

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-89

APN 138-18-112-003

Location S OF CHEYENNE, W OF HUALAPAI

Applicant HOWARD HUGHES PROPERTIES

Subject

REZONING REQUEST FROM N-U TO P-C FOR
PROPOSED PLANNED DEVELOPMENT.



FILE HISTORY

[illegible]

2-133-89

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: Z-133-89

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-133-89 APPLICATION OF HOWARD HUGHES PROPERTIES FOR
RECLASSIFICATION OF PROPERTY LOCATED SOUTH OF CHEYENNE
AVENUE, WEST OF HUALPAI WAY
FROM: N-U (NON-URBAN)
TO: P-C (PLANNED COMMUNITY)
PROPOSED USE: PLANNED DEVELOPMENT

The above property is legally described as a portion
of the South Half (S½) of Section 24 and the North Half
(N½) of Section 25, Township 20 South, Range 59 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

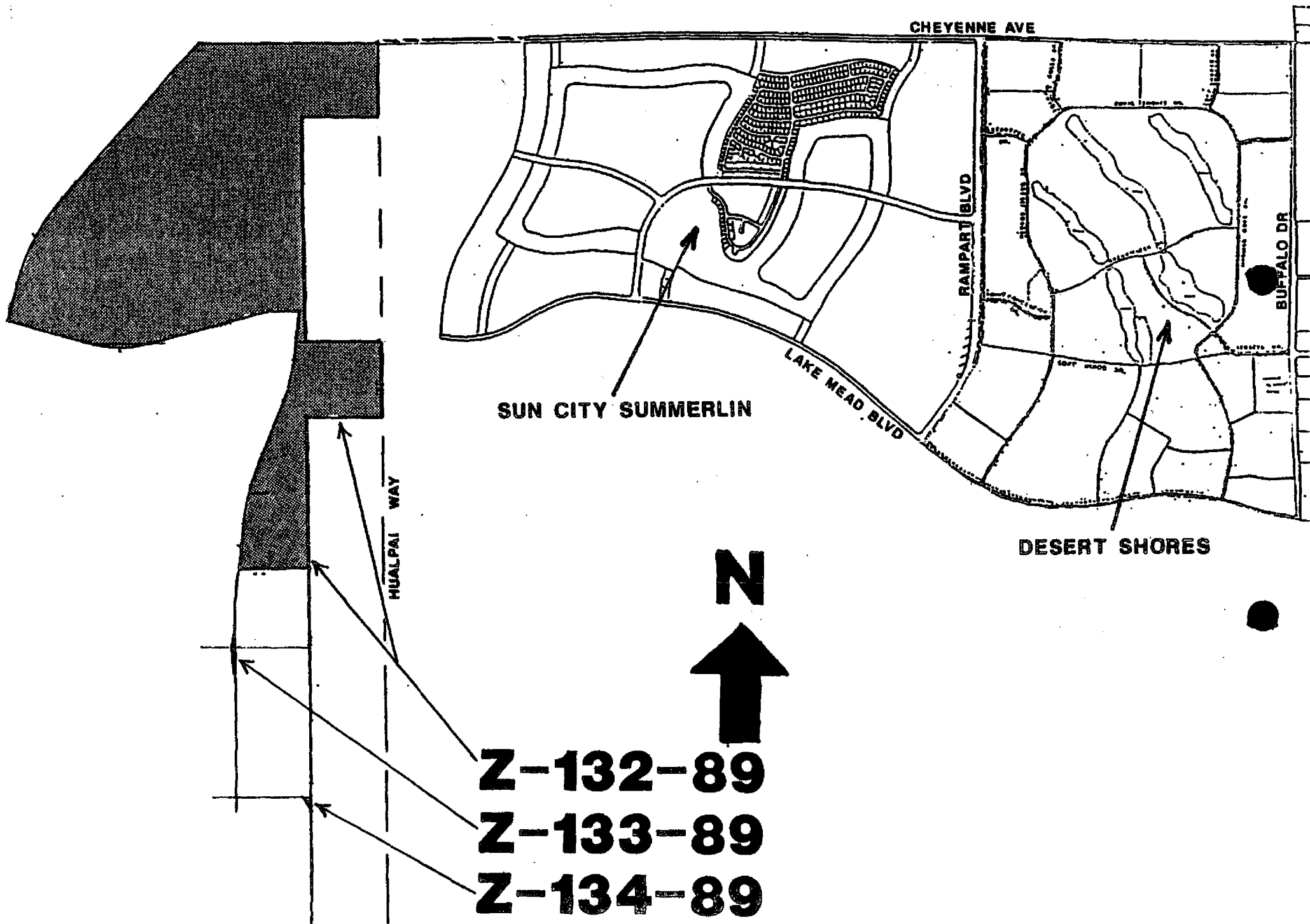


HAROLD P. FOSTER, DIRECTOR

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

Date 6 DEC 89
Page 1 of 2

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code Z-132-89 Date to Be Completed _____

Remarks _____

1. Labels ☒ 65
2. Print Format: No F Label Tape ☐
Name, Address, Legal I Labels

3. Selection by Tax District

eded):

[illegible]

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	2	1	3	2	1	3	2	1
350	01	0	350	10	0	350	35	0	350	44	0
	02	0		11	0		36	0		69	0
	03	0		12	0		37	0		70	0
	04	0		29	0		38	0		71	0
	05	0		30	0		39	0		72	0
	06	0		31	0		40	0		73	0
	07	0		32	0		41	0		74	0
	08	0		33	0		42	0		75	0
✓	09	0	✓	34	0	✓	43	0	✓	76	0

Assessor Approval _____ Billing No. _____

OK

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 6 DEC 89
Page 2 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-132-89 Date to Be Completed Remarks

Information Needed:

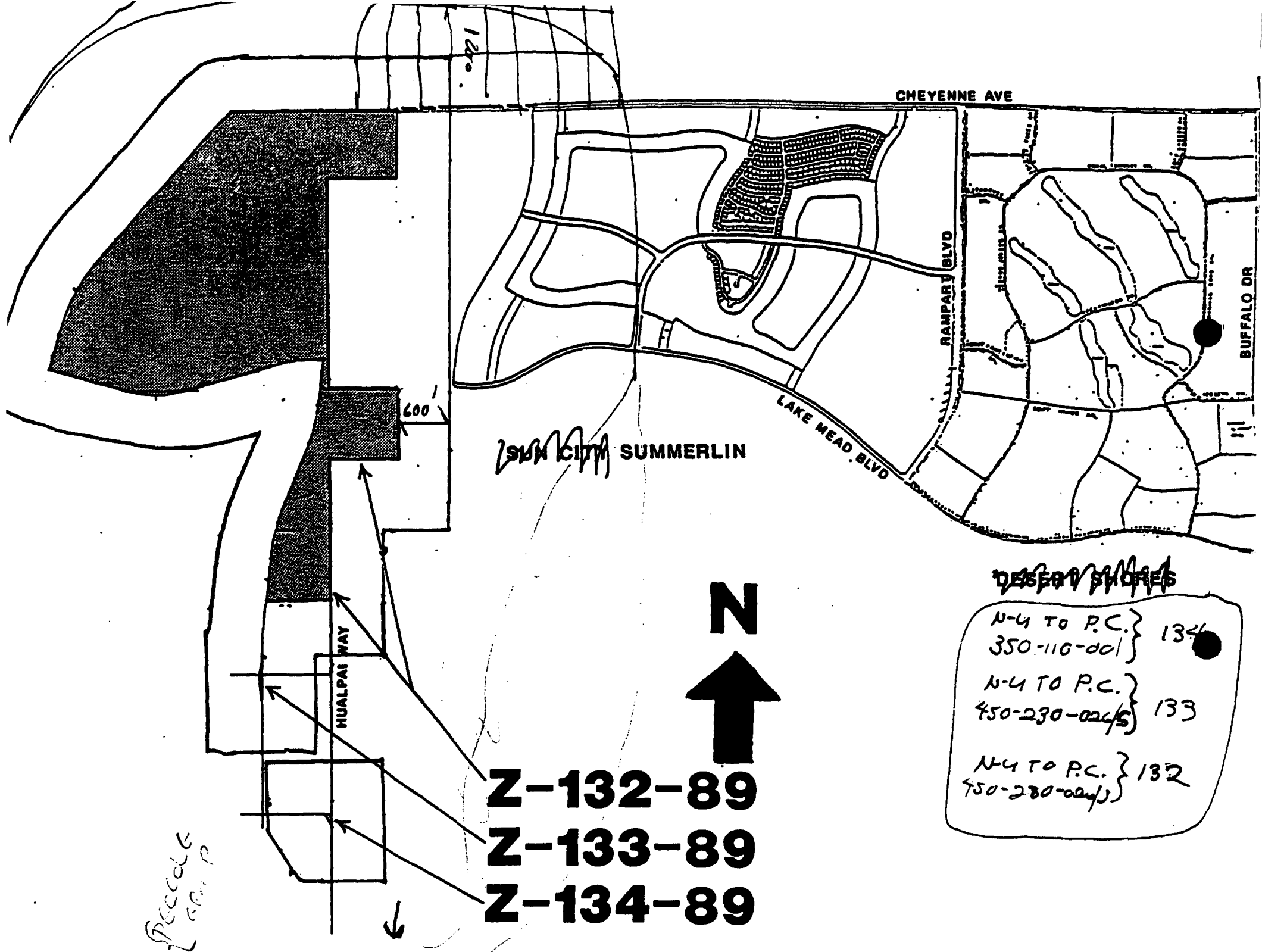
1. Labels ☒ No. of Sets ☒ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

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
450	08	0		450	24	0									
	15	0			28	0									
	16	0		-E	N	D	-								
	23	0	005												
			008												
			017												
			018												
			025												
✓	✓	✓	026												

Assessor Approval Billing No.



CHEYENNE AVE

RAMPART BLVD

BUFFALO DR

LAKE MEAD BLVD

SM CITY SUMMERLIN

N



HUALPAI WAY

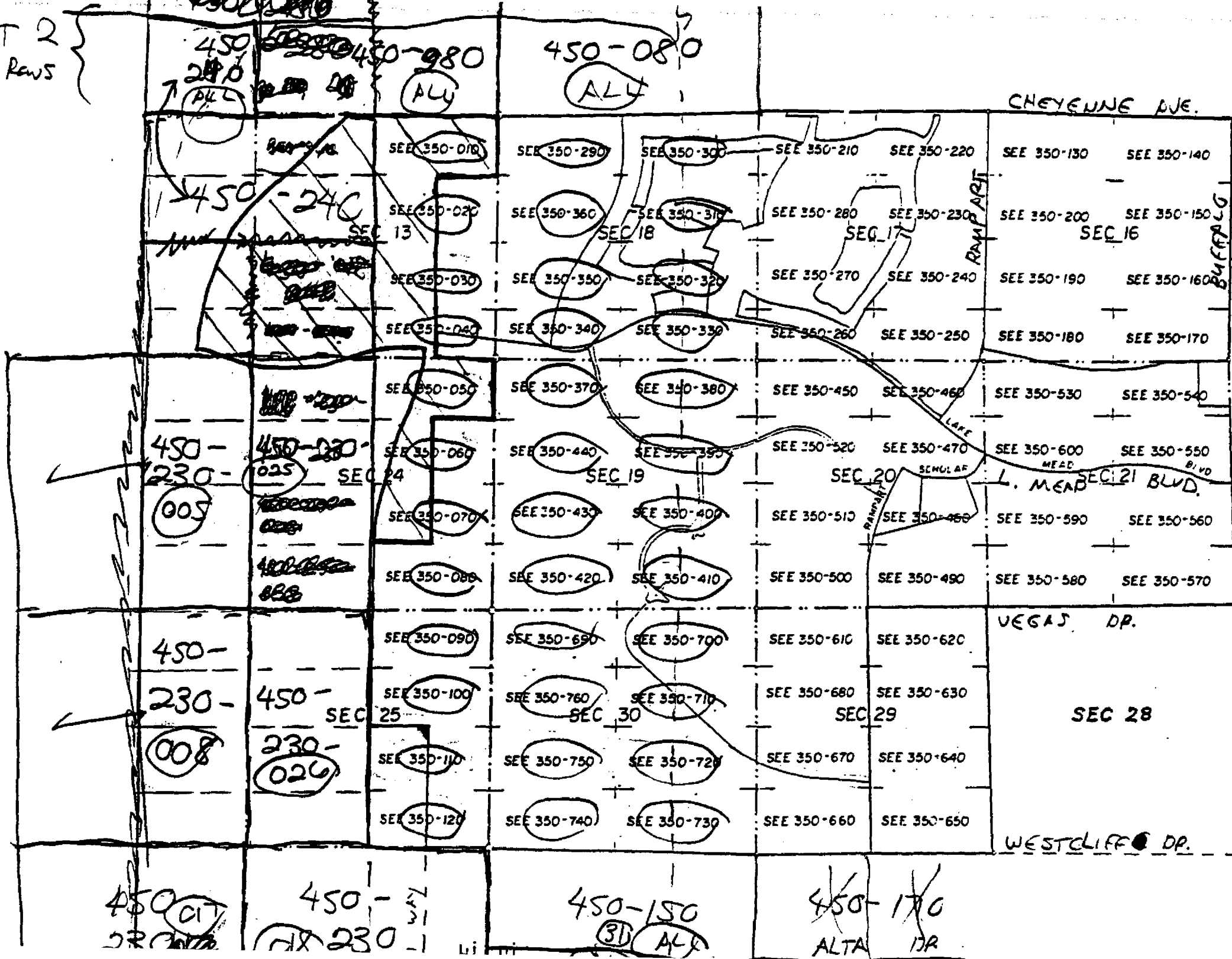
Z-132-89
Z-133-89
Z-134-89

DESERT SHORES

- N-4 TO P.C. } 134
350-110-001
- N-4 TO P.C. } 133
450-230-024/5
- N-4 TO P.C. } 132
750-280-004/5

Pecora
Camp

JUST 2
600' ROWS



1" = 2500'

~~420-200~~ ~~SEC 1~~
~~SEC 2~~

~~440-540?~~

RICK SAYS
STAY ABOVE
CHARLESTON

SANARA PJF

~~440-540~~

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

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RECLASSIFICATION OF PROPERTY LOCATED SOUTH OF CHEYENNE
AVENUE, WEST OF HUALPAI WAY

FROM: N-U (NON-URBAN)

TO: P-C (PLANNED COMMUNITY)

PROPOSED USE: PLANNED DEVELOPMENT

The above property is legally described as a portion
of the South Half (S $\frac{1}{2}$) of Section 24 and the North Half
(N $\frac{1}{2}$) of Section 25, Township 20 South, Range 59 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

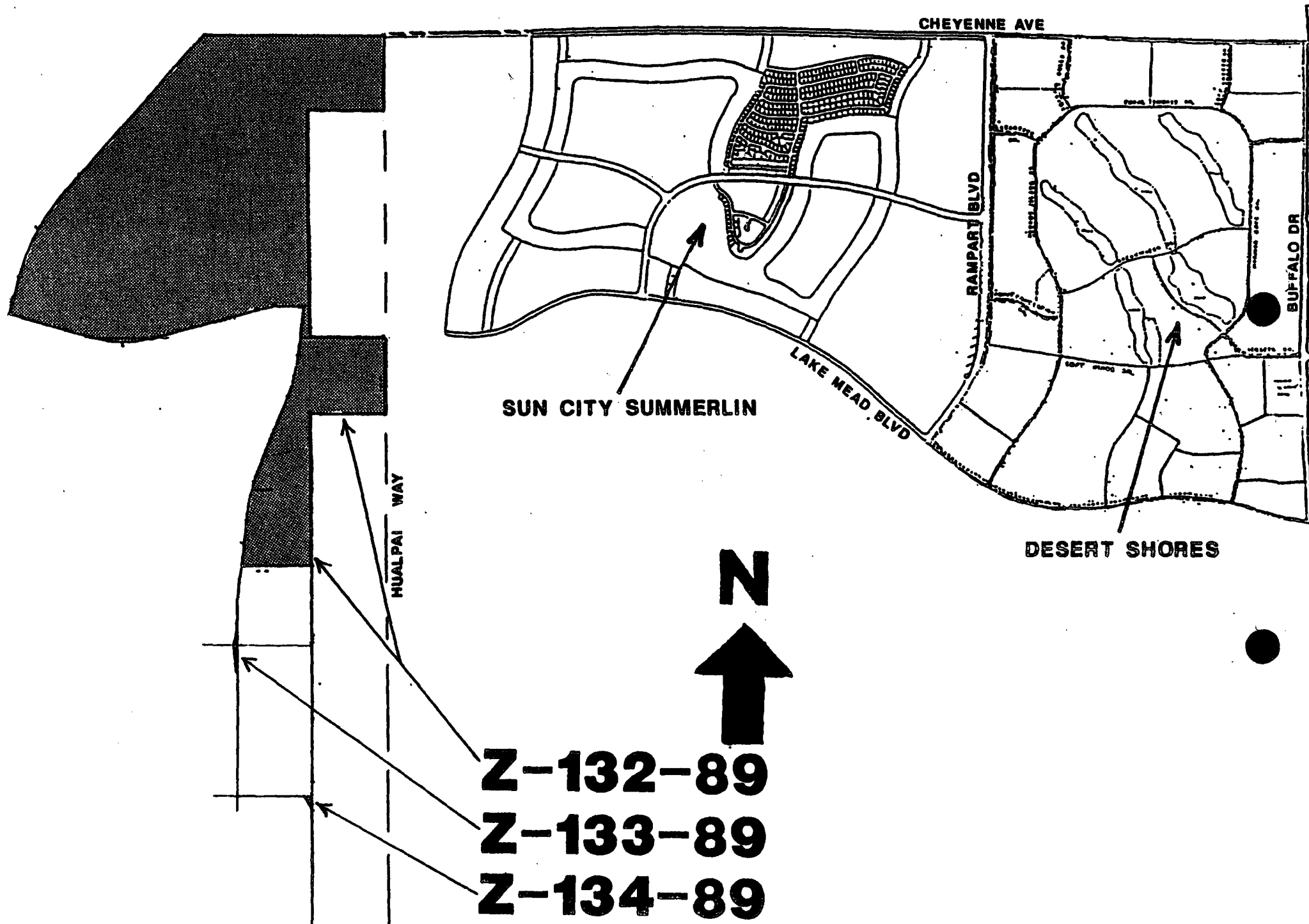


HAROLD P. FOSTER, DIRECTOR

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.



INTER-OFFICE MEMORANDUM

Date

MAY 18, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-133-89 From N-U to P-C

Legally described as:

That portion of Section 24 and 25, Township 20 South, Range 59 East, M. D. B. & M., described as follows:

COMMENCING at the Northeast (NE) corner of said Section 25; THENCE South 89°57'30" West a distance of 2626.47 feet to the POINT OF BEGINNING; THENCE South 00°25'37" West 92.11 feet; THENCE from a tangent bearing North 04°29'17" West, curving to the right along a 3170.00 foot radius curve, concave Easterly, through a central angle of 09°06'17" an arc length of 503.74 feet to a point on the West line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 24, to which a radial line bears North 85°23'00" West; THENCE South 00°01'01" East along said West line, 411.09 feet to the POINT OF BEGINNING.

Subject to the following conditions:

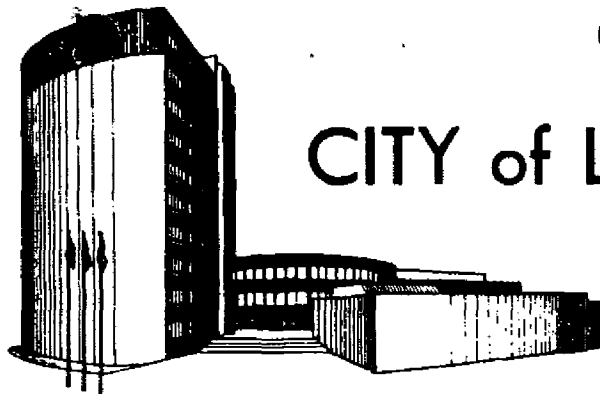
1. Conformance to the approved Summerlin Development Standards.
2. Upon development, appropriate street right-of-way dedications, street improvements, drainage plans/studies and traffic signal systems financing contributions will be required by the Department of Public Works.
3. Satisfaction of City Code requirements and design standards of all City departments.

RLW:JLC:rlr

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 12, 1990

Howard Hughes Properties
P.O. Box 14000
Las Vegas, Nevada 89156

RE: Z-133-89 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held January 17, 1990 APPROVED the request for reclassification of property located south of Cheyenne Avenue, west of Hualpai Way, From: N-U (Non-Urban), To: P-C (Planned Community), Proposed Use: Planned Development, subject to:

1. Conformance to the approved Summerlin Development Standards.
2. Upon development, appropriate street right-of-way dedications, street improvements, drainage plans/studies and traffic signal systems financing contributions will be required by the Department of Public Works.
3. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89156



CITY COUNCIL MINUTES

MEETING OF
JANUARY 17, 1990

AGENDA

City of Las Vegas

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

Page 58

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

2. Z-133-89 - Howard Hughes
Properties

Request for reclassification of
property located south of Cheyenne
Avenue, west of Hualpai Way.

From: N-U (Non-Urban)

To: P-C (Planned Community)

Proposed Use: PLANNED DEVELOPMENT

Planning Commission unanimously
recommended APPROVAL, subject to:

1. Conformance to the approved
Summerlin Development Standards.
2. Upon development, appropriate
street right-of-way dedications,
street improvements, drainage
plans/studies and traffic signal
systems financing contributions
will be required by the Department
of Public Works.
3. Standard condition 6.

Staff Recommendation: APPROVAL

PROTESTS: 0

ADAMSEN - APPROVED as recommended subject
to the conditions.
UNANIMOUS

Clerk to Notify and Planning to proceed.

A representative of the applicant was
present.

No one appeared in opposition.

There was no discussion.

APPROVED AGENDA ITEM

Greg A. Burton

CITY COUNCIL MINUTES
MEETING OF
JANUARY 17, 1990

X.

J. ZONE CHANGE - PUBLIC HEARING

2. Z-133-89 - Howard Hughes Properties

This is a request to rezone a 4,430 square foot parcel from N-U to P-C of recently annexed land for the Summerlin development area along the westerly City limits. The site will be subject to the approved Development Standards for Summerlin which require that a specific plan for each site be reviewed prior to development.

There is vacant land in the County to the north, south and west. To the east is the Sun City Summerlin development in the City.

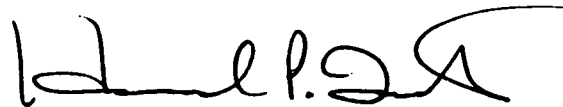
Staff recommended approval of this request to expand the Summerlin project and the Planning Commission concurred.

Planning Commission Recommendation: APPROVAL

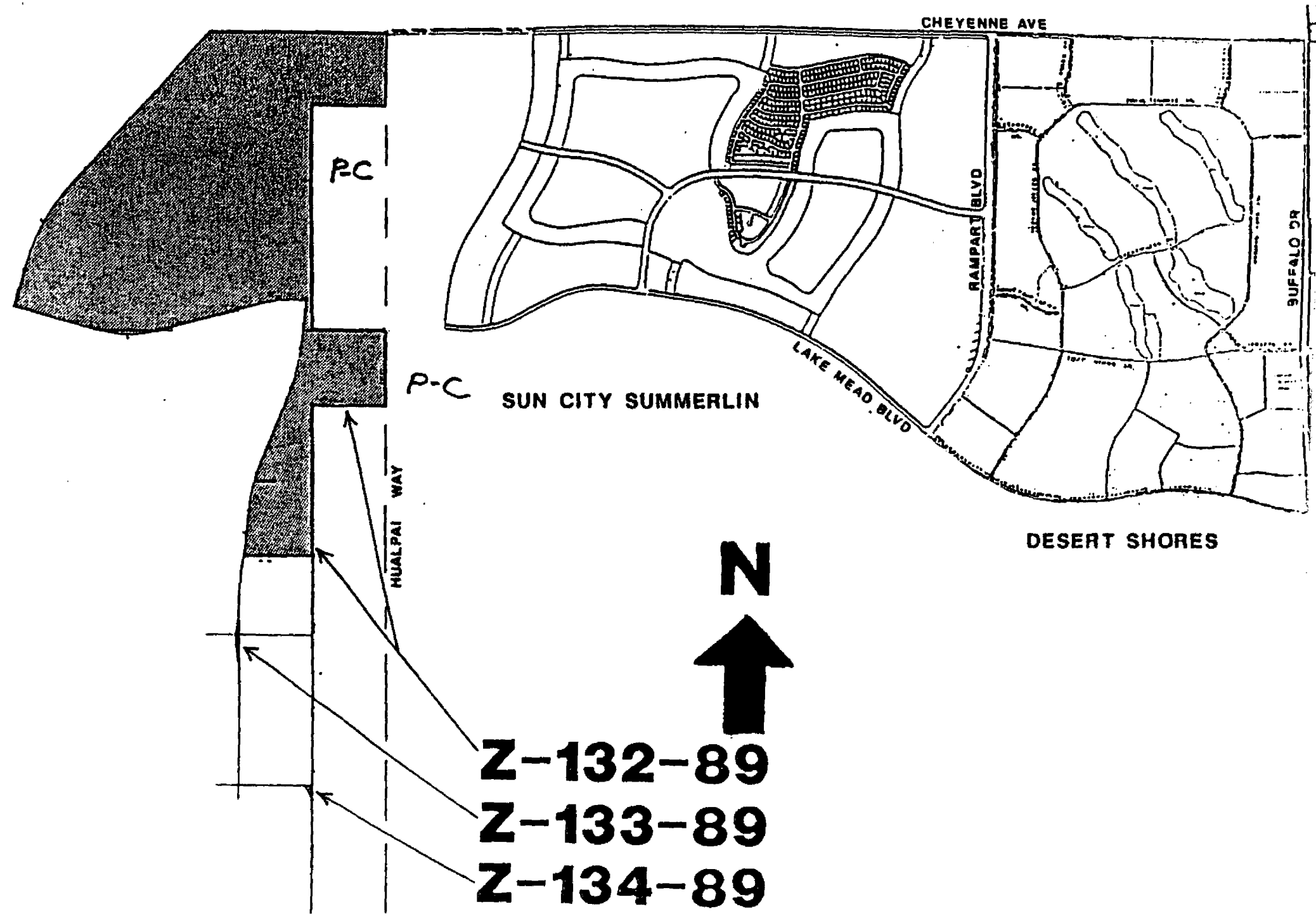
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP



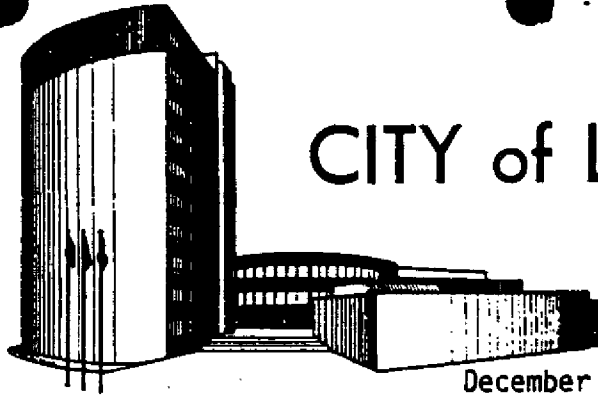
HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

Howard Hughes Properties
P. O. Box 14000
Las Vegas, Nevada 89156

RE: Z-133-89 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located south of Cheyenne Avenue, west of Hualpai Way, from N-U Zone to PC Zone, was considered by the Planning Commission on December 26, 1989.

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

1. Conformance to the approved Summerlin Development Standards.
2. Upon development, appropriate street right-of-way dedications, street improvements, drainage plans/studies and traffic signal systems financing contributions will be required by the Department of Public Works.
3. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the City Council on January 17, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: G. C. Wallace, Inc.
1555 S. Rainbow Boulevard
Las Vegas, Nevada 89156



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

28. Z-133-89

Applicant: HOWARD HUGHES PROPERTIES
Application: Zoning Reclassification
From: N-U
To: PC
Location: South of Cheyenne Avenue,
west of Hualpai Way
Proposed Use: Planned Development

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the approved Summerlin
Development Standards.
2. Upon development, appropriate street
right-of-way dedications, street
improvements, drainage plans/studies
and traffic signal systems financing
contributions will be required by
the Department of Public Works.
3. Standard Condition 6.

PROTESTS: 0

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

MR. FOSTER stated this request
is an expansion of the Howard
Hughes properties in the Summerlin
project. Staff recommended
approval, subject to the conditions.

MARK HOVERSTEN, Howard Hughes
Properties, 3800 Howard Hughes
Parkway, appeared and represented
the application. He concurred
with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 1/17/90.

(9:03-9:03)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 15, 1989

Howard Hughes Properties
P. O. Box 14000
Las Vegas, Nevada 89156

RE: Z-133-89 - 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 December 26, 1989. 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 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102

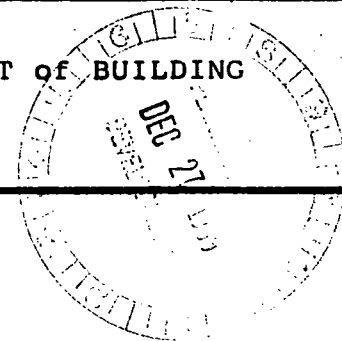


INTER-OFFICE MEMORANDUM

12.24.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT

131.89

133.89

2-132.89

ZONE RECLASS

HOWARD HUGHES PROP ZONE; UH to PC

PARCEL NO. RE: 630.3112 11/21/89

COPIES TO:

PLANNED DEV

In answer to your memorandum, Dated

11/30/89

on the above Zone Request at, Loc.

(PARCEL 1, 2 & 3) S. of CHEYENNE
AVE; W of HUALPAI RDThis department (~~has~~ has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

NO ADDITIONAL COMMENTS AT THIS TIME.

Hony

INTER-OFFICE MEMORANDUM

Date

December 11, 1989

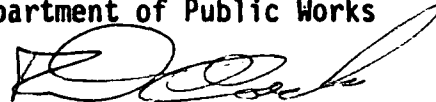
TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CF



SUBJECT:

Z-133-89
Howard Hughes Properties

COPIES TO:

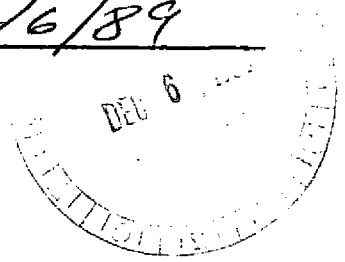
Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Survey (FM, PM, & A's only)

1. We have no objection to this rezoning request.
2. Upon development appropriate street right-of-way dedications, street improvements, drainage plans/studies and traffic signal financing contributions will be requested.
3. These areas, as appropriate, need to be annexed to the City prior to zoning approval.



TOM:MAC

DATE: 12/6/89



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

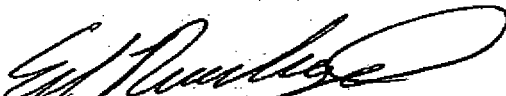
SUBJECT: 2-133-89

 NO OBJECTIONS X SUBJECT TO CONDITIONS LISTED DENIAL

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

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

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

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Z-133-89 APPLICATION OF HOWARD HUGHES PROPERTIES FOR
RECLASSIFICATION OF PROPERTY LOCATED SOUTH OF CHEYENNE
AVENUE, WEST OF HUALPAI WAY

FROM: N-U (NON-URBAN)

TO: P-C (PLANNED COMMUNITY)

PROPOSED USE: PLANNED DEVELOPMENT

The above property is legally described as a portion
of the South Half (S½) of Section 24 and the North Half
(N½) of Section 25, Township 20 South, Range 59 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

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SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: DEC 12, 1989

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 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-133-89 APPLICATION OF HOWARD HUGHES PROPERTIES FOR
RECLASSIFICATION OF PROPERTY LOCATED SOUTH OF CHEYENNE
AVENUE, WEST OF HUALPAI WAY

FROM: N-U (NON-URBAN)

TO: P-C (PLANNED COMMUNITY)

PROPOSED USE: PLANNED DEVELOPMENT

The above property is legally described as a portion
of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter
(SE $\frac{1}{4}$) of Section 24, Township 20 South, Range 59 East,
M.D.B. & M.

† THE N $\frac{1}{2}$ OF SEC 25,

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

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC 11, 1989.

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.

NO
SIZE: $\angle$ 1 AC.

INTER-OFFICE MEMORANDUM

11/30/89

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

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

SUBJECT: ZONING RECLASSIFICATION - Z-133-89
APPLICANT: HOWARD HUGHES PROPERTIES

COPIES TO:

FROM: N-U TO: P-C

This is concerning a request for reclassification on the following described property:
S OF CHEYENNE AVE W OF HUALPAI WY

PARCEL 2

Parcel No.: 450-230-025, 026

Proposed Use: PLANNED DEVELOPMENT

CITY PLANNING COMMISSION MEETING: 12/26/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME HOWARD HUGHES PROPERTIES

REP'S NAME _____

ADDRESS P.O. BOX 14000

LAS VEGAS NV. 89156

PHONE 791-9483

AGENT: NAME G.C. WALLACE

REP'S NAME _____

ADDRESS 1555 S. RAINBOW BL.

LAS VEGAS NV. 89102

PHONE 363-1200

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A PART SW 1/4 SEC 24 T. 20 S R. 59 E

ZONING: EXISTING N-U PROPOSED P-C

LAND USE: EXISTING VACANT

PROPOSED PLANNED DEVELOPMENT

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. _____ ASSESSOR'S PARCEL NO. 450-230-025,026

GENERAL LOCATION: S OF CHEYENNE AVE W OF

HUALPAI WY

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: MP DATE 11/22/89

GENERAL RECEIPT NO. 074365

CASE NO. Z-133-89

PC DATE: 12/26/89

DZA DATE: _____

PARCEL 2

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 PC 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:

Please see attached Parcel 2

Assessor's Parcel Number: _____

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP,
(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)

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP,
a Delaware limited partnership
By its sole general partner:
Summa Corporation, a Delaware corporation

By

W. Philip Conway
SIGNATURE OF OWNER OF RECORD

P.O. Box 14000

MAILING ADDRESS

W. Philip Conway, Senior Vice President

(702) 791-4483

PHONE NUMBER

Las Vegas, Nevada 89156

CITY

STATE

ZIP

Subscribed and sworn to before me this 22nd day of November, 1989.

Diana Kniazuk
Notary Public in and for said County and State

Nov 14, 1992
My Commission Expires

(seal)



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

Receipt No.: 079365

Case No.: Z-133-89

Meeting Date: 12/26/89

Received by: MP

Date: 11/22/89

Corporation Grant, Bargain, Sale Deed

Summer

HOWARD HUGHES DEVELOPMENT CORPORATION

a corporation organized and existing under the laws of the State of Nevada and having its principal place of business at Las Vegas, Nevada

in consideration of Ten and No/100 Dollars,

does hereby Grant, Bargain, Sell and Convey to HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP,
a Delaware limited partnership

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

See Exhibit A attached hereto and hereby made a part hereof.

(14 PAGES)

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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its Vice President and Secretary thereof duly authorized, on the 31st day of December, 1983.

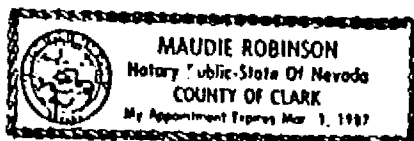
STATE OF NEVADA }
COUNTY OF Clark } ss.

On December 28, 1983 personally appeared before me, a Notary Public, in and for said County and State, Ronald F. Ryan and Michael C. Niarchos, known to me to be the V.P. and Secy. of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature: Maudie Robinson

Maudie Robinson

Name (Typed or Printed)



(This area for Official Notarial Seal)

HOWARD HUGHES DEVELOPMENT CORPORATION

By Ronald F. Ryan Vice President

Ronald F. Ryan
Name (Typed or Printed)
By Michael C. Niarchos Secretary

Michael C. Niarchos
Name (Typed or Printed)

ORDER NO. _____ ESCROW NO. _____
WHEN RECORDED MAIL TO: Summa Corporation
PO Box 14000, Las Vegas, NV 89156
Allen H.C. Niarchos
WELL CALL

(This area for Recorder's use)

PARCEL NO. 7061

MOUNT DIABLO MERIDIAN, NEVADA.

T. 20 S., R. 59 E.,

SEC. 15, ALL;
SEC. 16, S 1/2
SEC. 17, SE 1/4;
SEC. 19, LOTS 3, 4, E 1/2 SW 1/4, SE 1/4;
SEC. 20, S 1/2, NE 1/4;
SEC. 21, N 1/2 NW 1/4, NW 1/4 NE 1/4;
SEC. 25, SE 1/4, S 1/2 NE 1/4, NE 1/4 NE 1/4, S 1/2 SW 1/4,
NE 1/4 SW 1/4;
SEC. 29, NW 1/4, N 1/2 NE 1/4, SW 1/4 NE 1/4, NW 1/4 SW 1/4;
SEC. 30, LOTS 1, 2, 3, 4, E 1/2 W 1/2, NE 1/4, N 1/2 SE 1/4,
SW 1/4 SE 1/4;
SEC. 31, LOTS 1, 2, 3, 4, E 1/2 W 1/2;
SEC. 35, SE 1/4, S 1/2 NE 1/4, NE 1/4 NE 1/4, S 1/2 SW 1/4,
NE 1/4 SW 1/4;
SEC. 36, ALL;

T. 21 S., R. 59 E.,

SEC. 1, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
SEC. 2, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
SEC. 9, E 1/2;
SEC. 12, ALL;
SEC. 13, N 1/2 N 1/2;
SEC. 14, N 1/2 N 1/2;

T. 20 S., R. 60 E.,

SEC. 16, ALL;
SEC. 17, SE 1/4, SE 1/4 NE 1/4, SE 1/4 SW 1/4;
SEC. 19, SE 1/4, SE 1/4 NE 1/4, SE 1/4 SW 1/4;
SEC. 20, ALL;
SEC. 21, ALL; EXCEPT NORTH 1000 FEET OF THE E 1/2 NE 1/4 NE 1/4;
SEC. 29, W 1/2;
SEC. 30, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;

T. 21 S., R. 59 E.,

SEC. 3, LOTS 1, 2, 3, 4;
SEC. 4, LOTS 1, 2, 3, 4, S 1/2 NW 1/4, SW 1/4;
SEC. 5, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
SEC. 6, LOTS 1, 2, S 1/2 NE 1/4, E 1/2 SE 1/4;
SEC. 7, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;
SEC. 8, ALL;
SEC. 9, W 1/2;
SEC. 16, N 1/2 NW 1/4;
SEC. 17, N 1/2 N 1/2;
SEC. 18, N 1/2 NE 1/4, NE 1/4 NW 1/4;

T. 20 S., R. 59 E.,

SEC. 13, ALL;
SEC. 14, ALL;
SEC. 21, S 1/2, S 1/2 N 1/2, NE 1/4 NE 1/4;
SEC. 22, ALL;
SEC. 23, ALL;
SEC. 24, ALL;
SEC. 25, NW 1/4, NW 1/4 NE 1/4, NW 1/4 SW 1/4;
SEC. 26, ALL;
SEC. 27, ALL;
SEC. 28, ALL;
SEC. 29, SE 1/4, SE 1/4 NE 1/4, S 1/2 SW 1/4, NE 1/4 SW 1/4;
SEC. 30, SE 1/4 SE 1/4;
SEC. 31, E 1/2;
SEC. 32, ALL;
SEC. 33, ALL;
SEC. 34, ALL;
SEC. 35, NW 1/4, NW 1/4 NE 1/4, NW 1/4 SW 1/4;

T. 20 S., R. 60 E.,

SEC. 17, NW 1/4, N 1/2 NE 1/4, SW 1/4 NE 1/4, N 1/2 SW 1/4,
SW 1/4 SW 1/4;
SEC. 18, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;
SEC. 19, LOTS 1, 2, 3, 4, E 1/2 NW 1/4, NE 1/4 SW 1/4, N 1/2 NE 1/4,
SW 1/4 NE 1/4.

CLARK COUNTY, NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT 2:23 PM '83

Summit Corporation

Dec 28 2 23 PM '83

FOR DEPUTY
OFFICIAL RECORDS
AND INSTRUMENT

(11)

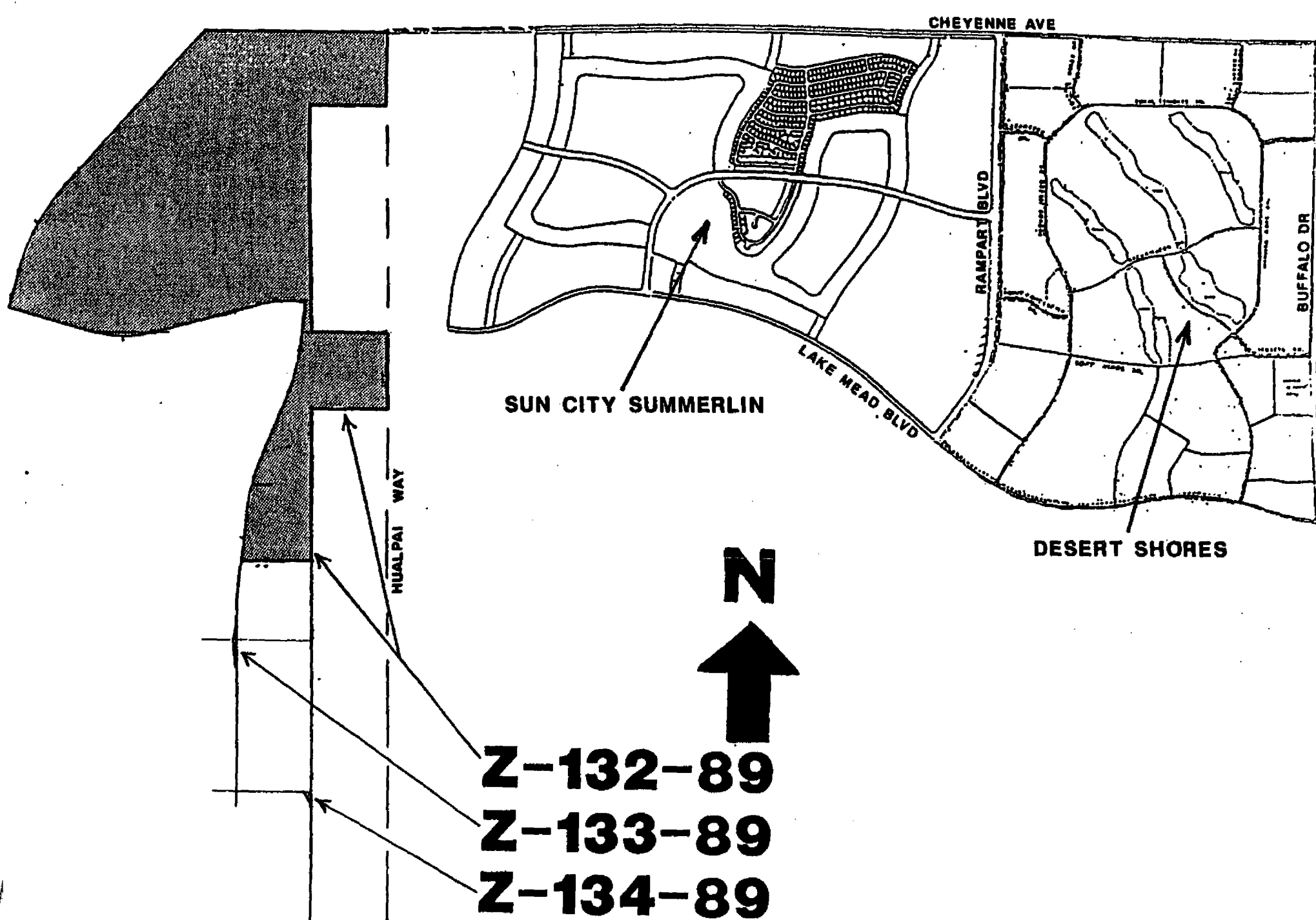
1852 1811924

PARCEL 3

THAT PORTIONS OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

9
2
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°53'30" WEST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1322.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 25; THENCE NORTH 00°20'18" EAST ALONG THE WEST LINE OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 25, A DISTANCE OF 2681.96 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 25; THENCE SOUTH 00°20'18" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 25, A DISTANCE OF 116.33 FEET; THENCE NORTH 33°00'00" WEST, 138.58 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 25; THENCE NORTH 89°55'16" EAST ALONG SAID NORTH LINE, 76.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 4430 SF. *for*



November 21, 1989
620.311Z

**ASSESSOR'S PARCEL NUMBERS
ADDITIONAL ANNEXATION AREA**

PARCEL 1

350-010-001
350-020-001
-002
350-030-001
-002
350-040-001
-002
-003
350-050-001
350-060-001
-002
350-070-001
-002
350-080-001
350-090-001
350-100-001
350-110-001
-002
350-120-001
-002

450-240-028 (East 1/2 of Sec. 13-20-59)
-017 (All of Sec. 14-20-59)
450-230-025 (East 1/2 of Sec. 24-20-59)
450-230-026 (East 1/2 of Sec. 25-20-59)

PARCEL 2

450-230-025 (N 1/2)
450-230-026 (S 1/2)

PARCEL 3

350-110-001