

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77 (2)

APN 138-10-816-004

Location NEC of US 95 & Cheyenne

Applicant Charleston Heights Development Company

Subject

Plot Plan review.



FILE HISTORY

FILE NO.: Z-133-77 ⁽²⁾

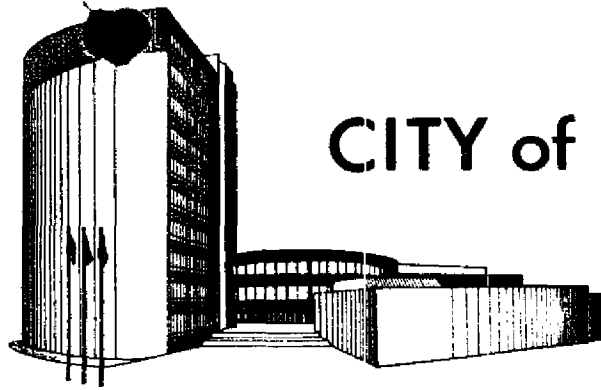
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MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 18, 1981

Charleston Heights Development Co.
c/o Ernie Becker, Jr.
50 S. Jones Boulevard
Las Vegas, Nevada 89107

RE: Z-133-77

Gentlemen:

Your request for a plot plan review on property generally located on the northeast corner of the Rainbow Expressway and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-PD18, R-1, R-3 and C-1), was considered by the City Planning Commission on May 14, 1981.

The Commission voted to DENY this item because this use would be the only use on the property and would not be compatible with the area.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

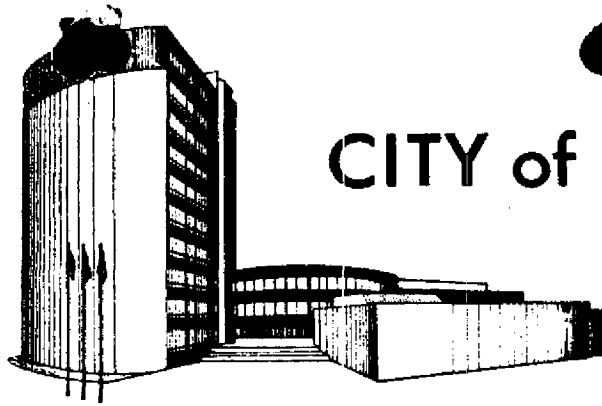


MAYOR BILL BRIARE

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RUSSELL DORN



CITY of LAS VEGAS

May 1, 1981

Charleston Heights Development Co.
c/o Ernie Becker, Jr.
50 S. Jones Blvd.
Las Vegas NV 89107

RE: Z-71-78 & ~~Z~~-133-77

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 May 14, 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:cme
attachment

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 23, 1981

TO: PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

FROM: *Harold P. Foster*
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT CO.

COPIES TO:

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

Generally located at the northeast corner of the Rainbow Expressway and Cheyenne Avenue, R-PD18, R-1, R-3 & C-1 Zones.

To install and maintain a 14'x48' off-premise advertising structure

CITY PLANNING COMMISSION MEETING: May 14, 1981

Your remarks regarding this application should be received prior to
May 7, 1981.

HPF:ome
attachment (plot plan)

April 17, 1981

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, Nevada 89101

Gentlemen:

I am requesting that you grant your approval for Donrey Outdoor Advertising Company to install and maintain a 14'x48' off-premise advertising structure on the northeast corner of the Rainbow Expressway and Cheyenne and also one structure on the northwest corner of the Rainbow Expressway and Cheyenne.

Thank you.

Sincerely,

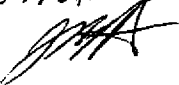


Charleston Heights Development Co.
Ernie Becker, Jr.

RE: Z-133-77 -

Rec'd 4-24-81

MA #09032



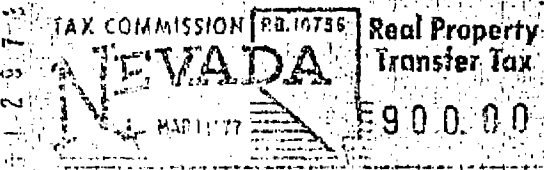
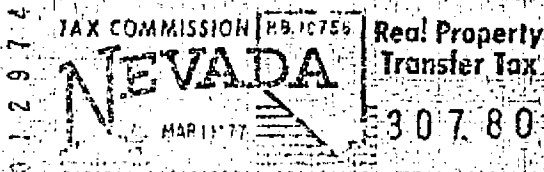
5-14-81 PR

PPR-

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLAYTON C. TITUS AND WILMA FERN TITUS, husband and wifein consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHARLESTON HEIGHTS DEVELOPMENT CO., A PARTNERSHIPall that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the fiscal year 1976-77
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness our hand this 19th day of October, 19 76.Clayton C. Titus
CLAYTON C. TITUSWilma Fern Titus
WILMA FERN TITUSSTATE OF NEVADA
County of CLARK } ss.On this 23rd day of February, 19 77.

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

County and State, Clayton C. Titus andWilma Fern Titusknown to me to be the person S described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.ESCROW NO. 63785-AHWHEN RECORDED MAIL TO: Charleston Heights Development Co.,
6115 Clarice Street, Las Vegas, Nevada 89107

Notary Public in and for said County and State.

NOTARY PUBLIC - STATE OF NEVADA
CLARK COUNTY

ALICE HOFFMAN

My Commission Expires Mar. 20, 1978

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 10;
 THENCE North 00°06'14" West, along the East line thereof, 30.00 feet;
 THENCE departing said East line North 89°52'00" West, along a line parallel with and 30.00 feet Northerly from the South line of said Section 10, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;
 THENCE continuing North 89°52'00" West, 648.95 feet, to a point on the Easterly right of way line of the proposed U. S. 95 Expressway-Vegas;
 THENCE proceeding along said Easterly highway right of way line the following described courses; North 00°08'00" East, 20.00 feet;
 THENCE North 68°00'59" West, 135.44 feet;
 THENCE North 17°15'07" West, 1113.49 feet;
 THENCE North 08°30'03" West, 454.67 feet;
 THENCE North 00°16'54" West, 979.97 feet;
 THENCE North 81°40'47" East, 469.27 feet;
 THENCE North 00°11'07" East, 40.00 feet to the point of intersection of said Easterly highway right of way line with the North line of the Southeast Quarter (SE 1/4) of said Section 10;
 THENCE continuing along the aforesaid Easterly highway right of way line, North 00°11'07" East, 40.00 feet;
 THENCE North 80°36'01" West, 472.03 feet;
 THENCE North 01°42'50" West, 560.42 feet to the point of intersection of said Easterly highway right of way line with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 10;
 THENCE departing said Easterly highway right of way line South 89°47'40" East, along the aforesaid North line, 1188.66 feet to a point;
 THENCE South 00°05'43" East, parallel with and 40.00 feet West from the East line of the Northeast Quarter (NE 1/4) of said Section 10, a distance of 675.29 feet;
 THENCE South 00°06'14" East, parallel with and 40.00 feet West from the East line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2670.86 feet to the TRUE POINT OF BEGINNING.

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 10;
THENCE North 00°06'14" West, along the East line thereof, 30.00 feet;
THENCE departing said East line, North 89°52'00" West, along a line parallel with and 30.00 feet North from the South line of said Section 10, a distance of 1988.95 feet to the TRUE POINT OF BEGINNING; said TRUE POINT OF BEGINNING also being a point on the Westerly highway right of way line of the proposed U. S. 95 Expressway-Vegas;
THENCE proceeding along said Westerly highway right of way line the following described courses; North 00°08'00" East, 20.00 feet;
THENCE North 67°06'26" East, 135.00 feet;
THENCE North 17°07'16" East, 1053.21 feet;
THENCE North 09°26'45" East, 355.11 feet;
THENCE North 04°28'55" East, 301.04 feet;
THENCE North 00°16'54" West, 829.97 feet;
THENCE North 80°48'04" West, 456.54 feet;
THENCE North 00°11'07" East, 40.00 feet to the point of intersection of said Westerly highway right of way line with the North line of the Southeast Quarter (SE 1/4) of said Section 10;
THENCE continuing along the aforesaid Westerly highway right of way line, North 00°11'07" East, 40.00 feet;
THENCE North 80°53'39" East 455.04 feet;
THENCE North 00°54'43" East, 562.36 feet to the point of intersection of the said Westerly highway right of way line with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 10;
THENCE departing the said Westerly highway right of way line, North 89°47'40" West, along the said North line, 553.95 feet;
THENCE North 00°21'06" West, 338.01 feet, to a point on the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 10;
THENCE North 89°47'03" West, along said North line, 643.11 feet;
THENCE South 00°28'04" East, along a line parallel with and 40.00 feet East from the West line of the Northeast Quarter (NE 1/4) of said Section 10; a distance of 1014.38 feet;
THENCE South 00°27'33" East, along a line parallel with and 40.00 feet East from the West line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2673.35 feet;
THENCE South 89°52'00" East, along a line, parallel with and 30.00 feet North from the South line of the Southeast Quarter (SE 1/4) of Section 10, a distance of 649.42 feet to the TRUE POINT OF BEGINNING.

INST. NO. 675689
OFFICIAL RECORD BOOK NO. 716
RECORDED AT REQUEST OF

LAWYERS TITLE OF LAS VEGAS, INC.

MAR 11 4 14 PM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 500 DEPUTY *ma*

500

Under
DONREY OUTDOOR

**ADVERTISING
COMPANY**

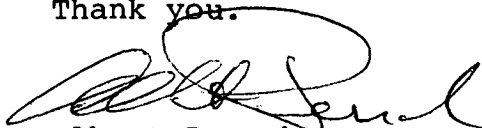
1211 WEST BONANZA ROAD
POST OFFICE BOX 4491
LAS VEGAS, NEVADA 89106
702-382-5020

May 20, 1981

Dear Mr. Foster;

. at the request of the property
owner, we respectfully request withdrawal of items
Z-71-78 and Z-133-77 from the June 3rd Commission
Meeting agenda.

Thank you.



Albert Perrah
Lease Department

Harold Foster, Director
Dept. of Community Planning & Development
400 E. Stewart Avenue
Las Vegas, Nv. 89101

RECEIVED
MAY 21 1981
**PLANNING AND
DEVELOPMENT**

