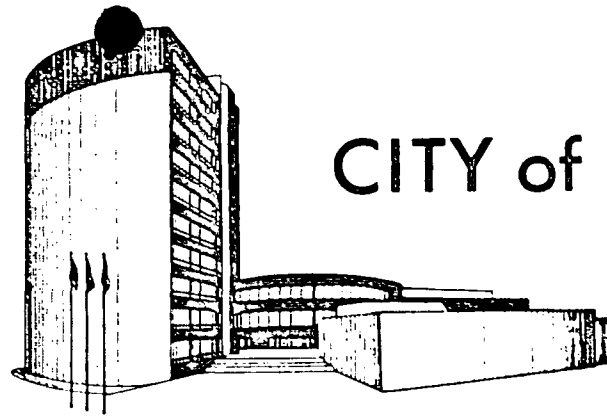
MASSACHUSETTS
10000

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

December 6, 1979

Mr. D. H. Hand
1409 Eastern Avenue
Las Vegas, Nevada 89104

Re: Z-126-79

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 December 13, 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

INTER-OFFICE MEMORANDUM

Date

December 4, 1979

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

PUBLIC SERVICES

SUBJECT:

D. H. HAND
Z-126-79

COPIES TO:

BUILDING & SAFETY

Your memorandum of November 20, 1979, requested comments from the Public Services Department on the request for reclassification of property generally located on the south side of Bonanza Road, from C-1 (Limited Commercial), C-2 (General Commercial) and C-M to C-2 (General Commercial), submitted by D. H. Hand.

At the time of development, it will be necessary that the applicant:

1. Dedicate 15' R/W for Bonanza.
2. Construct sidewalk on Bonanza Rd. and install 1½" PVC conduit for future underground street lighting.

Building and Safety has no objections to the above zone reclassification provided all required permits and inspections are obtained.

GARY W. HOLLER, P.E.
CITY ENGINEER

GWH/JSH/cs

DEC 11 1979
PLANNING AND
DEVELOPMENT

12/13/79

DATE:

11/20/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

H. H. Handel

Z-126-79

- ☒ 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. Byrnes

FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

DECEMBER 13, 1979

Notice is hereby given that on December 13, 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-126-79

D. H. HAND FOR RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED ON THE ~~EAST~~ ^{SOUTH} SIDE OF BONANZA ROAD, 500' EAST OF RANCHO DE

FROM: C-1 (LIMITED COMMERCIAL)

C-2 (GENERAL COMMERCIAL) AND

C-M (COMMERCIAL - INDUSTRIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: High Density Apartments + Restaurant

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 29, 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 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: WJW (date) 11/22/79
WILLIAMS
CLEMMER
BROWN, D.W.

(THIS FILE MUST BE RETURNED TO BARBARA BY WED., 11-21-79.)

(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

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 20, 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: D. H. HAND Z-126-79	COPIES TO:

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

generally located on the east side of Bonanza Road

From: C-1 (Limited Commercial),
C-2 (General Commercial)
and C-M

To: C-2 (General Commercial)

The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, M.D.B.&M.

CITY PLANNING COMMISSION MEETING: December 13, 1979

Your remarks regarding this application prior to December 3, 1979,
will be greatly appreciated.

Plot Plan Attached: Yes XXXX
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 C-1, C-2, C-M Use District to a C-2 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:

Assesor's Parcel Number 10-280-5 & 6 See Attachment "A" for metes and bounds.

gl on the east side of Baranza Rd

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, ~~xWey~~ D.H. Hand being duly sworn, depose and say that (I am, ~~xxxxxx~~ 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, ~~xxxxx~~ knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.
D.H. Hand 1409 Eastern Ave, Las Vegas, Nev 89104

Subscribed and sworn to before me this 19 day of November, 1979

Leland O. Carter
Notary Public in and for said County and State
OFFICIAL SEAL
NOTARY PUBLIC-STATE OF NEVADA
CLARK COUNTY
Leland A. Carter
My Commission Expires FEB. 13, 1983

(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200.00

Received by: B. A. Reale

Receipt No.: 383509

Case No. Z-126-79

Date: 19 Nov '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.

PARCEL NO. I:

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B.&M., with the South boundary line of Clark Avenue (original alignment 50 feet wide) now known as Bonanza Road;

THENCE West along the said South line a distance of 2600 feet to the Northwest corner of that certain parcel of land conveyed by JULIA RUSSELL to J. G. LARAVEY by Deed recorded December 12, 1939 in Book 26 of Deeds, page 213, in the Office of the County Recorder of Clark County, Nevada, the TRUE POINT OF BEGINNING;

THENCE South along the West line of the said conveyed parcel a distance of 378.00 feet to the Southwest corner thereof;

THENCE West and parallel to the said South line of Clark Avenue, a distance of 200.00 feet to the Southeast corner of that certain parcel of land conveyed by JOHN L. RUSSELL and JULIA RUSSELL to IRVING G. WARNER, et ux, by Deed recorded February 26, 1942 as Document No. 134439, Clark County, Nevada records;

THENCE North along the East line of the last mentioned conveyed parcel a distance of 378.00 feet to the Northeast corner thereof;

THENCE East along the said South line of Clark Avenue a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the interest in and to the following described parcel of land as conveyed to the State of Nevada by Deed recorded July 24, 1969 as Document No. 774452 of Official Records, Clark County, Nevada, as follows:

BEGINNING at a point on the left or Northerly right of way line of U. S. 95 (Project F-006-1(15), 173.14 feet left of and at right angles to Highway Engineer's Station "E1" 18 81.36 P.O.T., said POINT OF BEGINNING, more fully described as bearing North 40°22'18" West a distance of 1262.73 feet from the Southeast corner of Section 29, Township 20 South, Range 61 East, M.D.B.&M.;

THENCE South 89°00'59" East along said right of way line a distance of 203.00 feet to a point;

THENCE South 0°59'01" West a distance of 4.56 feet to a point;

THENCE North 89°26'59" West a distance of 203.00 feet to a point;

THENCE North 0°59'01" East a distance of 6.09 feet to the POINT OF BEGINNING.

PARCEL NO. II:

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B.&M. (hereinafter called Line 1), with the South boundary line of Clark Avenue produced, Westerly, as the same is now established (hereinafter called Line 2);

THENCE West along said Line 2 a distance of 2800 feet, the POINT OF BEGINNING;

THENCE South along a line parallel to said Line 1 a distance of 378 feet;

THENCE North 89°38' West, and parallel to said Line 2 a distance of 100 feet;

THENCE North along a line parallel to said Line 1 a distance of 378 feet to said Line 2;

THENCE East along said Line 3, 100 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the interest in and to the following described parcel of land as conveyed to the State of Nevada by Deed recorded March 7, 1969 as Document No. 750337 of Official Records, Clark County, Nevada, as follows:

BEGINNING at a point on the left or Northerly right of way line of U. S. 95 (Project F-006-1(15), 183.55 feet left of and at right angles to Highway Engineer's Station "E1" 17 81.99 P.O.T., said POINT OF BEGINNING, more fully described as bearing North $43^{\circ}36'07''$ West a distance of 1330.85 feet from the Southeast corner of Section 29, Township 20 South, Range 61 East, M.D.B.&M.;

THENCE South $89^{\circ}00'59''$ East along said right of way line a distance of 99.90 feet to a point;

THENCE South $0^{\circ}59'01''$ West a distance of 6.09 feet to a point;

THENCE North $89^{\circ}26'59''$ West a distance of 99.91 feet to a point;

THENCE North $0^{\circ}59'01''$ East a distance of 6.84 feet to the POINT OF BEGINNING.