

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0132-87

APN 163-03-101-006

Location SWC of Charleston & Tioga

Applicant Maury & Francine Abrams, et al

Subject

Reclassification of property legally
described as a portion of the NW 1/4 of the
NW 1/4 of Section 3, Township 21 South,
Range 60 East, MDB&M.



FILE HISTORY

DATE	MEETING	ACTION	INIT.
1-14-88	PC	Approved	uh
2-3-88	ce	Approved - 66 max # units	Im
5/12/88		issued permits for apts	KC
11/22/88		SIGNED TENN. BUS. LIC. FOR MAURY ABRAMS CO./DBA BUFFALO HIGHLANDS PHASE II 7601 W. CHARLESTON BLVD.	KC
1-17-89		Signed C.O. cards for Phase II at 7601 W. Charleston Blvd.	RH
1/17/89		SIGNED BUS. LIC. FOR MAURY ABRAMS CO./DBA BUFFALO HIGHLANDS PHASE II 66 UNIT APARTMENT DEVELOPMENT 7601 W. CHARLESTON BLVD.	KC
7-1-91		RAI sent to City Attorney	RR
7-9-91		RAI ret'd from " "	RR
7-14-91		Ordinance to City Mgr. & filed	RR

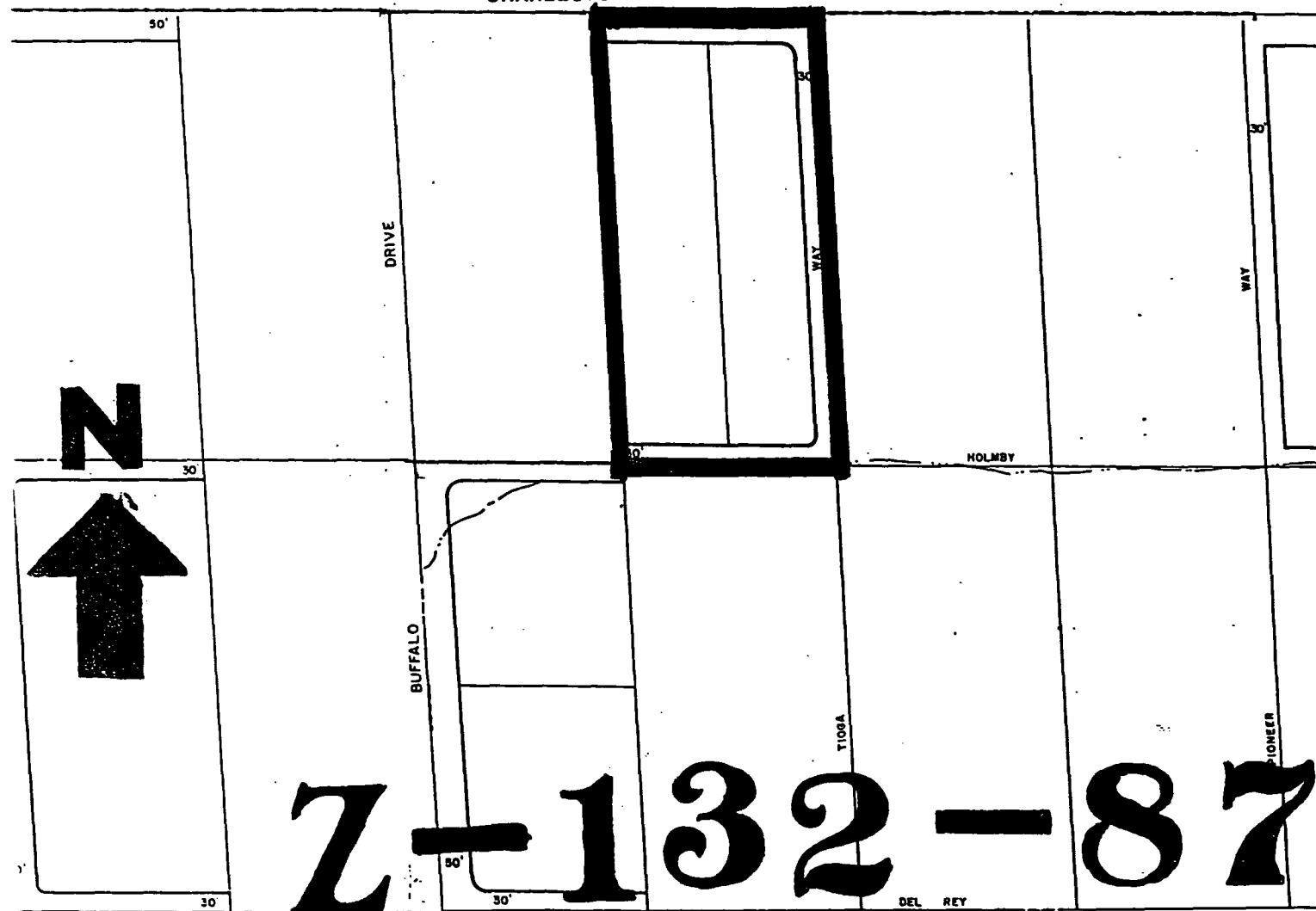
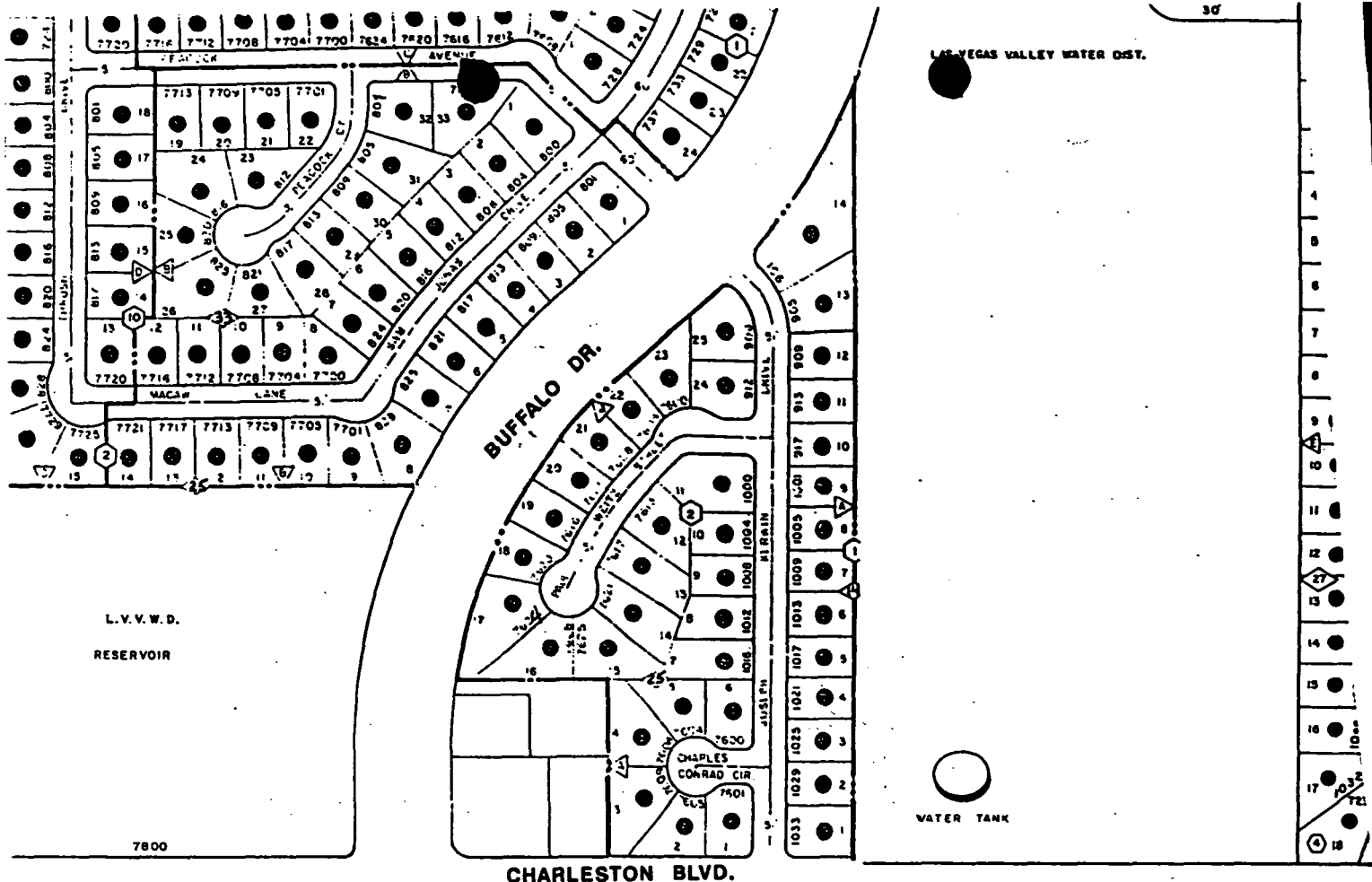
PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. <u>Wm Dudley, 7625 Paul Way</u>	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-132-87



NOTICE OF PUBLIC HEARING

JANUARY 14, 1988

Notice is hereby given that on **JANUARY 14, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-132-87 APPLICATION OF MAURY AND FRANCINE ABRAMS, TRUSTEES OF ABRAMS FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND TIOGA WAY

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

511-50

Page 1 of 1

Remarks _____

Book	Pge	Nr	Book	Pge	Nr	Book	Pge	Nr	Book	Pge	Nr
3	2	1	3	2	1	3	2	1	3	2	1
01B	39	0002	310	27	0002	310	34	0034			
		003			004			036			
		007			005			051			
		009			013	440	58	0001			
		001			035			007			
		006			036			009			
		023			045			006			
		026			046			END			
		033									
		039									
03A	37	0001	34	0003							

Billing No.

* 310-340
34, 36, 3 & 51
* 440-590

6

01B-390

L.V.V.W.D.
RESERVOIR

2

01B-390
391
34
33
7 8
3 9
CHARLES
CONRAD CAR
7501
39

03A-370

WATER TANK

7 8

440-580

N



9

2

35 36

4

5

310-270

45

13

46

Z-132-87

440-590 *

* TO PARCEL 310-340 ABOVE

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 12-28	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT		
PUBLIC WORKS 12-22 - -		
FIRE SERVICES		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. Z-132-87

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TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: 1/4/88

NOTICE OF PUBLIC HEARING

JANUARY 14, 1988

Notice is hereby given that on January 14, 1988 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-132-87 APPLICATION OF MAURY AND FRANCINE ABRAMS, TRUSTEES OF ABRAMS FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ~~WEST~~ CHARLESTON BOULEVARD AND TIOGA WAY

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of the
~~Northwest Quarter (NW $\frac{1}{4}$)~~ of the Northwest Quarter (NW $\frac{1}{4}$) of
the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South,
Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

CS 12/29

WILLIAMS

JA 12/29

FOSTER

AD

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 12/30/87

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

SEE LOCATION MAP ON REVERSE SIDE.

005

INTER-OFFICE MEMORANDUM

December 28, 1987

TO: PUBLIC WORKS FIRE SERVICES BUILDING & SAFETY LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION - Z-132-87 MAURY & FRANCINE ABRAMS, TRUSTEES OF ABRAMS FAMILY TRUST FROM: N-U TO: R-3	COPIES TO:

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

Southwest corner of West Charleston Boulevard and Tioga Way

Parcel No.: 310-270-035, 036

Proposed Use: Apartments

CITY PLANNING COMMISSION MEETING: January 14, 1988

Your remarks regarding this application prior to January 7, 1988
will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF: erh

Attachment

INTER-OFFICE MEMORANDUM

12/22/87

TO: PUBLIC WORKS: ED BYRGE , RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: MAURY & FRANCINE ABRAMS, Trustees of ABRAMS FAMILY TRUST Z-132-87 FROM: N-4 TO: R-3	COPIES TO:

This is concerning a request for reclassification on the following described property: *Southwest corner of W. Charleston Blvd. and Tioga Way.*

Parcel No.: *310-270-035, -036.*

Proposed Use: *apartments*

CITY PLANNING COMMISSION MEETING: *JANUARY 14, 1988*

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MAURY & FRANCINE ABRAMS, TRUSTEES OF ABRAMS Family Trust
 REPRESENTATIVE'S NAME _____
 ADDRESS 16661 Ventura Blvd. #408 Encino, CA. 91436
 PHONE (213) 872-2464

AGENT: NAME VTN
 REPRESENTATIVE'S NAME Vicky Troy
 ADDRESS 2300 Paseo Del Prado Bldg. A, Ste. 100 LUN, NV 89102
 PHONE 873-8550

TYPE OF APPLICATION:

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

por. of NW $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$,
 Sec. 3, T. 21 S., R. 60 E.
 M.D.B. & M.

ZONING: EXISTING N-U PROPOSED R-3
 LAND USE: EXISTING VACANT
 PROPOSED apartments

PAST ACTIONS:

CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-3-1 ASSESSOR'S PARCEL NO. 310-270-035, -036
 FLOOD ZONE "A": YES _____ NO ✓

GENERAL LOCATION: S.W. cor. of W. Charleston Blvd. & Tioga Way.

SPECIAL NOTICE REQUIRED: YES _____ NO ✓

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO ✓

CHECKED BY: R.P. DATE 12/21/87

GENERAL RECEIPT NO. 28585 CASE NO. E-132-87

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the NU Use District to a R-3 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

BEING THE EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼)
OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA.

Assessor's Parcel Number: 310-270-035 & 036

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Maury Abrams and Francine Abrams, Trustees of Abrams Family Trust,
(please print or type)

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

(1) Maury Abrams Trustee 16661 Ventura Blvd., #408

SIGNATURE OF OWNER OF RECORD
MAURY ABRAMS, TRUSTEE

213/872-2464
PHONE NUMBER

MAILING ADDRESS

Encino, CA 91436

CITY

STATE

ZIP

(2)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

Subscribed and sworn to before me this 21st day of DECEMBER, 1987,

Vicky S. Troy
Notary Public in and for said County and State

3/18/91
My Commission Expires

(seal)



VICKY S. TROY
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Mar. 18, 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 Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$200.00

Received by: R.P.

Receipt No.: 28585

Date: 12/21/87

Case No.: E-132-87

Meeting Date: 1/14/87

07100700545
GRANT, BARGAIN, SALE DEED

(16)

THIS INSTRUMENT WITNESSETH: That: CHARLESTON #31-27-03A PARTNERSHIP, CHARLESTON #31-27-03B PARTNERSHIP,
CHARLESTON #31-27-03C PARTNERSHIP, and CHARLESTON #31-27-03D PARTNERSHIP

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MAURY ABRAMS and FRANCINE ABRAMS, TRUSTEES OF THE ABRAMS FAMILY TRUST DATED
JULY 8, 1981

all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART
HEREOF.

THIS DEED IS NOT VALID UNLESS THE INSTRUMENT
PURPORTING TO BE THE ORIGINAL
ARE GIVEN AS SUCH BY THE VALIDITY, LEGAL
EFFECT OR PRIORITY

SUBJECT TO: 1. Taxes for the fiscal year 1987-88
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness OUR hand 8 this 2nd day of October 1987
CHARLESTON #31-27-03A PARTNERSHIP CHARLESTON #31-27-03B PARTNERSHIP
CHARLESTON #31-27-03C PARTNERSHIP CHARLESTON #31-27-03D PARTNERSHIP
(SEE EXHIBITS ATTACHED HERETO FOR GRANTORS' SIGNATURES)

STATE OF _____ } S S
County of _____ }
On the _____ day of _____ 19____
personally appeared before me, a Notary Public in and for said
County and State _____

known to me to be the person described in and who executed
the foregoing instrument who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purpose therein mentioned

Notary Public in and for said County and State

ESCROW NO T 37251 NW
WHEN RECORDED MAIL TO M. Abrams, 16661 Ventura Blvd.
#408, Encino, Ca. 91436

07100700545

87100700545

37251-T

EXHIBIT "A"

PARCEL I:

The West Half (W1/2) of Government Lot Nineteen (19) in Section 3, Township 21 South, Range 60 East, M.D.B. & M., being further described as Lot One (1) of that certain Certificate of Land Division Map, recorded July 10, 1980 in Book 1251 of Official Records as Document No. 1210387, Clark County, Nevada.

EXCEPTING THEREFROM the North Fifty (50) feet and the South Thirty (30) feet as conveyed to Clark County by Deed recorded July 10, 1980 in Book 1251 of Official Records, Clark County, Nevada Records, as Document No. 1210388.

PARCEL II:

The East Half (E1/2) of Government Lot Nineteen (19) in Section 3, Township 21 South, Range 60 East, M.D.B. & M., being further described as Lot Two (2) of that certain Certificate of Land Division Map, recorded July 10, 1980 in Book 1251 of Official Records as Document No. 1210387, Clark County, Nevada.

EXCEPTING THEREFROM the North Fifty (50) feet, the East Thirty (30) feet, and the South Thirty (30) feet, together with a spandrel area in the Northeast Corner thereof, being the Southwest Corner of the Intersection of Charleston Boulevard and Tioga Way, bounded as follows:

On the North by the South line of the North by the South line of the North Fifty (50) feet thereof; on the East by the West line of the East Thirty (30) feet thereof; and on the Southwest by the arc of a curve concave Southwesterly, having a radius of Twenty-Five (25) feet and being tangent to the South line of said North Fifty (50) feet and tangent to the West line of said East Thirty (30) feet; also together with a spandrel area in the Southeast Corner thereof, being the Northwest Corner of the Intersection of Tioga Way and Hlaby Avenue, bounded as follows: On the East by the West line of the East Thirty (30) feet thereof; on the South by the North line of the South Thirty (30) feet thereof; and on the Northwest by the arc of a curve concave Northwesterly, having a radius of Fifteen (15) feet and being tangent to the West line of the East Thirty (30) feet and tangent to the North line of the South Thirty (30) feet, as conveyed to Clark County by Deed recorded July 10, 1980 in Book 1251 of Official Records, Clark County, Nevada Records, as Document No. 1210388.

THIS DOCUMENT IS FOR INFORMATION
PURPOSES ONLY AND DOES NOT
AFFECT OR PRIORITY

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CHARLESTON #31-27-03A PARTNERSHIP

Benedict Wong
by [Signature]
 BENEDICT WONG
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Beatrice Hiyirida
by [Signature]
 BEATRICE HIYIRIDA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Brian Y. Morioka
by [Signature]
 BRIAN Y. MORIOKA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Tetsuichi Kurata
by [Signature]
 TETSUICHI KURATA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Barbara T. Yamamoto
by [Signature]
 BARBARA T. YAMAMOTO
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Kiyoko Yoshida
by [Signature]
 KIYOKO YOSHIDA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

David Y. Nakashima
by [Signature]
 DAVID Y. NAKASHIMA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Richard Morita
by [Signature]
 RICHARD MORITA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Harry T. Tanabe
by [Signature]
 HARRY T. TANABE
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Roy M. Nakamura
by [Signature]
 ROY M. NAKAMURA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Robin Takara
by [Signature]
 ROBIN TAKARA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Albert Low
by [Signature]
 ALBERT LOW
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

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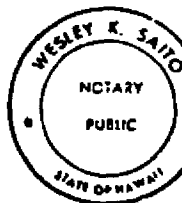
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 PURPOSE ONLY AND DOES NOT
 HAVE ANY LEGAL EFFECT OR PRESENT

87100700545

NOTARY CERTIFICATE

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 22nd day of September, 1987, before me personally appeared
BRADLEY A. ERICKSON, President of Progressive Investment Corp., Attor-
ney-in-Fact for BENEDICT WONG, BEATRICE HIJIRIDA, BRIAN Y. MORIOKA,
TETSUICHI KURATA, BARBARA T. YAMAMOTO, KIYOKO YOSHIDA, DAVID Y. NAKA-
SHIMA, RICHARD MORITA, HARRY T. TANABE, ROY M. NAKAMURA, POBIN TAKAKA,
and ALBERT LOW, to me known to be the person described in and who exe-
cuted the foregoing instrument and acknowledged that he executed the
same on behalf of the abovenamed persons, as his free act and deed.



Wesley K. Saito
Notary Public, First Judicial
Circuit, State of Hawaii

My commission expires: 10-13-90

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WARRANT THE VALIDITY, LEGAL
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CHARLESTON 831-27-03B PARTNERSHIP

Ray Hashino
by *Bradley A. Erickson*
RAY HASHINO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Takano Takahashi
by *Bradley A. Erickson*
TAKANO TAKAHASHI
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Marion W. Kaichi
by *Bradley A. Erickson*
MARION W. KAICHI
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

John L.Q. Ho.
by *Bradley A. Erickson*
JOHN L.Q. HO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Wallace T. Hirai
by *Bradley A. Erickson*
WALLACE T. HIRAI
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Jason K.C. Yuen
by *Bradley A. Erickson*
JASON K.C. YUEN
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Chester K. Yamaga
by *Bradley A. Erickson*
CHESTER K. YAMAGA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Bernard Chum
by *Bradley A. Erickson*
BERNARD CHUM
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Stan M. Arakaki
by *Bradley A. Erickson*
STAN M. ARAKAKI
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

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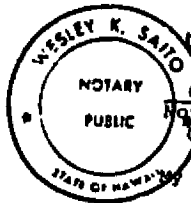
NOTARY CERTIFICATE

STATE OF HAWAII

CITY & COUNTY OF HONOLULU) SS.

On this 22nd day of September, 1987, before me personally appeared
BRADLEY A. ERICKSON, President of Progressive Investment Corp., Attor-
ney-in-Fact for ROY HASHIRO, TAKENO TAKAHASHI, JOHN L.Q. HO, WALLACE T.
HIRAI, JASON K.C. YUEN, CHESTER K. YAMAGA, BERNARD CHUN, and STAN M. SAKAI
ARAKAKI, to me known to be the person described in and who executed the
foregoing instrument and acknowledged that he executed the same on be-
half of the abovenamed persons, as his free act and deed.

W. MARION W. KAICH



Wesley K. Saito
Notary Public, First Judicial
Circuit, State of Hawaii

commission expires: 10-13-90

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EFFECT OR ENFORCEABILITY

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CHARLESTON 031-27-03C PARTNERSHIP

George Tagawa
4 *Bradley A. Erickson*
GEORGE TAGAWA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Stephen K. Sekiya
4 *Bradley A. Erickson*
STEPHEN K. SEKIYA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Setsubo Inamoto
4 *Bradley A. Erickson*
SETSUBO TERAMOTO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Richard S. Chun
4 *Bradley A. Erickson*
RICHARD S. CHUN
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Benjamin W. S. Lum
4 *Bradley A. Erickson*
BENJAMIN W. S. LUM
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Wendell K. Suto
4 *Bradley A. Erickson*
WENDELL K. SUTO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Toshio Matsuoka
4 *Bradley A. Erickson*
TOSHIO MATSUOKA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

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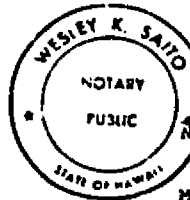
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CITY & COUNTY OF HONOLULU) SS.

On this 22nd day of September, 1987, before me personally appeared
BRADLEY A. ERICKSON, President of Progressive Investment Corp., Attor-
ney-in-Fact for GEORGE TAGAWA, STEPHEN K. SEKIYA, SETSUKO TERAMOTO,
RICHARD S. CHUN, BENJAMIN W.S. LUM, WENDELL K. SUTO, and TOSHIO MATSUO-
KA, to me known to be the person described in and who executed the fore-
going instrument and acknowledged that he executed the same on behalf
of the abovenamed persons, as his free act and deed.



Wesley K. Saito
Notary Public, First Judicial
Circuit, State of Hawaii

My commission expires: 10-13-90

THIS DOCUMENT IS FOR INFORMATION
PURPOSES ONLY AND NO ASSURANCES
ARE GIVEN AS TO THE VALIDITY, LEGAL
EFFECT OR PRIORITY

07100700545

07100700545

CHARLESTON 031-27-03D PARTNERSHIP

Earl H. Paynal
by *Bradley A. Erickson*
EARL H. PAYNAL
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Harold H. Manago
by *Bradley A. Erickson*
HAROLD H. MANAGO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Delfin Juliano
by *Bradley A. Erickson*
DELFIN JULIANO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Richard T. Obata
by *Bradley A. Erickson*
RICHARD T. OBATA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Harry W. Shupe, Jr.
by *Bradley A. Erickson*
HARRY W. SHOPE, JR.
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Myrtle S. Endo
by *Bradley A. Erickson*
MYRTLE S. ENDO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

John H. Ichiki
by *Bradley A. Erickson*
JOHN H. ICHIKI
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Van L. Hamada
by *Bradley A. Erickson*
VAN L. HAMADA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Bruce I. Nagawa
by *Bradley A. Erickson*
BRUCE I. NAGAWA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Keith M. Shimada
by *Bradley A. Erickson*
KEITH M. SHIMADA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Kimiko Higa
by *Bradley A. Erickson*
KIMIKO HIGA
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Audrey K. Berrington
by *Bradley A. Erickson*
AUDREY K. BERRINGTON
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

Ray M. Miyamoto
by *Bradley A. Erickson*
RAY M. MIYAMOTO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

James Shimabukuro
by *Bradley A. Erickson*
JAMES SHIMABUKURO
By: Bradley A. Erickson, Pres.,
PIC, Attorney-in-Fact

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EFFECT OR PRIORITY

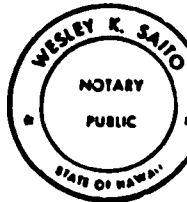
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07100700545

NOTARY CERTIFICATE

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 22nd day of September, 1987, before me personally appeared
BRADLEY A. ERICKSON, President of Progressive Investment Corp., Attor-
ney-in-Fact for EARL H. PAYANAL, HAROLD H. MANAGO, DELFIN JULIANO,
RICHARD T. OBATA, HARRY W. SHUPE, JR., MYRTLE S. ENDO, JOHN H. ICHIKI,
VAN L. HAMADA, BRUCE I. NAGUWA, KEITH M. SHIMADA, KIMIKO HIGA, AUDREY
K. BERRINGTON, ROY M. MIYAMOTO, and JAMES SHIMABUKURO, to me known to
be the person described in and who executed the foregoing instrument
and acknowledged that he executed the same on behalf of the abovenamed
persons, as his free act and deed.



Wesley K Saito
Notary Public, First Judicial
Circuit, State of Hawaii

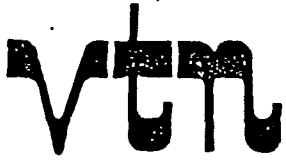
My commission expires: 10-13-90

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EFFECT OR PRIORITY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE CO

10-07-87 08:00 V51 10
BOOK: 871007 INST 00545
FEE: 14.00 AMT 770.00

LETTER OF TRANSMITTAL



nevada

2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE: (702) 873-7550

To CITY OF LAS VEGAS

PLANNING DEPT.

Date 12/21/87

Project BUFFALO HIGHLANDS PHASE II

Attn: _____

Tract/W.O. No. 3547

Gentlemen:

We are forwarding

☐ By Mail

☒ By Messenger

No. Copies	Description	Sheet No.
1	ZONE CHANGE APPLICATION	
1	DEED	
8	PRINTS SITE PLAN (7 FOLDED/1 ROLLED)	
2	ELEVATIONS (1 FOLDED/1 ROLLED)	
2	FLOOR PLANS	
1	CHECK IN THE AMOUNT OF \$200.00	

Remarks _____

This material is sent for ☐ Checking

☐ Approval

☐ Your Files

☒ Other FILING

☐ Please sign _____ copies and return to our office.

By VICKY S. TROY

Above material received by _____

Date _____

CONSULTING ENGINEERS

PLANNERS

SURVEYORS

1 Lot 1 of Parcel Map filed in File 55, Page 32 of
Parcel Maps (PM-95-87).

2 Z-5-86 From R-E and C-D to C-D

3 Legally described as:

4 That portion of the West Half (W $\frac{1}{2}$) of the Southeast
5 Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of
6 Section 32, Township 20 South, Range 61 East,
M.D.B. & M., described as follows:

7 COMMENCING at the Southwest (SW) corner of the
8 Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter
9 (SE $\frac{1}{4}$) of said Section 32; THENCE North 0°07' East
10 50 feet; THENCE South 89°38' East 112.2 feet to the
11 TRUE POINT OF BEGINNING; THENCE continuing South
12 89°38' East 221.50 feet; THENCE North 0°07' East
13 280 feet; THENCE North 89°38' West 221.55 feet;
14 THENCE South 0°07' West 280 feet to the TRUE POINT
15 OF BEGINNING.

16 Z-132-87 FROM N-U TO R-3

17 Legally described as:

18 The East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$)
19 of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest
20 Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South,
Range 60 East, M.D.B. & M.

21 Z-1-88 From R-1 to P-R

22 Legally described as:

23 The West 244.99' of the East 399.99' of the North
24 Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the
25 Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter
26 (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61
27 East, M.D.B. & M.

28 Z-33-88 FROM R-1 TO R-PD19

29 Legally described as:

30 Lot 2 of Parcel Map filed in File 58, Page 66 of
31 Parcel Maps (PM-43-88).

32 Z-56-88 FROM R-4 TO P-R

Legally described as follows:

Lots 26 and 27 in Block 31 of South Addition to the
City of Las Vegas.

28 Z-74-88 FROM R-4 TO P-R

29 LEGALLY DESCRIBED AS:

30 Lots 28, 29 and 30 of Block 31 of the South
31 Addition to the City of Las Vegas.

32

1 All of Rainbow Gardens.

2 Z-84-89 From R-A TO P-R

3 LEGALLY DESCRIBED AS:

4 That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the

5 Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20

6 South, Range 61 East, M.D.B. & M., described as

7 follows:

8 COMMENCING at the intersection of the South line of

9 the said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast

10 Quarter (SE $\frac{1}{4}$) of Section 32 with the West line of

11 Rancho Road; THENCE North along the said West line

12 of Rancho Road a distance of 331.02 feet to the

13 TRUE POINT OF BEGINNING; THENCE continuing North

14 0°37'20" East 330.81 feet; THENCE North 89°29'25"

15 West 330.0 feet; THENCE South 0°37'20" West 330.98

16 feet; THENCE South 89°31'10" East 330.0 feet to the

17 TRUE POINT OF BEGINNING.

18 Z-122-89 From N-U to C-2

19 Legally described as:

20 Lot 2 of Parcel Map filed in File 63, page 20 of

21 Parcel Maps (PM-78-89).

22 Z-9-90 FROM N-U TO C-1

23 Legally described as:

24 Lot 2 of Parcel Map filed in File 64, Page 14 of

25 Parcel Maps (PM-1-90).

26 Z-44-90 FROM R-4 TO P-R

27 Legally described as follows:

28 Lots 14, 15 and 16 in Block 22 of Pioneer Heights

29 Addition.

30 Z-164-90 FROM R-4 TO P-R

31 Legally described as:

32 Lots 13 and 14 in Block 5 of Wardie Addition to the

City of Las Vegas.

SECTION 2: If any section, subsection, subdivision,

paragraph, sentence, clause or phrase in this ordinance or any

part thereof, is for any reason held to be unconstitutional, or

invalid or ineffective by any court of competent jurisdiction,

such decision shall not affect the validity or effectiveness of

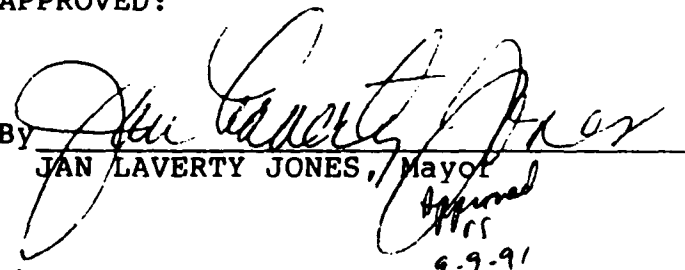
the remaining portions of this ordinance or any part thereof.

1 The City Council of the City of Las Vegas hereby declares that it
2 would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the
4 fact that any one or more sections, subsections, subdivisions,
5 paragraphs, sentences, clauses or phrases be declared unconstitu-
6 tional, invalid or ineffective.

7 SECTION 3: All ordinances or parts of ordinances, sec-
8 tions, subsections, phrases, sentences, clauses or paragraphs
9 contained in the Municipal Code of the City of Las Vegas, Nevada,
10 1983 Edition, in conflict herewith are hereby repealed.

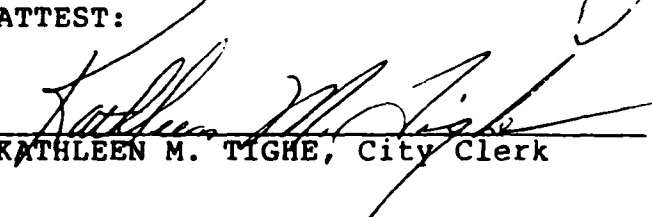
11 PASSED, ADOPTED and APPROVED this 4th day of September,
12 1991.

13 APPROVED:

14 By 
15

JAN LAVERTY JONES, Mayor
16
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ATTEST:


KATHLEEN M. TIGHE, City Clerk

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 7th day of August, 1991,
3 and referred to the following committee composed of Councilmen
4 Higginson and Hawkins Jr. for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 4th day of September, 1991, which was
7 a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson, Hawkins Jr. & Mayor Jones
12 VOTING "NAY": NONE
13 ABSENT: NONE

15 APPROVED:

16
17 By *Jan Lavery Jones*
18 JAN LAVERTY JONES, Mayor *Approved*
19 *vs*
9-9-91

19 ATTEST:

20
21 *Kathleen M. Tighe*
22 KATHLEEN M. TIGHE, City Clerk

Bill No. Z-91-1

Ordinance No. 934.255

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Jan Laverty Jones

Summary: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map adopted by Title 19, Chapter 2, Section 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-108-63(6) FROM R-1 AND C-1 TO C-1

Legally described as:

Amended Lot 4 of Parcel Map filed in File 17, Page 26 of Parcel Maps (LD-9-78).

Z-167-63 FROM R-1 TO R-3

Legally described as:

Lot 1 of Parcel Map filed in File 44, Page 91 of Parcel Maps (PM-25-84).

Z-30-64 From R-1 and R-4 to C-2.

Legally described as:

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

Z-80-80 From R-4 and C-2 to C-2

Legally described as:

Lots 4, 5 and 6, Block 12 of the HFM & M Addition.

Z-50-83 FROM R-E AND N-U TO R-PD18

Legally described as:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

JULY 1, 1991

INTER-OFFICE MEMORANDUM

TO: CITY ATTORNEY	FROM:  EXT.: RICHARD L. WILLIAMS, CHIEF CURRENT PLANNING DIVISION COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: REQUEST FOR ORDINANCE PREPARATION	COPIES TO: CLARK COUNTY ASSESSORS OFFICE JIM ROBISON LES COMEAU FILE

Please prepare an Ordinance to rezone the following:

Z-132-87 FROM N-U TO R-3

Legally described as:

The East Half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East, M. D. B. & M.

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

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

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

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

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-132-87

FROM N-U TO R-3

Legally described as:

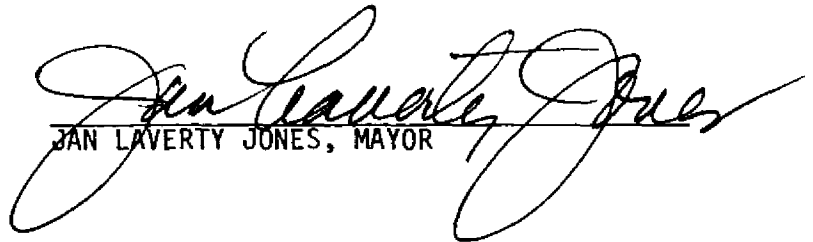
The East Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Subject to the following conditions:

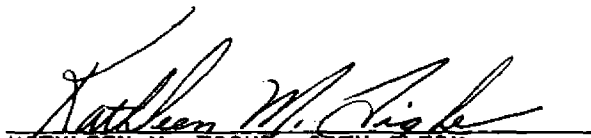
1. Resolution of Intent with a twelve month time limit.
2. Vacate the existing public right-of-way (Tioga Way and Holmby Avenue) along the east and south property lines and the existing U.S. Government Patent Reservations as required by the Department of Public Works.
3. This does not constitute approval of the deficiencies in the front and rear setbacks and the six foot high wall in the front yard.
4. Redesign the plot plan to eliminate all buildings and driveways from any drainage easement areas as required by the Department of Community Planning and Development.
5. Redesign the plot plan so that all portions of the buildings are within 150 feet of a fire equipment access point as required by the Department of Fire Services.
6. Provide a ten foot wide public drainage easement along the south property line as required by the Department of Public Works.
7. Construct the north half (ten feet) of the drainage channel along the south property line or post an amount equivalent to the cost of construction as required by the Department of Public Works.
8. Construct a six foot high masonry wall along the north side of the required drainage easement as required by the Department of Community Planning and Development.
9. Construct half-street improvements on Charleston Boulevard as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits.
11. Conformance to the plot plan as amended to reflect the above conditions.
12. Conformance to the building elevations.
13. Subject to a maximum of 66 units and sale of the property would require item to be brought back before the Council prior to development.

14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. Satisfaction of City Code requirements and design standards of all City departments.
18. Approval of the parking and driveway plans by the Traffic Engineer.
19. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
20. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 3rd day of February, 1988.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

FEBRUARY 3, 1988

AGENDA

City of Las Vegas

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

Page 50

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE

1625

6. Z-132-87 - Maury and Francine Abrams,
Trustees of Abrams Family Trust

Request for reclassification of property located on the southwest corner of Charleston Boulevard and Tioga Way.

From: N-U (Non-Urban)

To: R-3 (Limited Multiple Residence)

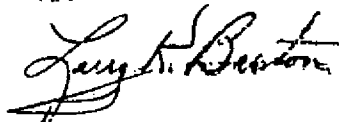
Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Vacate the existing public right-of-way (Tioga Way and Holmby Avenue) along the east and south property lines and the existing U. S. Government Patent Reservations as required by the Department of Public Works.
3. This does not constitute approval of the deficiencies in the front and rear setbacks and the six foot high wall in the front yard.
4. Redesign the plot plan to eliminate all buildings and driveways from any drainage easement areas as required by the Department of Community Planning and Development.
5. Redesign the plot plan so that all portions of the buildings are within 150 feet of a fire equipment access point as required by the Department of Fire Services.
6. Provide a ten foot wide public drainage easement along the south property line as required by the Department of Public Works.
7. Construct the north half (ten feet) of the drainage channel along the south property line or post an amount equivalent to the cost of construction as required by the Department of Public Works.

(continued)

APPROVED AGENDA ITEM



ADAMSEN -
APPROVED, subject to
a maximum of 66 units
and sale of the
property would
require item to be
brought back before
the Council before
developing.
Unanimous

Clerk to notify &
Planning to
proceed
David Weir, VTN
Nevada appeared

See
V-1-88

AGENDA

City of Las Vegas

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

Page 51

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE

6. Z-132-87 - Maury and Francine Abrams,
Trustees of Abrams Family Trust
(continued)

See page 50

8. Construct a six foot high masonry wall along the north side of the required drainage easement as required by the Department of Community Planning and Development.

9. Construct half-street improvements on Charleston Boulevard as required by the Department of Public Works.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits.

11. Conformance to the plot plan as amended to reflect the above conditions.

12. Conformance to the building elevations.

13. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Gayle R. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 3, 1988

X.

H. ZONE CHANGE

6. Z-132-87 - Maury and Francine Abrams, Trustees of Abrams Family Trust

This request is to rezone 4.76 acres from N-U to R-3 for 66 one-story units at a density of 13.8 dwelling units per acre. This request is Phase II of the Buffalo Highlands development project. Sixty-five units in Phase I are presently under construction on the adjacent property to the west.

Property to the north is developed R-1 and to the east is vacant N-U. To the South is vacant R-E and to the west is approved R-3.

The building elevations will be the same as approved to the west (stucco and brick exterior walls with wood shingle roofs). The proposed 66 units include 18 one bedroom, 45 two-bedroom, and three three-bedroom units. Site amenities include a swimming pool, recreation building, and common open landscaped areas. 95 parking spaces are required and 154 are proposed.

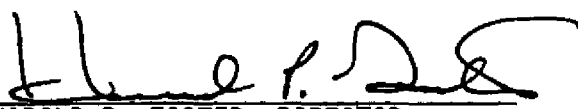
The right-of-way on Tioga Way along the east and Holmby Avenue on the south will be vacated. The entrance is off a private drive along the east side of the property. A Variance has been requested on the building setbacks on the front and rear of the property. A similar Variance was approved on the parcel to the west.

Planning Commission Recommendation: APPROVAL - compatible zoning

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 25, 1988

Maury and Francine Abrams, Trustees
of Abrams Family Trust
16661 Ventura Boulevard, #408
Encino, California 92436

RE: Z-132-87 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Abrams:

Your request for reclassification of property located on the southwest corner of Charleston Boulevard and Tioga Way, from N-U Zone to R-3 Zone, was considered by the Planning Commission on January 14, 1988.

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

1. Resolution of Intent with a twelve month time limit.
2. Vacate the existing public right-of-way (Tioga Way and Holmby Avenue) along the east and south property lines and the existing U. S. Government Patent Reservations as required by the Department of Public Works.
3. This does not constitute approval of the deficiencies in the rear setbacks and six foot high wall in the front yard.
4. Redesign the plot plan to eliminate all buildings and driveways from any drainage easement areas as required by the Department of Community Planning and Development.
5. Redesign the plot plan so that all portions of the buildings are within 150 feet of a fire equipment access point as required by the Department of Fire Services.
6. Provide a ten foot wide public drainage easement along the south property line as required by the Department of Public Works.

- Continued -



TO: Maury and Francine Abrams
RE: Z-132-87 - Zoning Reclassification

January 25, 1988
Page Two

7. Construct the north half (ten feet) of the drainage channel along the south property line or post an amount equivalent to the cost of construction as required by the Department of Public Works.
8. Construct a six foot high masonry wall along the north side of the required drainage easement as required by the Department of Community Planning and Development.
9. Construct half-street improvements on Charleston Boulevard as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits.
11. Conformance to the plot plan as amended to reflect the above Conditions.
12. Conformance to the building elevations.
13. 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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.

TO: Maury and Francine Abrams
RE: Z-132-87 - Zoning Reclassification

January 25, 1988
Page Three

This item will be considered by the City Council on February 3, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", with a stylized flourish at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Ms. Vicky Troy
VTN Nevada
2300 Paseo Del Prado
Building A, Suite 100
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-132-87

Applicant: MAURY AND FRANCINE ABRAMS, TRUSTEES OF ABRAMS FAMILY TRUST

Application: Zoning Reclassification

From: N-U

To: R-3

Location: Southwest corner of Charleston Boulevard and Tioga Way

Proposed Use: Apartments

Size: 4.76 Acres

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Vacate the existing public right-of-way (Tioga Way and Holmby Avenue) along the east and south property lines and the existing U. S. Government Patent Reservations as required by the Department of Public Works.
3. Relocate the primary access to Charleston Boulevard in alignment with Joseph Kerwin Drive as required by the Department of Public Works.
4. Redesign the plot plan to eliminate all buildings and driveways from any drainage easement areas as required by the Department of Community Planning and Development.
5. Redesign the plot plan so that all portions of the buildings are within 150 feet of a fire equipment access point as required by the Department of Fire Services.
6. Provide a ten foot wide public drainage easement along the south property line as required by the Department of Public Works.

Bugbee -

APPROVED, subject to staff's conditions, except deleting Condition No. 3, and deleting the Charleston Boulevard entrance and put a private road at Tioga Way and cul-de-sac entrance into project. This approval does not constitute approval of the fence and setback that require a Variance.
Unanimous

MR. FOSTER stated this is a request for an expansion of the applicant's existing property to the west. This is for 66 units. There is a rear setback that will require a Variance. They will also submit a Variance to allow a six foot block wall with wrought iron in the front yard along Charleston. Staff recommended approval, subject to the conditions.

MAURY ABRAMS, 3700 Las Vegas Boulevard South, and DAVID WEIR, 2300 Paseo Del Prado, appeared and represented the application. They objected to vacating Tioga Way.

MR. FOSTER said it is not desirable to have a street at Tioga Way because of the expense of relocating the power lines.

MAURY ABRAMS AND DAVID WEIR felt vacating Tioga Way would not involve power lines. They would rather spend additional money to put Tioga Way in rather than have the tenants enter on Charleston Boulevard.

COMMISSIONER BUGBEE suggested putting in a private cul-de-sac and a security gate on Tioga Way.

JOHN McNELLIS, City of Las Vegas Public Works, said the City would like to eliminate the number of accesses onto Charleston Boulevard.

No one appeared in opposition.

To be heard by the City Council on 2/3/88.

(9:12-9:26)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-132-77 (Continued)

7. Construct the north half (ten feet) of the drainage channel along the south property line or post an amount equivalent to the cost of construction as required by the Department of Public Works.
8. Construct a six foot high masonry wall along the north side of the required drainage easement as required by the Department of Community Planning and Development.
9. Construct half-street improvements on Charleston Boulevard as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits.
11. Conformance to the plot plan as amended to reflect the above conditions.
12. Conformance to the building elevations.
13. Standard Conditions 2
- 8.

PROTESTS: 1

INTER-OFFICE MEMORANDUM

January 7, 1988

TO:

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

FROM:

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

SUBJECT: COMMENTS RE:

Z-132-87
Maury and Francine Abrams, Trustees

COPIES TO:

Richard D. Goecke
C. E. Gilpin

1. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of building permits or approval of final map, whichever occurs first.
2. Vacation of the public street dedications on the east and south edges of this site will be required.
3. Retain/rededicate a 10' wide public drainage easement on the south edge of this site.
4. Construct half-street improvements on Charleston Boulevard.
5. Construct half-width drainage improvements along the south-edge drainage channel or post an equivalent monetary amount.
6. Redesign the site to eliminate the need for access to Tioga Way; primary access to Charleston Boulevard must be directly across from Joseph Kerwin Drive.

RECEIVED
JANO 7 1988
PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-132-87

JAN 6 1988
FIRE PREVENTION DIVISION

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

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

COMMENTS: ADDITIONAL FIRE APPARATUS ACCESS ROADS ARE REQUIRED; I.E. FIRE APPARATUS ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING UPON AFTER CONSTRUCTION WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FT. FROM FIRE DEPT. VEHICLE ACCESS.

N. Miller - 1-5-88

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 4, 1988

Maury and Francine Abrams, Trustees
of Abrams Family Trust
16661 Ventura Boulevard, #408
Encino, California 91436

RE: Z-132-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on January 14, 1988.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Ms. Vicky Troy
2300 Paseo Del Prado
Building A, Suite 100
Las Vegas, Nevada 89102



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Dec 29 '87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z 132-87 ZONE RECLASS
MARY ABRAMS ZONE: N4

COPIES TO:

Parcel No: 310-270-035E036

In answer to your memorandum of Dec 28 '87

on the above zone request at SW CORNER WEST CHARLESTON
AND TIoga Way

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