

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0140-89(5)

APN 138-01-312-004

Location SE CORNER OF CRAIG & JONES

Applicant KENNETH R. GRAGSON

Subject

SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED
CONVENIENCE STORE WITH GASOLINE SALES.



FILE HISTORY

FILE NO.: 2-140-89(5)

[illegible]

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

March 15, 1994

Mr. Kenneth R. Gragson
3033 Waterside Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-140-89(5)

Dear Mr. Gragson:

Your request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on March 10, 1994.

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

1. Eliminate the three parking spaces located closest to Craig Road along the east property line and allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
2. Relocate the trash enclosure and eliminate the portion of the landscape planter along the south property line which protrudes into the drive aisle to allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
3. Provide minimum 10 foot wide landscape planters along Jones Boulevard and Craig Road and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planters as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box trees, shrubs and ground cover in the planters along the east and south sides of the building as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. This does not constitute approval of the on-site sale of beer and wine or gasoline in conjunction with the convenience store.

- Continued -



TO: Mr. Kenneth R. Gragson
RE: Z-140-89(5)

March 15, 1994
Page Two

6. Prior to the issuance of any permits for any development activity on this overall commercial parcel, or approval of any map splitting the parcel upon which this plot plan is a part, the Master Driveway and On-site Circulation Plan (MDCP) required with application Z-140-89(4) must be submitted to and approved by the Department of Public Works. The MDCP may be conceptual in nature at this time because of unknown future development plans for the remainder of this commercial parcel. This plot plan shall be modified as necessary if recommended by the approved MDCP.
7. All previously imposed conditions of approval for Zoning Application Z-140-89 and all subsequent reviews as related to the overall commercially zoned site (including right-of-way dedications, the submission and approval of a Traffic Impact Analysis and the payment of a \$25,000 traffic signal contribution) shall be complied with in accordance with the terms of such conditions.
8. All required landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Adequate drainage information to determine if drainage easements are necessary on the overall commercial parcel must be submitted to and approved by the Department of Public Works prior to approval of any map splitting the overall commercial parcel. A Drainage Plan and Technical Drainage Study for this site will be required to be submitted and approved prior to the issuance of any permits.
10. Conformance with the plot plan as amended by the above Conditions.
11. Conformance with the building elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- Continued -

TO: Mr. Kenneth R. Gragson
RE: Z-140-89(5)

March 15, 1994
Page Three

15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

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



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. Jack Cason
Rebel Oil Co.
1900 W. Sahara Avenue
Las Vegas, Nevada 89102

PLANNING COMMISSION
MEETING OF

City of Las Vegas

MARCH 10, 1994

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3. Z-140-89(5) - Kenneth R. Gragson

Request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Eliminate the three parking spaces located closest to Craig Road along the east property line and allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
2. Relocate the trash enclosure and eliminate the portion of the landscape planter along the south property line which protrudes into the drive aisle to allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
3. Provide minimum 10 foot wide landscape planters along Jones Boulevard and Craig Road and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planters as required by the Department of Community Planning and Development. The use of drought tolerant

Reese -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan and Moran excused)

MR. GENZER stated this request is for a Plot Plan and Building Elevation Review for a proposed 3,758 square foot one-story convenience store with gasoline sales. Vehicular access is provided from two 40 foot wide two-way driveways located on Jones Boulevard and Craig Road. On-site circulation and parking consists of a two-way drive aisle which leads directly to the gasoline pump islands and 16 parking spaces located in front of the convenience store and along the east property line. The building elevations depict a clay tile mansard roof (above the front elevation) and stucco coated columns accented with clay tile. The sides and rear elevations indicate stucco exterior parapet walls. The canopy for the gasoline pump islands is provided a mansard roof and columns to match the convenience store. The conceptual landscape plan indicates minimum 10 to 20 foot wide landscape planters along both public street frontages. In addition, a minimum 15 foot wide landscape planter is indicated to the rear of the convenience store. The submitted plot plan indicates a row of 11 parking spaces along the east property line and a 15 foot wide landscape planter along the south property line. Three of the 11 parking spaces along the east property line are not required to meet the minimum of 15 total parking spaces required for the convenience store. Staff recommended that the three parking spaces located closest to Craig Road along the east property line be eliminated in order to allow for reciprocal access to the future shopping center parking lot. Furthermore, staff recommends that the trash enclosure be relocated adjacent to the row of parking spaces in front of the convenience store, and the landscaping indicated along the south property line, adjacent to the drive

PLANNING COMMISSION

MEETING OF

City of Las Vegas

MARCH 10, 1994

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3. Z-140-89(5) (Continued)

landscaping is encouraged.

4. Install 24 inch box trees, shrubs and ground cover in the planters along the east and south sides of the building as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. This does not constitute approval of the on-site sale of beer and wine or gasoline in conjunction with the convenience store.
6. Prior to the issuance of any permits for any development activity on this overall commercial parcel, or approval of any map splitting the parcel upon which this plot plan is a part, the Master Driveway and On-site Circulation Plan (MDCP) required with application Z-140-89(4) must be submitted to and approved by the Department of Public Works. The MDCP may be conceptual in nature at this time because of unknown future development plans for the remainder of this commercial parcel. This plot plan shall be modified as necessary if recommended by the approved MDCP.
7. All previously imposed conditions of approval for Zoning Application Z-140-89 and all subsequent reviews as related to the overall commercially zoned site (including right-of-way

aisle be removed to allow for reciprocal access to the shopping center parking lot. A parcel map has been submitted to split this site from the overall commercial parcel. Staff recommended approval, subject to the conditions.

PETER SILVAGNI, 3013 Plaza De Rosa, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:18-7:20)

NOTE: COMMISSIONER BROWN ARRIVED AT THE MEETING AT 7:18 P.M.

PLANNING COMMISSION
MEETING OF

City of Las Vegas

MARCH 10, 1994

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3. Z-140-89(5) (Continued)

APPROVED - See Page 45

dedications, the submission and approval of a Traffic Impact Analysis and the payment of a \$25,000 traffic signal contribution) shall be complied with in accordance with the terms of such conditions.

8. All required landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Adequate drainage information to determine if drainage easements are necessary on the overall commercial parcel must be submitted to and approved by the Department of Public Works prior to approval of any map splitting the overall commercial parcel. A Drainage Plan and Technical Drainage Study for this site will be required to be submitted and approved prior to the issuance of any permits.
10. Conformance with the plot plan as amended by the above Conditions.
11. Conformance with the building elevations.
12. Standard Condition Nos. 3 - 9 and 11.

PROTESTS: N/A

ABEYANCE ITEM:

- B-3. Z-140-89(5) - Kenneth R. Gragson - Request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1), Parcel No.: 138-01-301-001**

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a proposed 3,758 square foot one-story convenience store with gasoline sales.

BACKGROUND DATA:

- | | |
|----------|--|
| 3/7/90 | The City Council approved C-1 (Limited Commercial) zoning for the property (Z-140-89). |
| 3/20/91 | The City Council approved an Extension of Time on the property which expired on March 7, 1992 [Z-140-89(1)]. |
| 4/01/92 | The City Council approved the second Extension of Time on the property which expired on March 7, 1993 [Z-140-89(2)]. |
| 4/07/93 | The City Council approved the third Extension of Time on the property which will expire on March 7, 1994 [Z-140-89(3)]. |
| 11/17/93 | The City Council approved a Review of Conditions to delete original Condition Nos. 1, 2 and 15. The Planning Commission recommended approval. |
| 2/22/94 | A request for a Special Use Permit for the sale of gasoline, beer and wine was approved by the Board of Zoning Adjustment (U-9-94). This item will be heard by the City Council on March 16, 1994. |
| 2/24/94 | The Planning Commission approved the applicant's request for abeyance until the March 10, 1994 meeting. |

DETAILS OF APPLICATION REQUEST:

Overall Site Area	31,000	Square Feet (0.71 Acres)
Building Size(s)	3,758	Square Feet
Building Height	19	Feet
Floor Area Ratio	0.12	
Parking Spaces Required	18	Spaces
Parking Spaces Provided	15	Spaces

The submitted plot plan indicates a 3,758 square foot convenience store situated at the southeast corner of the property and a freestanding canopy with three gasoline pump islands nearest to the abutting street intersection. Vehicular access is provided from two 40 foot wide two-way driveways located on Jones Boulevard and Craig Road.

On-site circulation and parking consists of a two-way drive aisle which leads directly to the gasoline pump islands and 16 parking spaces located in front of the convenience store and along the east property line.

The building elevations depict a clay tile mansard roof (above the front elevation) and stucco coated columns accented with clay tile. The sides and rear elevations indicate stucco exterior parapet walls. The canopy for the gasoline pump islands is provided a mansard roof and columns to match the convenience store.

The conceptual landscape plan indicates minimum 10 to 20 foot wide landscape planters along both public street frontages. In addition, a minimum 15 foot wide landscape planter is indicated to the rear of the convenience store.

FINDINGS:

The submitted plot plan indicates a row of 11 parking spaces along the east property line and a 15 foot wide landscape planter along the south property line. Three of the 11 parking spaces along the east property line are not required to meet the minimum of 15 total parking spaces required for the convenience store.

Staff recommends that the 3 parking spaces located closest to Craig Road along the east property line be eliminated in order to allow for reciprocal access to the future shopping center parking lot.

Furthermore, staff recommends that the trash enclosure be relocated adjacent to the row of parking spaces in front of the convenience store, and the landscaping indicated along the south property line, adjacent to the drive aisle be removed to allow for reciprocal access to the shopping center parking lot.

We note that a Parcel Map (PM-12-94) has been submitted to split this site from the overall commercial parcel.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Eliminate the three parking spaces located closest to Craig Road along the east property line and allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
2. Relocate the trash enclosure and eliminate the portion of the landscape planter along the south property line which protrudes into the drive aisle to allow for the future connection of this site with the surrounding commercial parcel as required by the Department of Community Planning and Development.
3. Provide minimum 10 foot wide landscape planters along Jones Boulevard and Craig Road and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planters as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box trees, shrubs and ground cover in the planters along the east and south sides of the building as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. This does not constitute approval of the on-site sale of beer and wine or gasoline in conjunction with the convenience store.
6. Prior to the issuance of any permits for any development activity on this overall commercial parcel, or approval of any map splitting the parcel upon which this plot plan is a part, the Master Driveway and On-site Circulation Plan (MDCP) required with application Z-140-89(4) must be submitted to and approved by the Department of Public Works. The MDCP may be conceptual in nature at this time because of unknown future development plans for the remainder of this commercial parcel. This plot plan shall be modified as necessary if recommended by the approved MDCP.
7. All previously imposed conditions of approval for Zoning Application Z-140-89 and all subsequent reviews as related to the overall commercially zoned site (including right-of-way dedications, the submission and approval of a Traffic Impact Analysis and the payment of a \$25,000 traffic signal contribution) shall be complied with in accordance with the terms of such conditions.
8. All required landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

9. Adequate drainage information to determine if drainage easements are necessary on the overall commercial parcel must be submitted to and approved by the Department of Public Works prior to approval of any map splitting the overall commercial parcel. A Drainage Plan and Technical Drainage Study for this site will be required to be submitted and approved prior to the issuance of any permits.
10. Conformance with the plot plan as amended by the above Conditions.
11. Conformance with the building elevations.
12. Standard Condition Nos. 3 - 9 and 11.

PROTESTS: N/A

Z-140-89(5)

R-E

BOULEVARD



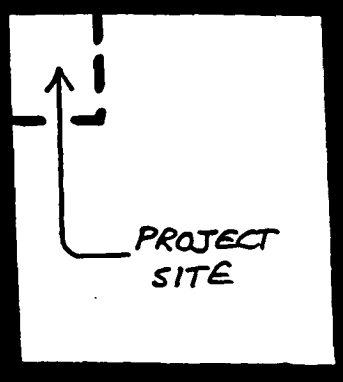
R.O.I.
C-1

GRAIG

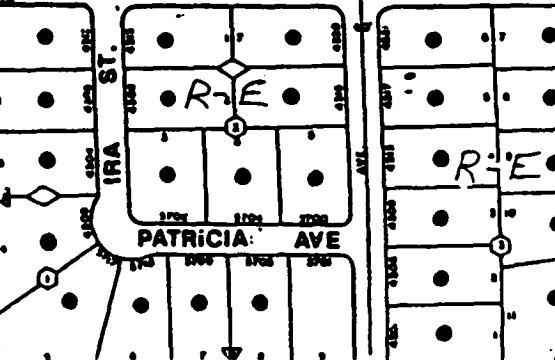
ROAD

R-E

C-2



PROJECT
SITE



R-E

BLACKMON CIR.

HICKAM

KISHA CT.

AVENUE

C-2

R-E

R-E

R-E

C-2

RANCHO

DRIVE

JONES

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 2, 1994

Mr. Kenneth R. Gragson
3033 Waterside Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-140-89(5)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on March 10, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information 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: Mr. Jack Cason
Rebel Oil Co.
1900 W. Sahara Avenue
Las Vegas, Nevada 89102



ThePrudential**Southwest Realty**

Commercial Division
6142 W. Sahara Ave.
Las Vegas, Nevada 89102
(702) 251-1010
Fax (702) 251-1011

FAX COVER SHEET

DATE:

3/9/94

TIME:

12:10**PLEASE DELIVER FAX TO:**

NAME:

Robert Genger

COMPANY:

FAX #:

385-7268

PHONE #:

FROM:

Jack Cason - Rubel Oil

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET):

2

COMMENTS:

If there are problems in the transmission, please call us at (702) 251-1010.



March 9, 1994

Mr. Robert Genzer
City of Las Vegas
Dept. of Community Planning & Develop.
400 Stewart Avenue
Las Vegas, NV 89101

Re: SEC Craig/Jones

Dear Mr. Genzer:

I, Jack Cason, will complete a drainage plan and study for the .71 acre parcel at the above-referenced location prior to the request for a grading or building permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Cason". The signature is stylized with a large, looping initial "J" and a cursive "Cason".

Jack Cason

ThePrudential



Southwest Realty

Commercial Division
6142 W. Sahara Ave.
Las Vegas, Nevada 89102
(702) 251-1010
Fax (702) 251-1011

March 1, 1994

Mr. Robert Genzer, Principal Planner
City of Las Vegas
Department of Community Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

RE: Southeast corner of Craig Road and Jones Blvd. Parcel Number 138-01-301-001 [Z-140-89 (5)]

Dear Mr. Genzer:

We are in the process of selling, to Mr. Cason of Rebel Oil Company, a site of approximately .71 acres for a convenience store with gasoline sales. It is our intent to split this parcel from the larger commercially zoned parcel using a parcel map, which has been submitted. This mechanism is being proposed, because there has not been a determination made as to how the remainder of the site will be ultimately configured. We are therefore, respectfully requesting, that the commercial subdivision requirement, required under the "Findings" Section of B-7 Z-140-89(5), be postponed until a determination is made as to what the ultimate configuration will be.

Another requirement, listed under "Staff Recommendation" Item #6, Z-140-89(5), is that a Master Driveway and On-site Circulation Plan (MDCP) be completed prior to the issuance of any Development permits for the property. It would be very difficult to come up with a meaningful (MDCP) before the ultimate configuration is determined. We are however willing to do a tentative (MDCP) with the understanding that changes can be made and submitted to your department for concurrence, which will more accurately reflect the ultimate configuration. We will be very pleased to follow your direction in this matter.

We also respectfully request that the Drainage Plan and Technical Drainage Study, for the overall parcel, listed as Item #9 Z-140-89(5), be postponed until the ultimate configuration is determined. Again for the study and plan to be meaningful, one must know the ultimate configuration of the parcel. Mr. Cason has assured us that he will complete a Drainage Plan and Study, for the .71 acre parcel, prior to requesting a grading or building permit.

Thank you for your cooperation in this matter.

Most sincerely,


Kenneth R. Gragson

ThePrudential**Southwest Realty**

Commercial Division
6142 W. Sahara Ave.
Las Vegas, Nevada 89102
(702) 251-1010
Fax (702) 251-1011

FAX COVER SHEET

DATE:

2/24/94

TIME:

12:50**PLEASE DELIVER FAX TO:**

NAME:

Bob Genzer

COMPANY:

FAX #:

385-7268

PHONE #:

FROM:

Ken Gregson

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET):

2

COMMENTS:

2-140-P9(S)

If there are problems in the transmission, please call us at (702) 251-1010.

**The Prudential**
Southwest Realty

Commercial Division
8142 W. Sahara Ave.
Las Vegas, Nevada 89102
(702) 251-1010
Fax (702) 251-1011

February 24, 1994

Mr. Bob Genzer
City of Las Vegas
City Planning Department

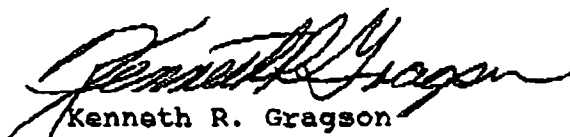
Re: Item B-7: 2140-89 (5)

Dear Mr. Genzer:

I would like to request item B-7 of the February 24th City of Las Vegas Planning Commission agenda be held until the next Planning Commission meeting.

This item is a request for a plot plan and building elevation review on the southeast corner of Jones and Craig. We have not been able to finalize plans and need an extension.

Most sincerely,



Kenneth R. Gragson

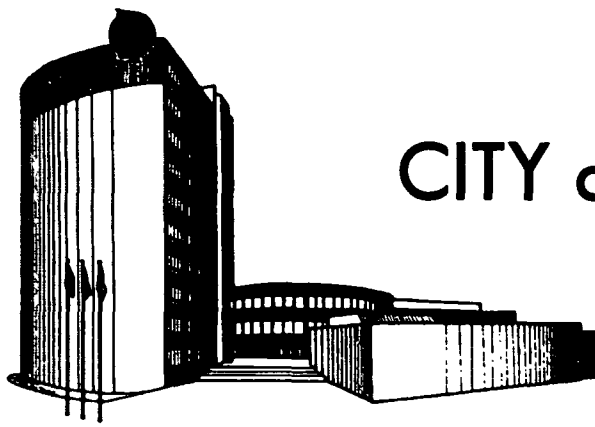
KRG/sf



**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

March 1, 1994

Mr. Kenneth R. Gragson
3303 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-140-89(5) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Gragson:

Your request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on February 24, 1994.

The Planning Commission unanimously voted to hold this item in ABEYANCE at the applicant's request.

This item is scheduled to be heard again at the March 10, 1994 Planning Commission meeting which will be held at 7:00 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
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER
PRINCIPAL PLANNER

NRS:RSG:rlr

cc Mr. Jack Cason
Rebel Oil Co.
1900 West Sahara Avenue
Las Vegas, Nevada 89102



PLANNING COMMISSION

MEETING OF

FEBRUARY 24, 1994

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-7. Z-140-89(5) - Kenneth R. Gragson

Request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1).

Reese -
ABEYANCE UNTIL THE 3/10/94 PLANNING COMMISSION MEETING.

Unanimous

CHAIRMAN SOLOMON stated the applicant has requested this item be held in abeyance until the 3/10/94 Planning Commission meeting.

VICE CHAIRMAN REESE asked why the applicant wants this item held in abeyance.

MR. GENZER said the applicant has questions about the conditions that staff is proposing so they want to work with staff in resolving some of the conditions. This is a parcel which had a condition that no convenience stores would be allowed on this site. The applicant was limited to just a bank on the corner. In November of 1993 that condition was removed by the City Council. Staff is in concurrence with holding this item in abeyance.

To be heard by the Planning Commission on 3/10/94.

(7:09-7:11)

- B-7. Z-140-89(5) - Kenneth R. Gragson - Request for a Plot Plan and Building Elevation Review for a proposed convenience store with gasoline sales on property located on the southeast corner of Craig Road and Jones Boulevard, R-E Zone (under Resolution of Intent to C-1), Parcel No.: 138-01-301-001**

NOT A PUBLIC HEARING P.C.: FINAL ACTION

THE APPLICANT HAS REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE MARCH 10, 1994 PLANNING COMMISSION MEETING.

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a proposed 3,758 square foot one-story convenience store with gasoline sales.

BACKGROUND DATA:

- 3/7/90 The City Council approved C-1 (Limited Commercial) zoning for the property (Z-140-89).
- 3/20/91 The City Council approved an Extension of Time on the property which expired on March 7, 1992 [Z-140-89(1)].
- 4/01/92 The City Council approved the second Extension of Time on the property which expired on March 7, 1993 [Z-140-89(2)].
- 4/07/93 The City Council approved the third Extension of Time on the property which will expire on March 7, 1994 [Z-140-89(3)].
- 11/17/93 The City Council approved a Review of Conditions to delete original Condition Nos. 1, 2 and 15. The Planning Commission recommended approval.
- 2/22/94 A request for a Special Use Permit for the sale of gasoline, beer and wine was approved by the Board of Zoning Adjustment (U-9-94). This item will be heard by the City Council on March 16, 1994.

DETAILS OF APPLICATION REQUEST:

Overall Site Area	31,000	Square Feet (0.71 Acres)
Building Size(s)	3,758	Square Feet
Building Height	19	Feet
Floor Area Ratio	0.12	
Parking Spaces Required	18	Spaces
Parking Spaces Provided	15	Spaces

- Continued -

The submitted plot plan indicates a 3,758 square foot convenience store situated at the southwest corner of the property and a freestanding canopy with three gasoline pump islands, nearest to the street intersection. Vehicular access is provided from two 40 foot wide two-way driveways located on Jones Boulevard and Craig Road.

On-site circulation and parking consists of a two-way drive aisle which leads directly to the gasoline pump islands and 16 parking spaces located in front of the convenience store and along the east property line.

The building elevations depict a clay tile mansard roof (above the front elevation) and stucco coated columns accented with clay tile. The sides and rear elevations indicate stucco exterior parapet walls. The canopy for the gasoline pump islands is provided a mansard roof and columns to match the convenience store.

The conceptual landscape plan indicates minimum 10 to 20 foot wide landscape planters along both public street frontages. In addition, a minimum 15 foot wide landscape planter is indicated to the rear of the convenience store.

FINDINGS:

The submitted plot plan indicates a row of 11 parking spaces along the east property line and a 15 foot wide landscape planter along the south property line. Three of the 11 parking spaces along the east property line are not required to meet the minimum of 15 total parking spaces required for the convenience store.

Staff recommends that the 3 parking spaces located closest to Craig Road along the east property line be eliminated in order to allow for reciprocal access to the future shopping center parking lot.

Furthermore, staff recommends that the trash enclosure be relocated adjacent to the row of parking spaces in front of the convenience store, and the landscaping indicated along the south property line, adjacent to the drive aisle be removed to allow for reciprocal access to the shopping center parking lot.

The Department of Public Works recommends that a commercial subdivision be required if this corner site is to be split from the large commercially zoned parcel that this site is a part of.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Eliminate the three parking spaces located closest to Craig Road along the east property line as required by the Department of Community Planning and Development.

2. Relocate the trash enclosure and eliminate the portion of the landscape planter along the south property line which protrudes into the drive aisle as required by the Department of Community Planning and Development.
3. Provide minimum 10 foot wide landscape planters along Jones Boulevard and Craig Road and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planters as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box trees, shrubs and ground cover in the planters along the east and south sides of the building as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. This does not constitute approval of the on-site sale of beer and wine or gasoline in conjunction with the convenience store.
6. Prior to the issuance of any permits for any development activity on this overall commercial parcel, or approval of any map splitting the parcel upon which this plot plan is a part, the Master Driveway and On-site Circulation Plan (MDCP) required with application Z-140-89(4) must be submitted to and approved by the Department of Public Works. The plot plan shall be modified as necessary if recommended by the approved MDCP.
7. All previously imposed conditions of approval for Zoning Application Z-140-89 and all subsequent reviews as related to the overall commercially zoned site (including right-of-way dedications, the submission and approval of a Traffic Impact Analysis and the payment of a \$25,000 traffic signal contribution) shall be complied with in accordance with the terms of such conditions. This plot plan needs to be modified slightly to acknowledge a 54 foot radius dedication requirement which was previously required.
8. All required landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. A Drainage Plan and Technical Drainage Study for the overall commercial parcel must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or approval of any map splitting the overall parcel, whichever may occur first.
10. A commercial subdivision shall be submitted if this corner site is to be split from the large commercially zoned parcel that this site is a part of as required by the Department of Public Works.
11. Conformance with the plot plan as amended by the above Conditions.
12. Conformance with the building elevations.
13. Standard Condition Nos. 3 - 9 and 11.

PROTESTS: N/A

Z-140-89(5)

R-E

BOULEVARD



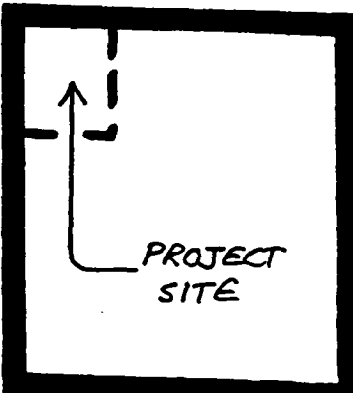
R.O.I.
C-1

GRAIG

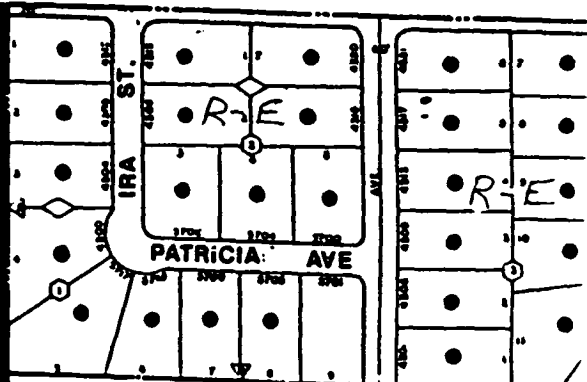
ROAD

R-E

C-2

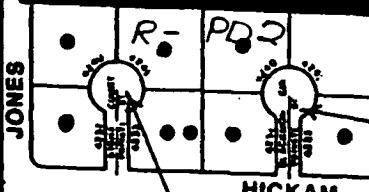


PROJECT
SITE



R-E

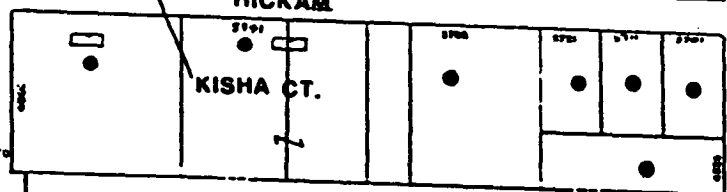
C-2



R-E
BLACKMON CIR.

R-E

HICKAM



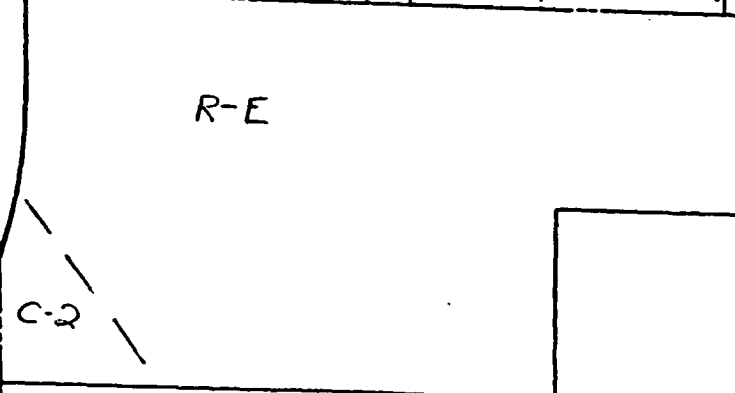
KISHA CT.

AVENUE

RANCHO

C-2

R-E



R-E

C-2

JONES

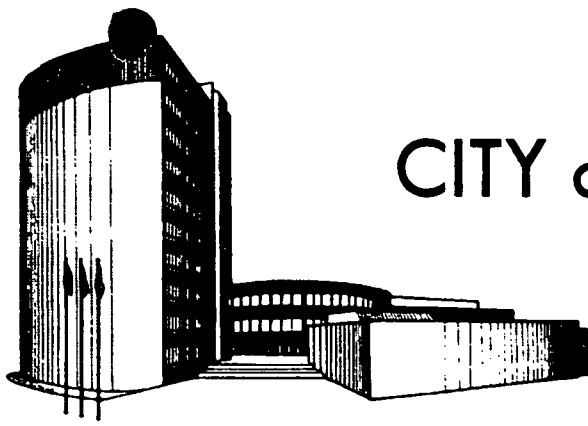
DRIVE

ST.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 14, 1994

Mr. Kenneth R. Gragson
3303 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-140-89(5) - 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 February 24, 1994. 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 one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information 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:rlr

Enclosure

cc Mr. Jack Cason
Rebel Oil Co.
1900 West Sahara Avenue
Las Vegas, Nevada 89102



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



DATE

February 18, 1994

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

SUBJECT:

Plot Plan Review
Z-140-89(5)
Kenneth R. Gragson
(SEC Craig/Jones)

COPIES TO:

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

1. We recommend certain proposed parking spaces and trash enclosures shown on this plot plan be relocated to allow for the future integration of this corner site into the overall commercial development site. We also recommend that a commercial subdivision be required if this corner site is to be split from the large commercially-zoned parcel that this site is a part.
2. Prior to the issuance of any permits for any development activity on this large commercial parcel or approval of any map splitting the parcel that this plot plan is a part, the Master Driveway and On-site Circulation Plan (MDCP) required with Z-140-89(4) must be submitted and approved as required by the Department of Public Works. The plot plan shall be modified as necessary if recommended by the approved MDCP.
3. All previously imposed conditions of approval for Z-140-89 as related to the overall commercially-zoned site (including right-of-way dedications, the submission and approval of a Traffic Impact Analysis and the payment of a \$25,000 traffic signal contribution) shall be complied with in accordance with the terms of such conditions. This plot plan needs to be modified slightly to acknowledge a 54 foot radius dedication requirement which was previously required.
4. A Drainage Plan and Technical Drainage Study for the overall commercial parcel must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit or approval of any map splitting the overall parcel, whichever may occur first.
5. All required landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Site development to continue to comply with the original conditions of approval for Z-140-89 and all subsequent review of condition and extension of time actions.

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

RECEIVED
DEPT. OF COMMUNITY
PLANNING AND
DEVELOPMENT

FEB 15 12 24 PM '94

RECEIVED

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE February 7, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY DOWNTOWN REDEVELOPMENT - BRAD PERCELL	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT: KENNETH R. GRAGSON
FILE NUMBER: Z-140-89(5)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST CORNER OF CRAIG RD. AND JONES BLVD.

PARCEL NO.: 138-01-301-001

ZONE: R-E (ROI C-1)

PROPOSED USE: CONVENIENCE STORE

PLEASE RETURN BY: FEBRUARY 14, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 24, 1994

ATTACHMENT: PLOT PLAN

DEPARTMENT OF
BUILDING & SAFETY
BY

FEB 14 1994

☒ NO COMMENT
☐ CONDITIONS AS NOTED

MEMO

DATE 2-10-94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Z-140-89(5) Grapen Plot + Elev. Review

1. NO OBJECTIONS.
2. * SUBJECT TO CONDITIONS LISTED.
3. * MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. * FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. * STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

PLANNING AND
DEVELOPMENT

FEB 11 8 35 AM 1994

Paul H. [Signature]
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED

Original - Community Planning

Copy - Fire Prevention Division

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE February 7, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER ✓ FIRE SERVICES - RICK LAZENBY ✓ DOWNTOWN REDEVELOPMENT - BRAD PERCELL	

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT: KENNETH R. GRAGSON
FILE NUMBER: Z-140-89(5)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST CORNER OF CRAIG RD. AND JONES BLVD.

PARCEL NO.: 138-01-301-001

ZONE: R-E (ROI C-1)

PROPOSED USE: CONVENIENCE STORE

PLEASE RETURN BY: FEBRUARY 14, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 24, 1994

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE February 7, 1994																
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION -</td><td style="width: 50%;">JOHN McNELLIS /</td></tr><tr><td>ELECTRICAL SERVICES -</td><td>MIKE GOODMAN /</td></tr><tr><td>FLOOD CONTROL -</td><td>TOM CHIATOVICH /</td></tr><tr><td>LAND DEVELOPMENT -</td><td>CHUCK TURK /</td></tr><tr><td>RIGHT-OF-WAY -</td><td>ED BYRGE /</td></tr><tr><td>SANITARY SEWERS -</td><td>MARK OWENS /</td></tr><tr><td>SURVEY -</td><td>RITA LUMOS /</td></tr><tr><td>TRAFFIC ENGINEERING -</td><td>GLENN GRAYSON /</td></tr></table>		DEVELOPMENT COORDINATION -	JOHN McNELLIS /	ELECTRICAL SERVICES -	MIKE GOODMAN /	FLOOD CONTROL -	TOM CHIATOVICH /	LAND DEVELOPMENT -	CHUCK TURK /	RIGHT-OF-WAY -	ED BYRGE /	SANITARY SEWERS -	MARK OWENS /	SURVEY -	RITA LUMOS /	TRAFFIC ENGINEERING -	GLENN GRAYSON /
DEVELOPMENT COORDINATION -	JOHN McNELLIS /																
ELECTRICAL SERVICES -	MIKE GOODMAN /																
FLOOD CONTROL -	TOM CHIATOVICH /																
LAND DEVELOPMENT -	CHUCK TURK /																
RIGHT-OF-WAY -	ED BYRGE /																
SANITARY SEWERS -	MARK OWENS /																
SURVEY -	RITA LUMOS /																
TRAFFIC ENGINEERING -	GLENN GRAYSON /																

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: KENNETH R. GRAGSON

FILE NUMBER: Z-140-89(5)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST CORNER OF CRAIG RD. AND JONES BLVD.

PARCEL NO.: 138-01-301-001

ZONE: R-E (ROI C-1)

PROPOSED USE: CONVENIENCE STORE

PLEASE RETURN TO JOHN McNELLIS BY: FEBRUARY 14, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 24, 1994

ATTACHMENT: PLOT PLAN

01/19/94

13:57:00:96

Z O N I N G A C T I O N S (1 OF 3)

CASE Z 140 89 - 5 BZA-CC-PCOMM (BCP) P MEETING DATE 02/24/94

ITEM # ACCEPTED 01/19/94 PUBLIC HEARING BY AR

EXISTING ZONES R-E ROI-> C-1

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN AND BUILDING ELEVATION REVIEW OF A PROPOSED CONVENIENCE STORE.

A P P L I C A N T

KENNETH R. GRAGSON, TRUSTEE

3033 WATERSIDE CIR.

LAS VEGAS NV 89117

251-1010

PARCEL# 13801 301 001 MORE? N

GRAGSON KENNETH R

3033 WATERSIDE CIR

LAS VEGAS NV 89117

PT NW4 SW4 SEC 01 20 60

P R O P O S E D U S E

CONVENIENCE STORE

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

01/19/94

13:56:47:54

Z O N I N G A C T I O N S (2 O F 3)

CASE Z 140 89 - 5 BZA-CC-PCOMM (BCP) P MEETING DATE 02/24/94

ITEM # ACCEPTED 01/19/94 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

PLOT PLAN REVIEW OF A PROPOSED CONVENIENCE STORE.

P R O P E R T Y L O C A T I O N

THE SOUTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD.

200 SCALE MAP# L-1-5 SIZE .72 ACRES #LOTS 0

MAP NAME

CC: REBEL OIL CO. SUBD:

JACK CASON

1900 W. SAHARA AVE.

LAS VEGAS NV 89102 382-5866

NOTICE: SHEEP MTN HDA, NW CIT ASSOC., LONE MTN. CAC.

COMMENTS: SEE FILE U-9-94, 02/22/94 BZA.

UPDATE

PRINT

ZACT3

ZACT1

BACK

01/19/94

13:56:23:92

P A R C E L F I L E

GRAGSON KENNETH R
3033 WATERSIDE CIR
LAS VEGAS NV 89117
PT NW4 SW4 SEC 01 20 60

PARCEL 138 01 301 001 THROUGH
LAST UPDATE 01/12/94 ZIP
GEOGRAPHIC PT NW4 SW4 01 20 60
DOCUMENT # 21972156485-2-F 10/09/85
200 SCALE MAP NO L-1-5
WARD 0

SETBACKS: FRONT REAR SIDE 00 CORNER

ZONING R-E JBH 3/08/90

ROI ZONING FILE Z-140-89 EXPIRATION 03/07/94 JBH 4/12/93

ROI ZONING C-1

ZONING FILE Z-140-89 ✓

USE PERMIT FL U-9-94

VARIANCE FILE

SEE FILE FOR SPECIAL CONDITIONS JBH 3/08/90

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

X APPLICANT: Name KENNETH R. GRASON TRUST
(Owner of Record) Address 3033 WATERSIDE CR.
Phone No. 251-1010

AGENT: Name _____
Address _____
Phone No. _____

X Assessor's Parcel Number: 02 A - 10 - 010 138-01-301-001
File No: Z-140-89 (5) Zoning District: C-1

LAND USE: Existing ~~V~~ vacant
Proposed CONVENIENCE STORE

1-19-94
Date of Submittal

X [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. <u>Z-140-89</u>	Action _____	Date _____
	Case No. <u>U-9-94</u>	Action _____	Date _____
	Case No. _____	Action _____	Date _____
	Case No. _____	Action _____	Date _____
	Case No. _____	Action _____	Date _____
	Case No. _____	Action _____	Date _____

District Map No. L-1-5 Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes _____ No
Special Notice Required? X Yes _____ No
If YES LONE MTN C.A.C. SHEEP MTN HOA
NW CIT. ASSOC.

Checked By: _____ Date: _____
General Receipt No. 209128 Case No. Z-140-89(5)
P/C Date: 2/24/94 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14"); and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings. The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

CO-ADMINISTRATORS' DEED

FIRST INTERSTATE BANK OF NEVADA, Trust Department, and JARED E. SHAFER, Public Administrator, duly appointed Co-Administrators of the Estate of ANN, GRETA JONES, Deceased, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain and convey to KENNETH R. GRAGSON, Trustee, all of the right, title and interest of the Estate of ANN GRETA JONES, Deceased, in and to the real property located in Clark County, Nevada, hereinafter described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The description of said property conveyed is:

PARCEL I: The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section One (1), Township Twenty (20) South, Range Sixty (60) East, M.D.B.&M.

EXCEPTING THEREFROM the Westerly thirty (30) feet and the Northerly forty (40) feet as conveyed for road purposes by Deeds recorded as Document Nos. 375227 and 409111 in the Clark County, Nevada Records.

Parcel II: The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section One, (1), Township Twenty (20) South, Range Sixty (60) East, M.D.B.&M.

EXCEPTING THEREFROM all property lying Northerly of the South line of STAGECOACH DEPOT 2-D.

This Deed is executed pursuant to an Order of the Eighth Judicial District Court, in and for the County of Clark, State of Nevada, in Case No. P 15609, dated the 23rd day of August, 1985, ordering that the above described property be

...

...

...

THIS IS A TRUE AND CORRECT
TRUE COPY OF
THE ORIGINAL DEED

BY *[Signature]*

CHICAGO TITLE AGENCY OF NEVADA

1 deeded to the above named party.

2 IN WITNESS WHEREOF, this instrument is executed this
3 7th day of October, 1985.

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

JARED SHAFER, Public Ad'm.
Co-Administrator

FIRST INTERSTATE BANK OF NEVADA,
Trust Department
Co-Administrator TOM H. MOORE
Trust Property Officer
By: Tom H. Moore

By: Kathy Albright KATHY ALBRIGHT
Trust Officer

STATE OF NEVADA,)
COUNTY OF CLARK.) SS.

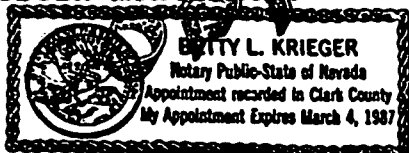
On the 7th day of October, 1985, personally appeared before me, a Notary Public in and for said County and State, Tom H. Moore, known to me to be Trust Property Officer of First Interstate Bank of Nevada, and KATHY ALBRIGHT, known to me to be a Trust Officer of First Interstate Bank of Nevada, Trust Department, Co-Administrator of the Estate of ANN GRETA JONES, Deceased, and the persons who executed the above instrument on behalf of First Interstate Bank of Nevada, Trust Department; that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

STATE OF NEVADA,)
COUNTY OF CLARK.) SS.



Robin L. Rivera
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBIN L. RIVERA
My Appointment Expires Dec. 21, 1988

On the 8th day of October, 1985, personally appeared before me, a Notary Public in and for said County and State, JARED SHAFER, Public Administrator, known to me to be Co-Administrator of the Estate of ANN GRETA JONES, Deceased, and the person who executed the above instrument; that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Betty L. Krieger
NOTARY PUBLIC

When Recorded Return to:

Kenneth R. Gragson
420 E. Sahara Avenue
Las Vegas, Nevada

LV 104039-CK

COPY

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

OCT. 9 8 00 AM '85

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

2197 2156485

Z-140-89(5)

R-E

BOULEVARD



R.O.I.
C-1

GRAIG

ROAD

R-E

PROJECT
SITE

R-E

PATRICIA AVE

R-E

R-E

JONES

R-PLD

R-E

BLACKMON CIR.

R-E

HICKAM

KISHA CT.

AVENUE

RANCHO

C-2

R-E

DRIVE

JONES