

Planning & Development Department
Scanning Cover Sheet

Case No Z-0154-77

APN 140-32-112-001

Location S of Diamond Head, 300' W of Page

Applicant Lester R. & LaRuth Hicks

Subject

Reclassification of property legally
described as the West 1/2 of the SE 1/4 of
the NW 1/4 of the NW 1/4 of Section 32,
Township 20 South, Range 62 East, MDB&M.



1 2 3 4 5 6

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. _____

NOTICE OF PUBLIC HEARING

JANUARY 24, 1978

Notice is hereby given that on January 24, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-154-77 LESTER R. & LaRUTH HICKS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
DIAMOND HEAD DRIVE, 300 FEET WEST OF PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

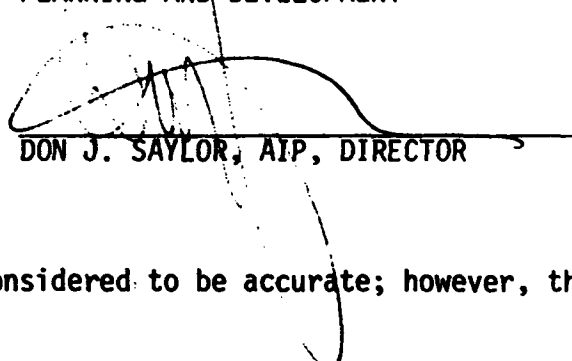
TO: R-PD 5 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: RESIDENTIAL PLANNED CONDOMINIUM
DEVELOPMENT.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF
(W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE ATTACHED LOCATION MAP)

**BOULDER HEIGHTS
ADDITION**

BONANZA ROAD

SCHOOL

657'

330'

PAGE - ST.

LAMB BLVD.

STEWART AVENUE

CHARLESTON GARDENS

32

7-154-77

2					
11	10	9	8	7	6
12	13	14	15	16	17
3					
11					
11	10	9	8	7	6
12	13	14	15	16	17
2					
11					
11	10	9	8	7	6
12	13	14	15	16	17
1					

NOT A PART OF THE LOTS 12

Rev. 3/1/73

Date _____

Page ____ of ____

Fill in items 1, 2, 3, or 4; fill in item 5:

[illegible]

5. Information needed:			
K.V.	a. Listing to contain:	Descriptions ☒	Valuations ☐
	b. Listing to be:	One-Part ☒	Two-Part ☐ Three-Part ☐
	c. Labels needed:	None ☐	One Set ☒ Two Sets ☐
	d. Label Sequence to be:	Same as List ☒	Alpha on Name ☐
519-05-008		Assessor Approval:	Billing No.

060-300-002	NEVADA ESCROW SERV INC TRS	PT NW4 NW4	SEC 32 20 62	7380			
200	333 S 3RD ST	LEGAL ACRES:	4.78				
Z-154-77	LAS VEGAS NV	89101		GROSS TOTAL	7380	NET TOTAL	7380

TAX YEAR 1978-79
AS OF 01/06/78

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: CITY OF LV PLANNING

BATCH # A-032-045-79
PAGE 17

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-300-003	P & K	PT NW4 NW4 SEC 32-20-62 LESS RD	12725				
200	BOX 2777	LEGAL ACRES: 9.14					
Z-154-77	LAS VEGAS NV	89104	GROSS TOTAL	12725	NET TOTAL		12725
060-300-011	HICKS LESTER R & LA RUTH	PT NW4 NW4 SEC 32 20 62	7225	880	140		
200	RTE #2	LEGAL ACRES: 5.16					
Z-154-77	FORT COBB OK	73038	GROSS TOTAL	8245	NET TOTAL		8245
060-300-012	LELAK GEORGE ETAL	PT NW4 NW4	7225				
200	%SPACE REALTY	LEGAL ACRES: 5.16					
Z-154-77	5300 PARADISE RD	89119	GROSS TOTAL	7225	NET TOTAL		7225
060-300-014	THOMAS A J	PT NW4 NW4 SEC 32 20 62	6775				
200	505 WALKER AVE	LEGAL ACRES: 4.70					
Z-154-77	RENO NV	89501	GROSS TOTAL	6775	NET TOTAL		6775
060-310-003	METROPOLITAN NV CORP	PT SW4 NW4 SEC 32 20 62	20245				
200	8447 WILSHIRE BLVD	LEGAL ACRES: 19.59					
Z-154-77	BEVERLY HILLS CA	90211	GROSS TOTAL	20245	NET TOTAL		20245

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 28, 1978

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Miller in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Miller, Mrs. Coleman, Dr. Parker, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel

STAFF PRESENT:

Don J. Saylor, AIP, Director
Department of Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Ira John Gardner, Planning Assistant
Linda A. McIntosh, Recording Secretary

LEGAL STAFF PRESENT:

James Sitter, Deputy City Attorney

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meeting held January 24, 1978. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. ✓ Z-154-77

(Abeyance Item
from 1/24/78)

Application of LESTER R. & LaRUTH HICKS for reclassification of property generally located on the south side of Diamond Head Drive, 300 ft. west of Page Street, from R-E to R-PD 5.
Proposed Use: Residential Planned Condominium Development

Subject application included in Z-14-78 reclassification application.

2. Z-14-78

Application of A.J. THOMAS and LESTER & LaRUTH HICKS for reclassification of property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M and located on the south side of Diamond Head Drive extending west from Page Street 600 feet south, from R-E (Residence Estates) to R-PD6 (Residential Planned Development)

MR. BROWN presented the staff report and stated that Z-154-77 had been held in abeyance and property to the east has since been acquired and is included in the new application. The request is now for both parcels and staff sees no problem with it and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

JIM BOKER, 5796 Laramie Way, San Diego, California, stated they have built the units as indicated in the plot plan before. They range from 900 sq. ft. to 1200 sq. ft. and are on 5000 sq. ft. lots in the subject plan which leaves a nice yard. He presented renderings to the Commission.

CHAIRMAN MILLER asked if they had built these units in Nevada.

MR. BOKER replied they have only built them in California.

MR. GUTHRIE asked what the width of the lots is.

MR. BOKER replied the lots are 50' x 100' and they do vary a little bit.

MRS. COLEMAN asked what the price would be.

MR. BOKER said from \$34,000 to \$39,000.

KIRK ANDERSON, Delta Engineering, stated that with both parcels of property, they would get a better yield.

March 1, 1978

Mr. & Mrs. Lester R. Hicks
Rte. #2
Fort Cobb, Oklahoma 73038

Re: Z-154-77

Dear Mr. & Mrs. Hicks:

Your request for reclassification of property generally located on the south side of Diamond Head Drive, 300 ft. west of Page Street from R-E to R-PD 5 was considered by the City Planning Commission at their meeting on February 28, 1978.

Item Z-14-78 included the property described in this application; consequently Z-154-77 was not considered as a separate entity.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AYP, DIRECTOR

DJS:kt

MR. SWESSEL made a Motion for APPROVAL of Z-153-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

17. Z-154-77

~~APPROVED~~

ABEYANCE

Application of LESTER R. & LaRUTH HICKS for reclassification of property legally described as the West Half (2½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M, and generally located on the south side of Diamond Head Drive, 300 feet west of Page Street, from R-E (Residence Estates) to R-PD 5 (Residential Planned Development).

Proposed Use: Residential Planned Condominium Development

MR. BROWN stated the applicant has asked this be held in abeyance in view of the fact he intends to acquire property to the east and come in with a plot plan.

MR. GUTHRIE made a Motion for ABEYANCE of Z-154-77.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for ABEYANCE carried unanimously.

18. Z-155-77

ABEYANCE

Application of WILLIAM KACHELE and ROBERT MARTIN for reclassification of property legally described as the East Half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M and generally located on the south side of Bonanza Road 660 feet east of Page Street, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

January 26, 1978

Mr. & Mrs. Lester R. Hicks
Rte. #2
Fort Cobb, Oklahoma 73038

Re: Z-154-77 ✓

Dear Mr. & Mrs. Hicks:

Your request for reclassification of property generally located on the south side of Diamond Head Drive, 300 ft. west of Page Street from R-E to R-PD 5 to allow a residential planned development was considered by the City Planning Commission on January 24, 1978.

The Commission voted to hold this matter in abeyance until the meeting of February 28, 1978. This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, and it is requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt:ld

INTER-OFFICE MEMORANDUM

January 18, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-154-77
Lester Hicks
Diamond Head Dr. 300' W. of Page St.

COPIES TO:

Your memorandum of January 5, 1978 requested comments from the Public Services Department on the application for Reclassification of property located on the south side of Diamond Head Drive 300' west of Page Street. (RE to RPD-5)

Only parcel 6-30-11 was reviewed for this zoning since adequate information was not given as to location.

There is no dedicated right-of-way to this property! 30' of right-of-way will be required for Diamond Head when access can be provided over the other parcels.

Offsite improvement requirements will be determined when development is finalized.

The so-called attached plot plan does not provide data as to the number of units, size of property, parking, setbacks, or other conditions; therefore, complete comments cannot be made at this time.

Robert D. Weber
ROBERT D. WEBER, P.E.

RDW/JSH/s

RECEIVED
JAN 19 1978
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 10, 1978

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-154-77
LESTER HICKS
SOUTH SIDE OF DIAMOND HEAD DRIVE, 300 FT.
WEST OF PAGE STREET
R-PD 5 (RESIDENTIAL PLANNED DEVELOPMENT)

COPIES TO:

1. All construction to meet applicable City Codes, street names to be checked to prevent duplication.
2. Approved water main and fire hydrant distribution system to be provided.
Two approved sets of plans will be required for district mapping and I.S.O.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 5, 1978

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION DEPT. OF FIRE SERVICES	FROM: DON J. SAYLOR, AIP, DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING - Z-154-77 - LESTER HICKS	COPIES TO:

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

Property generally located on the south side of Diamond Head Drive,
300 ft. west of Page Street.

From: R-E To: R-PD 5

Proposed Use: Residential Planned Development.

CITY PLANNING COMMISSION MEETING: January 24, 1978

Your remarks regarding this application prior to January 19, 1978 will
be greatly appreciated.

Plot Plan Attached: Yes ☐

No ☐

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

NOTICE OF PUBLIC HEARING

JANUARY 24, 1978

Notice is hereby given that on January 24, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-154-77 LESTER R. & LaRUTH HICKS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
DIAMOND HEAD DRIVE, 300 FEET WEST OF PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

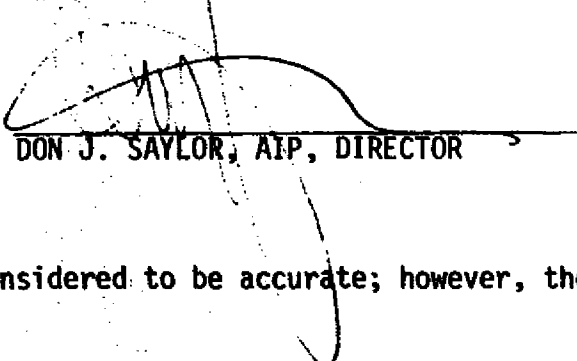
TO: R-PD 5 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: RESIDENTIAL PLANNED CONDOMINIUM
DEVELOPMENT.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF
(W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE ATTACHED LOCATION MAP)

**BOULDER HEIGHTS
ADDITION**

BONANZA ROAD

SCHOOL

330'

657'

PAGE - ST.

LAMB BLVD.

STEWART AVENUE

CHARLESTON GARDENS

52

REAR							
2	1	11	10	9	8	7	6
						1	
3		12	13	14	15	16	17
NETTIE							
		11	10	9	8	7	6
2		12	13	14	15	16	17
SUNL VILL							
IRVINE							
		11	10	9	8	7	6
							1
NOT A PART OF THIS LOTS 12							

7-154-77

NOTICE OF PUBLIC HEARING

1-24-78

Notice is hereby given that on 1-24-78 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-154-77 LESTER R. & LaRUTH HICKS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF DIAMOND HEAD DRIVE,
300 FEET WEST OF PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD 5 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF ($W\frac{1}{2}$)
OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE NORTHWEST QUARTER
($NW\frac{1}{4}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M.

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

CHECKED:

D. J. BROWN db 1-4-78
R. C. CLEMMER
D. W. BROWN B 1/4/78
SAYLOR

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY 1-5-78.

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a R-PD5 Use District, as established by Section 4, Chapter 1, 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:

W $\frac{1}{2}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 32, T. 20S., R. 62E., M.D.B.&M.

SOUTH SIDE OF RIMMOND HEAD DR 300 FEET
WEST OF PAGE ST.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

OKLAHOMA
STATE OF ~~NEVADA~~

ss:

COUNTY OF ~~CYRUS~~

(I, We) Lester R. and LaRuth Hicks being duly sworn, depose and say that (~~know~~ we are) the owner(s) 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)

SIGNATURE OF OWNER(S) OF RECORD:	MAILING ADDRESS:	ZIP CODE:	PHONE NO.
(X) <u>Lester R. Hicks</u>	<u>RR 2, Ft. Cobb, Oklahoma</u>	<u>73038</u>	<u>405-637 2521</u>
(X) <u>LaRuth Hicks</u>	<u>RR 2, Ft. Cobb, Oklahoma</u>	<u>73038</u>	<u>405-637 2521</u>

Subscribed and sworn to before me this 19th day of December, 1977.

Della McCullough - 8-14-78
Notary Public in and for said County and State

(Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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 Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200

Received by [Signature]

Receipt No.: 306421

Case No. 7-154-77

Date: 12/30/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Three (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three 5 copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☒, the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.



ALCA ENGINEERING & SURVEYING INC.

CIVIL ENGINEERING — SURVEYING

2765 SOUTH HIGHLAND DRIVE • SUITE NO. 103

LAS VEGAS, NEVADA 89109 • (702) 732-2105

TRANSMITTAL

TO City of Las Vegas Dept. of Comprehensive

DATE December 30, 1977

Planning & Development

PROJECT Jim Boeker/E. of Page, btwn. Cedar
& Diamond Head

RE: Submittal

ATTN. Don Saylor

JOB NO. 7712-5-1

Gentlemen: We are forwarding

☒ Enclosed

☐ Separate Cover

☐ By Blue Print Co.

☐ By Mail

☒ By Messenger

The following:

1. One (1) copy of the ZONING APPLICATION
2. One (1) copy of the GRANT, BARGAIN, SALE DEED
3. One (1) copy of the RECLASSIFICATION FO PROPERTY APPLICATION
4. Five (5) prints of the SITE PLAN
5. Five (5) prints showing ELEVATIONS
6. Five (5) prints showing FLOOR PLANS
7. A check in the amount of \$200.00 for the above captioned project.

Remarks:

Very truly yours,

ALCA ENGINEERING & SURVEYING, INC.

By

Kurt S. Anderson

Date December 27, 1977

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: W 1/2, SE 1/4, NW 1/4,

OWNER AND ADDRESS: Lester & La Ruth Hicks-
Rural Rt. 2, Fort Cobb, Oklahoma 73035

NW 1/4, Section 32, T.20S., R.62 E., M.D.
B. & M.

DEVELOPER: JIM BOEKER

GENERAL LOCATION: East of Page, between

ENGINEER: _____

Cedar & Mesquite Streets

~~ARCHITECT:~~ ALCA ENGINEERING & SURVEYING, INC.

CONTRACTOR: Unknown

EXISTING ZONING: R-E

REQUESTED ZONING: R-PD 5

EXISTING USE(S) ON PROPERTY: VACANT

PROPOSED USE(S): R-PD5 - Zero lot line residential homes

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: Yes

AESTHETICALLY ACCEPTABLE: Yes

TRASH ENCLOSURE: No

UTILITY FACILITIES SCREENED: No

BLDG. HEIGHT: 18'

NUMBER OF STORIES: 1

NUMBER OF UNITS: 27

NUMBER OF ACRES OR SIZE OF LOT 50 x 83
(NET) _____ (GROSS) _____

DENSITY (RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET) _____ (GROSS) 5.23 units/acre
(5.16 Acres Gross)

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: 81 NUMBER PROVIDED: 90

LANDSCAPING PROVIDED: YES XX NO _____ IF YES, ADEQUATE XX INADEQUATE _____

REQUIRED SETBACKS PROVIDED: 20' front, 15 side

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET 30 RADIUS 15

FLOOD CONTROL CHANNEL SETBACKS: YES X NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: Residential

USE(S) IN CONSONANCE WITH GENERAL PLAN: Yes

GENERAL COMMENTS: _____

BOOK 196

127521

APR 18 1965

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT BEING THE FIRST OF ANTHONY PICCINETTI, as executor of the

Estate of L. C. 00

The purpose of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
LESTER F. RICES and LA RUTH RICES, husband and wife, as joint tenants

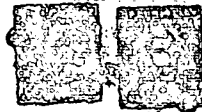
All that real property situated in the

County of Clark

State of Nevada, bounded and described as follows:

The West Half (1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) in Section 32, Township 20 South, Range 6E East, N.D.S. & M.

SUBJECT TO: (1) Taxes for the fiscal year 1957-1958.
 (2) Rights of way, reservations, restrictions and conditions of record.
 (3) Deed of Trust now of record executed by the Grantors herein, given to secure his note in the original amount of \$5,000.00, in favor of Bank Mortgage and Investment Co., Inc., the present unpaid portion of principal and interest of which the Grantors herein assume and agree to pay as part of the purchase price for the above described property.



Together with all and singular the improvements, benefits and appurtenances thereto in anywise belonging or in anywise appertaining

Witness my hand and seal this 17th day of March, 1965.

Anthony Piccinetti

STATE OF NEVADA

COUNTY OF Clark

On this 17th day of March, 1965, before me, the undersigned, a Notary Public in and for said State and County, personally appeared
 ANTHONY PICCINETTI

I know him to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the said deed and voluntarily and for the uses and purposes therein contained.

WITNESS my hand and official seal.

My Comm. Expires Jan. 12, 1967

RECORDED NO. 127521-1
 ORDER NO. 127521-1
 WHEN RECORDED MAIL TO [Signature]
 Mrs. Anthony Piccinetti

127521

RECORDED AT THE REQUEST OF
 PROPOSED TRUD CARLSON COMPANY

MAR 27 8 40 AM '65

OFFICIAL RECORD BOOK NO. 256
 CLARK COUNTY, NEVADA
 PAGE 6 OF 11
 FOR \$2.50 COPY