

Planning & Development Department
Scanning Cover Sheet

Case No Z-0133-77 (8)

APN 138-10-815-003

Location NEC of Cheyenne & Tenaya

Applicant Charleston Heights Development Co.

Subject

Plot Plan review and Building Elevation
review.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. GAYLE GARY - 3386 N. GAREHCIM (mtg)
2. GLADE WILGAR - 3345 N. PIANIER (mtg)
3. VIC GREAVY - 6675 W. BUCKSKIN (mtg)
4. PETITION - 28 SIGNATURES
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. Z-133-77

FILE HISTORY

FILE NO.: 2-133-77 ⁽⁸⁾

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

October 25, 1991

Charleston Heights Development Co.
50 S. Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: Z-133-77 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding a proposed commercial shopping center on property located on the northeast corner of Cheyenne Avenue and Tenaya Way, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on October 22, 1991.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. All building elevations on this site shall have a consistent architectural theme or color scheme as required by the Department of Community Planning and Development.
2. The outdoor garden shop area is limited to live-plant nursery stock only unless a Variance is approved.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the landscaping planters along Tenaya Way and Cheyenne Avenue in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box drought tolerant evergreen trees 50 feet on center along the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
5. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
6. Construct all incomplete half-street improvements on Cheyenne Avenue and on Tenaya Way adjacent to this site with the first phase of development and prior to the issuance of any occupancy permits.

- Continued -



October 25, 1991

RE: Z-133-77 - Plot Plan and Building Elevation Review Page Two

- Continued -

October 25, 1991

- The action by the Planning Commission is final.**

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

NORMAN R. STANDERFER, DIRECTOR
John L. Schlegel
JOHN L. SCHLEGEL, DEPUTY DIRECTOR
CURRENT PLANNING DIVISION

cc: Church Engineering of Nevada
6600 W. Charleston Boulevard, #140
Las Vegas, Nevada 89102

Mr. John Lowe
SES Properties
9300 Eagle Ranch Road
Albuquerque, New Mexico 88114

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-133-77

Applicant: CHARLESTON HEIGHTS
DEVELOPMENT CO.
Application: Proposed Commercial
Shopping Center
Location: Northeast corner of
Cheyenne Avenue and
Tenaya Way
Zone: N-U (under Resolution of
Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. All building elevations on this site shall have a consistent architectural theme or color scheme as required by the Department of Community Planning and Development.
2. The outdoor garden shop area is limited to live-plant nursery stock only unless a Variance is approved.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the landscaping planters along Tenaya Way and Cheyenne Avenue in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box drought tolerant evergreen trees 50 feet on center along the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
5. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
6. Construct all incomplete half-street improvements on Cheyenne Avenue and on Tenaya Way adjacent to this site with the first phase of development and prior to the issuance of any occupancy permits.
7. Contribute \$30,000 to partially fund a traffic signal system at the intersection of Cheyenne Avenue and Tenaya Way prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first.
8. A Traffic Impact Analysis must be submitted to and approved prior to the issuance of building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to

Moffitt -
APPROVED, subject to staff's
conditions.
Unanimous
(Solomon excused)

MR. SCHLEGEL stated this request is for a 135,000 square foot shopping center which is to include a Target department store, Rebel gasoline station and a retail shopping building. Access is via five driveways, two from Cheyenne Avenue and three from Tenaya Way. There will be ample parking. The applicant has submitted two different elevations. One elevation shows the shopping center building on the north end of the site and the other elevation is the Target store. Staff feels a common color or architectural theme should be carried throughout the shopping center. Staff recommended approval, subject to the conditions.

JIM THEUSCH, Target, 33 South Sixth Street, Minneapolis, Minnesota 55440, appeared and represented the application. He concurred with staff's conditions. They can make a design and color compatibility between the shops and Target store.

This is final action.

(7:26-7:29)

AGENDA

City of Las Vegas

October 22, 1991

PLANNING COMMISSION

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. Z-133-77 (CONTINUED)

occupancy of the site. The recommendations of the approved Traffic Impact Analysis can not modify any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

9. Driveways shall be designed in accordance with Standard Drawing #222a.

10. Access to this site from Cheyenne Avenue shall only be provided through the use of right-turn-in/right-turn-out driveways.

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

12. Conformance to the building elevations.

13. Standard Conditions 3 - 11.

PROTESTS: N/A

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

DATE

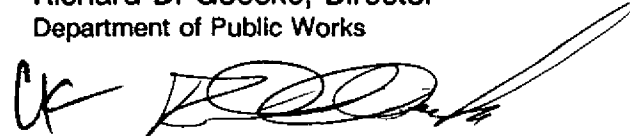
October 17, 1991

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



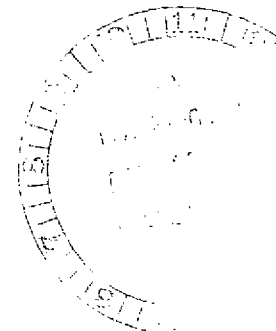
SUBJECT:

Plot Plan Review
Z-133-77
Charleston Heights Development Co.
(commercial site @ NEC of Tenaya/Cheyenne)

COPIES TO:

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

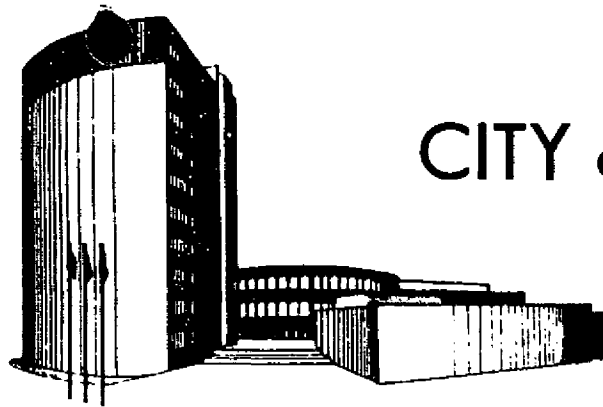
1. Construct all incomplete half-street improvements on Cheyenne Avenue and on Tenaya Way adjacent to this site with the first phase of development and prior to the issuance of any occupancy permits.
2. Contribute \$30,000 to partially fund a traffic signal system at the intersection of Cheyenne Avenue and Tenaya Way prior to the issuance of building or offsite permits.
3. A Traffic Impact Analysis will be required to be submitted prior to the issuance of building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The recommendations of the approved Traffic Impact Analysis can not modify any other condition of approval imposed on the development of this site.
4. Entrance driveways shall be designed in accordance with Standard Drawing #222a.
5. Access to this site from Cheyenne Avenue shall only be provided through the use of right-turn-in/right-turn-out driveways.
6. A drainage plan and technical drainage study is required to be submitted to and approved by the Department of Public Works prior to issuance of grading or building permits.



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

October 11, 1991

Charleston Heights Development Company
50 South Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: Z-133-77 - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

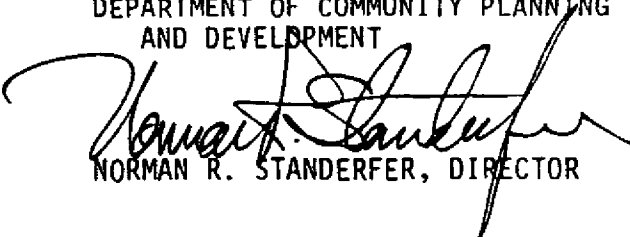
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on October 22, 1991. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 229-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc Church Engineering of Nevada
6600 West Charleston Boulevard, #140
Las Vegas, Nevada 89102

Mr. John Lowe
SES Properties
9300 Eagle Ranch Road
Albuquerque, New Mexico 87114



MEMO

DATE 10-4-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-133-77

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

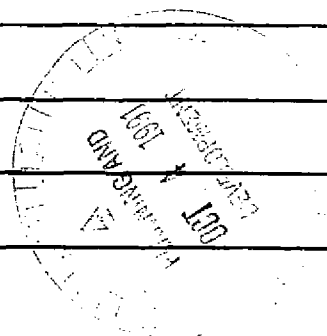
☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

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

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

ADDITIONAL CONDITIONS: _____

Richard A. Brenner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



INTER-OFFICE MEMORANDUM

9/27/91

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - CHIEF JUDD PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOMINION REDEV. - BRAD PERCELL	FROM: MORIAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: <u>PLOT PLAN REVIEW</u> Applicant: <u>CHARLESTON HTS. DEV CO.</u> Number: <u>Z-133-77</u>	COPIES TO:

A request has been received on the following described property:

NORTH EAST CORNER CHEYENNE
 AVENUE AND TENAYA WAY.

Parcel No.: 280-724-001
 Zone: N-U (ROI C-1)
 Proposed Use: COMMERCIAL SHOPPING CENTER

CITY PLANNING COMMISSION MEETING:

10/22/91

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

MRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF
 BUILDING & SAFETY
 BY MIKE TRAASDAHL

OCT 4 1991

☒ NO COMMENT
☐ CONDITIONS AS NOTED

PLANNING AND
 OCT 3 1991
 DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

9/27/91

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓
ELECTRICAL SERVICES - GEORGE FERRIS ✓
FIRE SERVICES - CHIEF JUDD ✓
PUBLIC WORKS - ED BYRGE ✓
LAND DEVELOPMENT - CHUCK TURK ✓
DOWNTOWN REDEV. - BRAD PERCELL

FROM:

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

SUBJECT:

PLOT PLAN REVIEWApplicant: CHARLESTON HTS. DEV CO.Number: Z-133-77

COPIES TO:

A request has been received on the following described property:

NORTH EAST CORNER CHEYENNE
AVENUE AND TENAYA WAY.

Parcel No.:

280-724-001

Zone:

N-U (ROI C-1)

Proposed Use:

COMMERCIAL SHOPPING CENTER

CITY PLANNING COMMISSION MEETING:

10/22/91

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

NRS:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CHARLESTON HTG. DEV. CO.

REP'S NAME _____

ADDRESS 50 P. JONES BLVD #100

ALSO... 820 PROP. LAS VEGAS, NEVADA 89107

JOHN LOWE PHONE (702)-878-1903

300 EAGLE RANCH RD.

ALBUQUERQUE, NM 87114 505-898-0026

AGENT: NAME CHURCH ENGINEERING NEVADA

REP'S NAME _____

ADDRESS 6600 W. CHARLESTON #140

LAS VEGAS, NEVADA 89102

PHONE (702)-878-6244

APPLICATION TYPE:

☐ REZONING ☒ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U (EOI C-1) PROPOSED -

LAND USE: EXISTING VACANT

PROPOSED COMMERCIAL SHOPPING CENTER

PAST CASE NO. Z-133-77 ACTION APPROVED DATE 12/21/77

ACTIONS: CASE NO. U-140-88 ACTION APPROVED DATE 10/27/88 SIGN

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-10-B ASSESSOR'S PARCEL NO. 280-724-001

GENERAL LOCATION: NORTH EAST CORNER CHEYENNE AVENUE AND TENAYA WAY.

FLOOD ZONE "A": YES _____ NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒

SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

IF YES: _____

CHECKED BY: C.P. Fitzhugh DATE 9/26/91

GENERAL RECEIPT NO. 127956 CASE NO. Z-133-77

PC DATE: 10/22/91 BZA DATE: _____

CUSTOMER TO SUBMIT COLORED ELEVATIONS FOR TARGET STORE BUILDING.



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

APPLICANT: NAME CHARLESTON HEIGHTS DEVELOPMENT COMPANY

(OWNER OF ADDRESS 50 SOUTH JONES BLVD., SUITE 100, LAS VEGAS, NV 89107

RECORD) PHONE NO. (702)878-1903

AGENT: NAME CHURCH ENGINEERING OF NEVADA, INC.

ADDRESS 6600 WEST CHARLESTON BLVD., SUITE #140, LAS VEGAS, NV 89102

PHONE NO. (702)878-6244

ASSESSOR'S PARCEL NUMBER: 280-724-001

FILE NO: Z-133-77

ZONING DISTRICT: N-U (EOT C-1)

LAND USE: EXISTING R-1, R-4, R-PD-18, G-1

VACANT

PROPOSED COMMERCIAL SHOPPING CENTER

SEPTEMBER 26, 1991
DATE OF SUBMITTAL

[Signature]
SIGNATURE OF OWNER OF RECORD

NOTE: UNLESS THE APPLICANT IS THE CURRENT OWNER OF RECORD, A LETTER FROM THE CURRENT OWNER IS REQUIRED, GIVING AUTHORIZATION FOR THIS APPLICATION. THE LETTER SHOULD ALSO INCLUDE A STATEMENT AGREEING TO CONFORM TO ANY CONDITIONS OF APPROVAL IMPOSED AT THE TIME OF ANY HEARINGS.

**USE ATTACHED CHECK SHEET FOR
SUBMITTAL REQUIREMENTS**

*** FOR DEPARTMENT USE ONLY ***

LEGAL, (IF A PUBLIC HEARING ITEM) _____

PAST ACTIONS: CASE NO. _____ ACTION ATTACHED DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. 127956 FLOOD ZONE "A" _____ YES _____ NO

IN DOWNTOWN REDEVELOPMENT AREA? _____ YES _____ NO

SPECIAL NOTICE REQUIRED? _____ YES _____ NO

IF YES _____

CHECKED BY: C.P. Fitzhugh DATE: 9/26/91

GENERAL RECEIPT NO. 127956 CASE NO. Z-133-77

P/C DATE: 10/22/91 BZA DATE _____

71.6

675889

THE STATE OF NEVADA

GRANT, BARGAIN, SALE DEED

THE SUNDAY EVENING STAR, THE CLAYTON C. TITUS AND WILMA FERR TITUS, husband and wife

to be recorded in 10.00 the county of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
CHARLESTON HEIGHTS DEVELOPMENT CO., A PARTNERSHIP

all that and property shown to 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 improvements, betterments and appurtenances thereto belonging to the grantor hereinafter.

Witness my hand and seal this 10th day of October 1976.
 Clayton C. Titus
 CLAYTON C. TITUS
 Wilma Ferr Titus
 WILMA FERR TITUS

STATE OF NEVADA
 County of CLARK

on this 23rd day of February 1977.
 Personally appeared before me, Notary Public in and for said
 County and State, Clayton C. Titus and
 Wilma Ferr Titus

BOOK NO. 63785-AN

WHICH RECORDED MAP TO: Charleston Heights Development Co.,
 6115 CLARK STREET, LAS VEGAS, NEVADA 89107

Notary Public in and for the State of Nevada
 My Commission Expires May 20, 1978

Alice Hoffman
 ALICE HOFFMAN
 Notary Public - State of Nevada
 My Commission Expires May 20, 1978

1-14

BOOK 718

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

BEGINNING 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°32'00" West, along a line parallel with and 30.00 feet Northerly from the South line of said Section 10, a distance of 60.70 feet to the TRUE POINT OF BEGINNING;
 THENCE continuing North 89°32'00" West, 644.95 feet, to a point on the Easterly right of way line of the proposed U. S. 93 Bypassway-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, 235.44 feet;
 THENCE North 11°15'07" West, 1213.49 feet;
 THENCE North 08°20'07" West, 454.67 feet;
 THENCE North 00°16'54" West, 979.97 feet;
 THENCE North 81°40'49" West, 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, 472.01 feet;
 THENCE North 01°42'50" West, 360.42 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°47'50" East, along the aforesaid North line, 1184.66 feet to a point;
 THENCE South 00°03'43" 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°08'14" East, parallel with and 40.70 feet West from the East line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2670.88 feet to the TRUE POINT OF BEGINNING.

675689

BOOK 716

EXHIBIT

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 00 East, N.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Northwest corner of said Section 10;
 THENCE North 00°04'14" West, along the East line thereof, 10.00 feet;
 THENCE departing said East line, North 89°52'08" West, along a line parallel with and 30.00 feet North from the South line of said Section 10, a distance of 1948.93 feet to the TRUE POINT OF BEGINNING; said TRUE POINT OF BEGINNING also being a pole 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°05'25" East, 135.00 feet;
 THENCE North 17°07'16" East, 1053.21 feet;
 THENCE North 09°26'43" East, 355.11 feet;
 THENCE North 04°28'55" East, 301.04 feet;
 THENCE North 00°16'56" West, 829.97 feet;
 THENCE North 80°48'06" 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°33'39" East, 437.04 feet;
 THENCE North 00°34'43" East, 542.34 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, 357.95 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 Southwest Quarter (SW 1/4) of said Section 10;
 THENCE North 89°47'01" West, along said North line, 443.11 feet;
 THENCE South 00°28'06" 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 1016.18 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 1673.35 feet;
 THENCE South 89°52'00" East, along a line, parallel with and 30.00 feet South from the South line of the Southeast Quarter (SE 1/4) of Section 10, a distance of 448.41 feet to the TRUE POINT OF BEGINNING.

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

LAWYERS TITLE OF LAS VEGAS, INC.
 MAR 11 4 14 PM '91

CLARK COUNTY NEVADA
 JUAN L. SUITE 7 RECORDER

FEB 20 1991