

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0158-90

APN                163-04-513-009

Location           N of Del Rey, E of Cimarron

Applicant           Del-Cim LV-10

Subject

Reclassification of property legally  
described as Government Lot 14 in the NW 1/4  
of the NE 1/4 of Section 4, Township 21  
South, Range 60 East, MDB&M.



## FILE HISTORY

File: Z-158-90

| DATE    | MEETING | ACTION     | INITIAL |
|---------|---------|------------|---------|
| 1/22/91 | PC      | APP        | CH      |
| 02      | 2/20/91 | Allegiance |         |

PROPERTY OWNERS

PROTESTS:

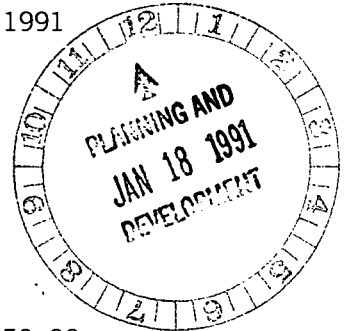
APPROVALS:

|                             |  |
|-----------------------------|--|
| 1. Petition (10 Signatures) |  |
| 2.                          |  |
| 3.                          |  |
| 4.                          |  |
| 5.                          |  |
| 6.                          |  |
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| 9.                          |  |
| 10.                         |  |
| 11.                         |  |
| 12.                         |  |
| 13.                         |  |
| 14.                         |  |
| 15.                         |  |
| 16.                         |  |
| 17.                         |  |
| 18.                         |  |
| 19.                         |  |
| 20.                         |  |

FILE NO.: Z-158-90

8517 Del Rey Avenue  
Las Vegas, Nevada 89117

January 16, 1991



Department of Community Planning & Development  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

Gentlemen:

Subject: Z-158-90

We the undersigned individuals object to any changes or rezoning regarding the rezoning request filed by applicant DEL-CIM LV-10 in their request identified as Z-158-90.

To change the present zoning from R-E to R-D would not be an enhancement to the general area or our neighborhood. It would also increase the present population density and the traffic on our roadways.

Thank you.

NAME

ADDRESS

TELEPHONE

10

|                    |                        |          |
|--------------------|------------------------|----------|
| William Stromer    | 8517 Del Rey - 89117   | 255-2101 |
| Martha Stromer     | 8517 Del Rey W 89117   | 255-2101 |
| Agnes Mc Donald    | 8521 Del Rey 89117     | 255-4888 |
| Gladys Mc Donald   | 8521 Del Rey 89117     | 255-4888 |
| Helen Ruth Rhoades | 8513 Del Rey 89117     | 255-3929 |
| Jack Rhoades       | 8513 Del Rey 89117     | 255-3929 |
| Ken Jensen         | 8509 Del Rey 89117     | 254-7522 |
| Linda Jensen       | 8509 Del Rey 89117     | 254-7522 |
| Maurin A White     | 8508 Del Rey - 89117   | 255-6497 |
| Dorothy L White    | 8508 DEL REY 89117     | 255-6497 |
| Margaret L. White  | 8508 Del Rey 89117     | 255-6497 |
| Mary Ann Sime      | 8504 Del Rey Ave 89117 | 255-9608 |

Z-158-90  
Objection to  
Change (d)

|                  |                  |          |
|------------------|------------------|----------|
| Del Rey Ave      | 8501 Del Rey Ave | 255-4449 |
| Robert Jones     | 8520 Del Rey Ave | 254-7741 |
| Dorothy Jones    | 8520 Del Rey Ave | 254-7741 |
| Morman C. Lewis  | 8512 Del Rey Ave | 255-6643 |
| Shirley R. Lewis | 8512 Del Rey Ave | 255-6643 |
| HENRY MESSITER   | 8525 DEL REY     | 255-3206 |
| 18 TOTAL         |                  |          |

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-158-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** JANUARY 22, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** REED WHIPPLE CULTURAL CENTER  
821 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

**CHANGE FROM:** R-E (RESIDENCE ESTATES)  
**TO:** R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

**PROPOSED USE:** SINGLE FAMILY DWELLINGS

**APPLICANT:** DEL-CIM LV-10

**PROPERTY LOCATION:** NORTH SIDE OF DEL REY AVENUE, EAST OF  
CIMARRON ROAD

**PROPERTY DESCRIPTION:** GOVERNMENT LOT FOURTEEN (14) IN THE  
NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE $\frac{1}{4}$ ) OF SECTION 4, TOWNSHIP 21  
SOUTH, RANGE 60 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

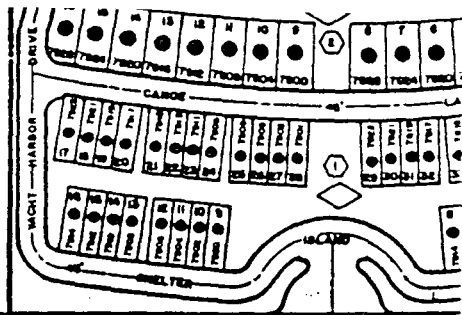
A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHARLESTON

BOULEVARD



YORBA LINDA ST

1224

ROAD

HOLMBY

DRAINAGE

SANTA FE SHADOWS

CHANNEL

PROPOSED  
STREET  
VACATION

DEL REY

AVENUE



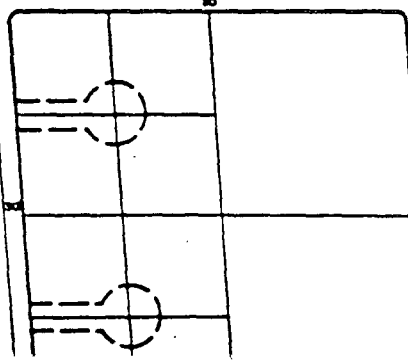
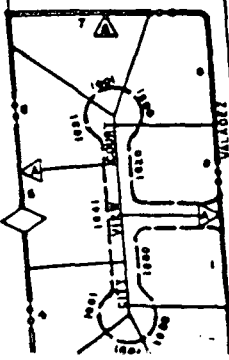
CIMARRON

VALADEZ STREET

DOE

AVENUE

**Z-158-90**



511-50

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUESTDate 4 JAN 91Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext.       I. D. Code Z-158-90 Date to Be Completed       Remarks       

## Information Needed:

1. Labels ☒ XXXNo. of Sets ☒ 1

38 LABELS

2. Print Format:

No Print (A) ☐✓ 12 TYPED  
T30

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    | 2   | 1     | 3    | 2   | 1    | 3     | 2   | 1    |
| 440  | 57  | 0002 | 440  | 58  | 0010  | 440  | 59  | 0018 | 440   | 57  | 3    |
|      |     | 0004 |      |     | 0015  |      |     | 0024 | -END- |     |      |
|      | 57  | 1    |      | 59  | 01002 |      |     | 0031 |       |     |      |
|      | 57  | 0012 |      |     | 0005  |      |     | 0032 |       |     |      |
|      |     | 1014 |      |     | 0009  |      | 59  | 1    |       |     |      |
|      |     | 0016 |      |     | 0010  |      | 64  | 0010 |       |     |      |
|      | 58  | 0002 |      |     | 0012  |      |     | 0006 |       |     |      |
|      |     | 0005 |      |     | 0014  |      |     | 0018 |       |     |      |
|      |     |      |      |     |       |      | 57  | 2    |       |     |      |

Assessor Approval        Billing No.       

Jes

## CHARLESTON

~~BOULEVARD~~

12

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440-  
570

$$440 - 580$$

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13



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440-

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13



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|----|-----|
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| 2  | 11N |

440 | 590

4

**Z-158-90**

440-580-013  
R-ETG R-ID (L)  
Q-4-2  
SFD

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440

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19

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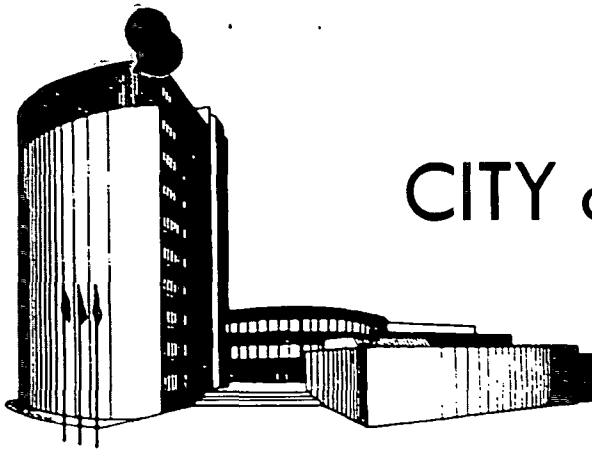
21

20

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

March 7, 1991

Mr. Thomas Davis  
DEL-CIM LV-10  
730 El Camino Road, #100  
Tustin, California 92680

RE: Z-158-90 - ZONE CHANGE

Dear Mr. Davis:

The City Council at a regular meeting held March 6, 1991 DENIED the request for reclassification of property located on the north side of Del Rey Avenue, east of Cimarron Road, from: R-E (Residence Estates), to: R-D (Single Family Residence, Restricted), proposed use: Single Family Dwellings.

Sincerely,

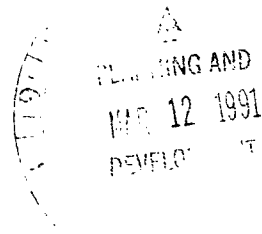


KATHLEEN M. TIGHE  
City Clerk

KMT:cmp

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

Mr. Clyde Spitze  
CBS Consultants  
844 East Sahara Avenue  
Las Vegas, Nevada 89104



**AGENDA***City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 60

## ITEM

## ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)1543  
to  
1545G. ZONE CHANGE - PUBLIC HEARING2. ABEYANCE ITEM - Z-158-90 -  
DEL-CIM LV-10

Request for reclassification of property located on the north side of Del Rey Avenue, east of Cimarron Road.

From: R-E (Residence Estates)

To: R-D (Single Family  
Residence,  
Restricted)

Proposed Use: SINGLE FAMILY  
DWELLINGS

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

1. The application be amended to R-PD2.
2. Redesign the plot plan to provide a maximum of 11 lots with a minimum lot size of 17,000 square feet.
3. All lots shall conform to the R-E standards for standards for setbacks, accessory buildings and height limitations.
4. Construct half-street improvements on Del Rey Avenue as required by the Department of Public Works.
5. Construct half-width drainage improvements along the Holmby Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements as required by the Department of Public Works.
6. Provide legal paved access to this site prior to occupancy of any lots as required by the Department of Public Works.

ADAMSEN - DENIED

UNANIMOUS (LURIE excused)

Clerk to Notify

\*\*\*\*\*

TOM DAVIS, General Partner for this application, stated he concurred with the Planning Commission's conditions.

COUNCILMAN HIGGINSON asked why they should get 11 and everyone else is told they can get 10 lots.

MR. DAVIS stated he had no knowledge of what has gone on.

JOHN SCHLEGEL, Community Planning Department, stated the original application was for 13 lots and the Planning Commission placed the condition on the application limiting it to 11 lots.

No one appeared in opposition.

COUNCILMAN ADAMSEN said he concurred with staff and it is contrary to the zoning pattern.

MARCH 6, 1991

**AGENDA***City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 61

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)G. ZONE CHANGE - PUBLIC HEARING2. ABEYANCE ITEM - Z-158-90 -  
DEL-CIM LV-10 (continued)

7. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard as required by the Department of Public Works.

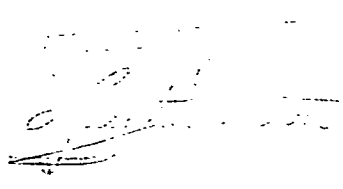
8. Conformance to the plot plan as amended by the above conditions.

9. Standard conditions 1, 6-8, 10 and 11.

Staff Recommendation: DENIAL - contrary to the zoning pattern in the area

PROTESTS: 11 (1 at meeting,  
petition with 10  
protests)

DENIED - See Page 60.



City of Las Vegas

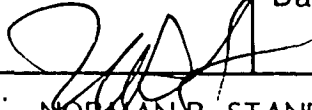
CITY COUNCIL MINUTES  
MEETING OF

AGENDA DOCUMENTATION

MARCH 6, 1991

Date: \_\_\_\_\_

TO: The City Council

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

SUBJECT: ITEM X.G.2. - ZONE CHANGE - PUBLIC HEARING - Z-158-90 - DEL-CIM LV-10

PURPOSE/BACKGROUND

This is a request to reclassify a 5 acre parcel from R-E to R-D for a proposed 13 lot single family subdivision. Typical lot sizes are proposed to be 90' x 140' (12,600 square feet).

Property to the north is approved R-3 and there is scattered R-E development to the east, south and west.

Access to the property is from Del Rey Avenue with interior access by a 51 foot wide interior cul-de-sac.

At the Planning Commission meeting, staff indicated that similar requests in the general vicinity have either been denied or modified to R-PD1, R-PD2 or R-E to conform to the existing R-E zoning and lot pattern and recommended that the application be modified to provide 10 lots with a minimum of 20,000 square feet. The Planning Commission, however, approved a maximum of 11 lots with a minimum size of 17,000 square feet and that all lots have R-E setbacks.

There was one protestant at the meeting who felt the area should remain R-E.

General Plan Conformance: Yes. Conforms with the rural density (0-3 dwelling units per acre) residential land use proposed on the General Plan.

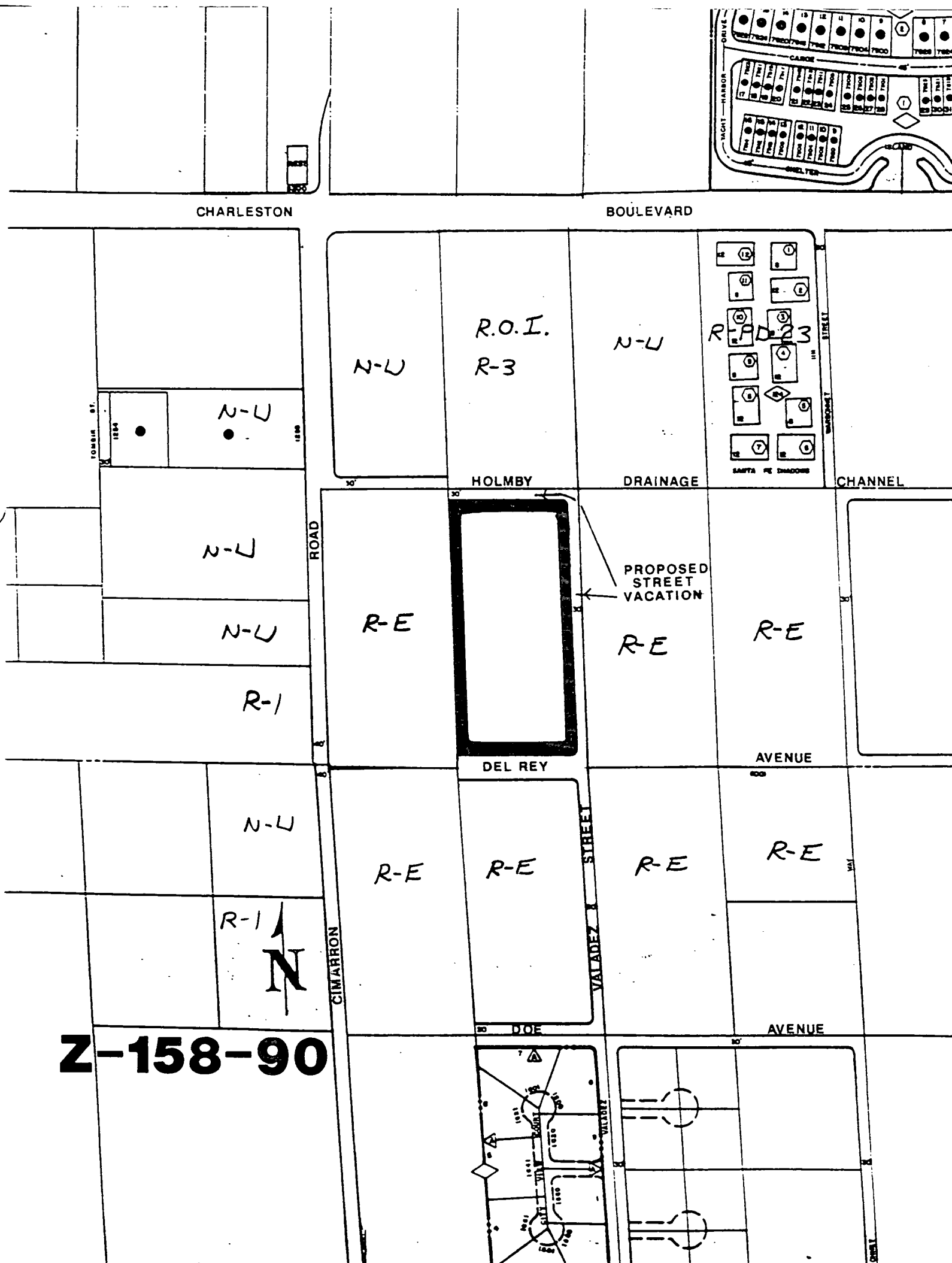
Planning Commission Recommendation: APPROVAL (6-0 vote) - for a maximum of 11 lots with a minimum lot size of 17,000 square feet

Staff Recommendation: DENIAL - contrary to the zoning pattern in the area

PROTESTS: 11 (1 at meeting, petition with 10 protests)

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES  
MEETING OF  
MARCH 6, 1991



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

February 22, 1991

Mr. Thomas Davis  
DEL-CIM LV-10  
730 El Camino Road, #100  
Tustin, California 92680

RE: Z-158-90 - ZONE CHANGE

Dear Mr. Davis:

The City Council at a regular meeting held February 20, 1991 TABLED the request for reclassification of property located on the north side of Del Rey Avenue, east of Cimarron Road, from: R-E (Residence Estates), to: R-D (Single Family Residence, Restricted), proposed use: Single Family Dwellings.

This item will be heard during the 2:00 p.m. portion of the March 6, 1991 City Council meeting. It is requested that you or your representative be in attendance at this meeting.

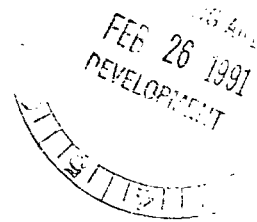
Sincerely,

KATHLEEN M. TIGHE  
City Clerk

KMT:cmp

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

Mr. Clyde Spitze  
CBS Consultants  
844 East Sahara Avenue  
Las Vegas, Nevada 89104



**AGENDA***City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 82

## ITEM

## ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)1645  
1647H. ZONE CHANGE - PUBLIC HEARING8. Z-158-90 - DEL-CIM LV-10

Request for reclassification of property located on the north side of Del Rey Avenue, east of Cimarron Road.

From: R-E (Residence Estates)

To: R-D (Single Family  
Residence,  
Restricted)

Proposed Use: SINGLE FAMILY  
DWELLINGS

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

1. The application be amended to R-PD2.
2. Redesign the plot plan to provide a maximum of 11 lots with a minimum lot size of 17,000 square feet.
3. All lots shall conform to the R-E standards for standards for setbacks, accessory buildings and height limitations.
4. Construct half-street improvements on Del Rey Avenue as required by the Department of Public Works.
5. Construct half-width drainage improvements along the Holmby Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements as required by the Department of Public Works.
6. Provide legal paved access to this site prior to occupancy of any lots as required by the Department of Public Works.

HIGGINSON - TABLED Items H.8. and H.9 until 3-6-91 City Council meeting

UNANIMOUS

3-6-91 Council Agenda  
Clerk to Notify

\*\*\*\*\*

The applicant was not present.

COUNCILMAN NOLEN requested that the item be tabled for two weeks and be sure the applicant has adequate notice to attend the meeting.

No one appeared in opposition.

# CITY COUNCIL MINUTES

MEETING OF  
FEBRUARY 20, 1991

## AGENDA

*City of Las Vegas*

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

Page 83

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

8. Z-158-90 - DEL-CIM LV-10  
(continued)

7. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard as required by the Department of Public Works.

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

9. Standard conditions 1, 6-8, 10 and 11.

Staff Recommendation: DENIAL - contrary to the zoning pattern in the area

PROTESTS: 11 (1 at meeting,  
petition with 10  
protests)

TABLED until 3-6-91 City Council  
meeting - See Page 82.

*[Handwritten signature]*

FEBRUARY 20, 1991

Date: \_\_\_\_\_

TO:  
The City CouncilFROM:   
NORMAN R. STANDERFER, DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENTSUBJECT: ITEM X.H.8. - ZONE CHANGE - PUBLIC HEARING - Z-158-90 - DEL-CIM LV-10PURPOSE/BACKGROUND

This is a request to reclassify a 5 acre parcel from R-E to R-D for a proposed 13 lot single family subdivision. Typical lot sizes are proposed to be 90' x 140' (12,600 square feet).

Property to the north is approved R-3 and there is scattered R-E development to the east, south and west.

Access to the property is from Del Rey Avenue with interior access by a 51 foot wide interior cul-de-sac.

At the Planning Commission meeting, staff indicated that similar requests in the general vicinity have either been denied or modified to R-PD1, R-PD2 or R-E to conform to the existing R-E zoning and lot pattern and recommended that the application be modified to provide 10 lots with a minimum of 20,000 square feet. The Planning Commission, however, approved a maximum of 11 lots with a minimum size of 17,000 square feet and that all lots have R-E setbacks.

There was one protestant at the meeting who felt the area should remain R-E.

General Plan Conformance: Yes. Conforms with the rural density (0-3 dwelling units per acre) residential land use proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (6-0 vote) - for a maximum of 11 lots with a minimum lot size of 17,000 square feet

Staff Recommendation: DENIAL - contrary to the zoning pattern in the area

PROTESTS: 11 (1 at meeting, petition with 10 protests)

SEE ATTACHED LOCATION MAP

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

January 29, 1991

Mr. Thomas Davis  
DEL-CIM LV-10  
730 El Camino Road, #100  
Tustin, California 92680

RE: Z-158-90 - ZONING RECLASSIFICATION

Dear Mr. Davis:

Your request for reclassification of property located on the north side of Del Rey Avenue, east of Cimarron Road, from R-E Zone to R-D Zone, was considered by the Planning Commission on January 22, 1991.

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

1. The application be amended to R-PD2.
2. Redesign the plot plan to provide a maximum of 11 lots with a minimum lot size of 17,000 square feet.
3. All lots shall conform to the R-E standards for setbacks, accessory buildings and height limitations.
4. Construct half-street improvements on Del Rey Avenue as required by the Department of Public Works.
5. Construct half-width drainage improvements along the Holmby Alignment Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements as required by the Department of Public Works.
6. Provide legal paved access to this site prior to occupancy of any lots as required by the Department of Public Works.

- Continued -



TO: Mr. Thomas Davis  
RE: Z-158-90 - Zoning Reclassification

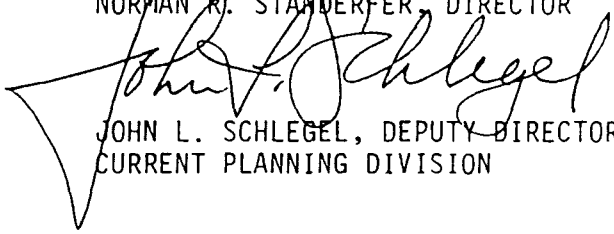
January 29, 1991  
Page Two

7. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Resolution of Intent with a twelve month time limit.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on February 20, 1991, at 2:00 P.M. in Rooms 203 and 204 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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



JOHN L. SCHLEGEL, DEPUTY DIRECTOR  
CURRENT PLANNING DIVISION

JLS:erh

cc: Mr. Clyde Spitze  
CBS Consultants  
844 East Sahara Avenue  
Las Vegas, Nevada 89104

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

### 27. Z-158-90

Applicant: DEL-CIM LV-10  
 Application: Zoning Reclassification  
 From: R-E  
 To: R-D  
 Location: North side of Del Rey Avenue, east of Cimarron Road  
 Proposed Use: Single Family Dwellings  
 Size: 5 Acres

STAFF RECOMMENDATION: DENIAL. If APPROVED, subject to the following:

1. The application be amended to R-PD2.
2. Redesign the plot plan to provide a maximum of 10 lots with a minimum lot size of 19,000 square feet.
3. All lots shall conform to the R-E standards for setbacks, accessory buildings and height limitations.
4. Construct half-street improvements on Del Rey Avenue as required by the Department of Public Works.
5. Construct half-width drainage improvements along the Holmby Alignment Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements as required by the Department of Public Works.
6. Provide legal paved access to this site prior to occupancy of any lots as required by the Department of Public Works.
7. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Standard Conditions 1, 6 - 8, 10 and 11.

PROTESTS: 10 (Petition)  
 1 Speaker at Meeting

NOTICES MAILED: 130

Solomon -  
 APPROVED, subject to staff's conditions with Condition No. 2 amended for 11 lots (staff to recalculate minimum lot size).  
 Unanimous  
 (Black excused)

MR. SCHLEGEL stated this request is for a 13 lot single family subdivision at a density of 2.99 dwelling units per acre. The typical lot size is 90' x 140'. Access is from Del Rey Avenue along the south property line. This proposal is in compliance with the General Plan. However, it does not conform to the R-E zoning pattern in this area. Staff recommended denial.

CLYDE SPITZE, 844 East Sahara Avenue, appeared and represented the applicant. This property lies in a five acre parcel south of Charleston Boulevard. To the west of Cimarron Road is an R-1 development by Bailey-McGah. They are requesting 13 units. The extra homes will help us offset the cost of paving. The sewer has to be brought in. They will have to develop a drainage channel along the north. The density is within the Master Plan. The homes will be around 3,000 square feet. We will be participating in a traffic signal.

WILLIAM STROMAN, 8517 Del Rey Avenue, appeared in protest. He wants the area to remain R-E. The protestants did not have enough time to contact the applicant.

CLYDE SPITZE appeared in rebuttal. He delivered letters to the protestants today. The extra three lots from what staff feels is appropriate will not burden the traffic. The project will be totally enclosed.

To be heard by the City Council on 2/20/91.

(8:11-8:27)

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

**DATE**

January 18, 1991

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

CK *Richard D. Goecke*

**SUBJECT:**

Z-158-90  
DEL-CIM-LV10, Inc.

**COPIES TO:**

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

**REVISED COMMENTS:**

1. Submit a vacation application for all public street rights-of-way in conflict this development proposal. The north 10' of this site must be left available for the Holmby Alignment Drainage Way.
2. Construct half-street improvements on Del Ray Avenue.
3. Provide legal paved access to this site prior to occupancy of any lots.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
5. Contribute **\$5,000** prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard.
6. Construct half-width drainage improvements along the Holmby alignment Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements.

RECEIVED AND  
JAN 18 1991

CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

January 16, 1991

TO:

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

FROM:

Richard D. Goecke, Director  
Department of Public Works

*Richard D. Goecke*

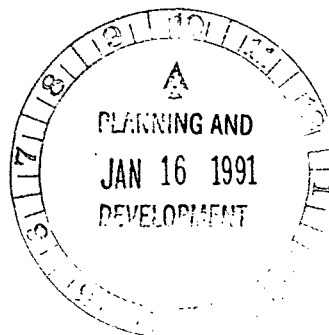
SUBJECT:

Z-158-90  
DEL-CIM-LV10, Inc.

COPIES TO:

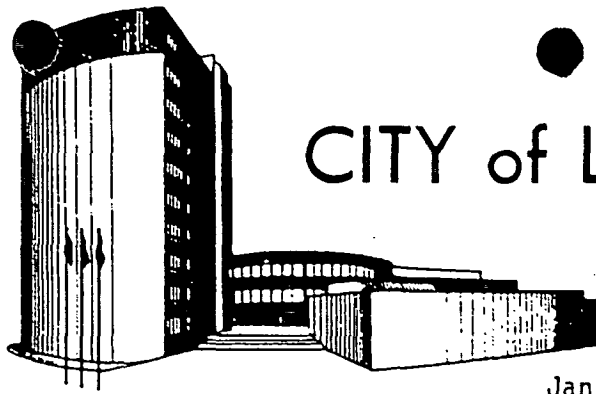
Charles Kajkowski, Engineering Planning  
John McNellis, Engineering Planning  
Chuck Turk, Land Development  
Nancy Miller, Right-of-Way  
Rita Lumos, Survey (FM, PM, & A's only)

1. Submit a vacation application for all public street rights-of-way in conflict this development proposal. The north 10' of this site must be left available for the Holmby Alignment Drainage Way.
2. Construct half-street improvements on Del Ray Avenue.
3. Provide legal paved access to this site prior to occupancy of any lots.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
5. Contribute \$25,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard.
6. Construct half-width drainage improvements along the Holmby alignment Drainage Way adjacent to this site or contribute to the City an amount equal to the cost of the required improvements.



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON



# CITY of LAS VEGAS

January 14, 1991

Mr. Thomas Davis  
DEL-CIM LV-10  
730 El Camino Road, #100  
Tustin, California 92680

RE: Z-158-90 - 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 January 22, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to the Reed Whipple Cultural Center, located at 821 Las Vegas Boulevard North, 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  
NORMAN R. STANDERFER, DIRECTOR

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosures

cc: Mr. Clyde Spitze  
CBS Consultants  
844 E. Sahara Avenue  
Las Vegas, Nevada 89104

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011



# MEMO

DATE 12/20/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-158-90

☒ NO OBJECTIONS    ☒ SUBJECT TO CONDITIONS LISTED    ☐ DENIAL

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

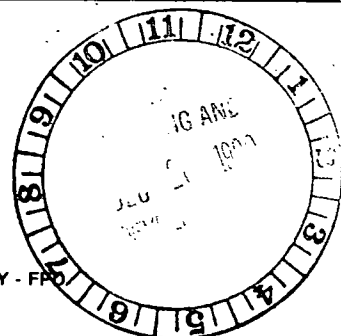
☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

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

ADDITIONAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Richard D. A. Brown*  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



## INTER-OFFICE MEMORANDUM

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

## FROM:

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

## SUBJECT:

ZONING RECLASSIFICATION: Z-158-90

APPLICANT: DEL-CIM LV10, INC.

FROM: R-E TO: R-D

## COPIES TO:

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

NORTHWEST CORNER OF VALADEZ ST. AND  
DEL REY AVE.

Parcel No.: 440-580-013

Proposed Use: SFDS

PLANNING AND  
DEVELOPMENT  
DEC 16 1990

CITY PLANNING COMMISSION MEETING: 1/22/91

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

Attachment: (Plot Plan)

B&S - No COMMENT  
M.J. 12/17/90

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-158-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** JANUARY 22, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** REED WHIPPLE CULTURAL CENTER  
821 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

**CHANGE FROM:** R-E (RESIDENCE ESTATES)  
**TO:** R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

**PROPOSED USE:** SINGLE FAMILY DWELLINGS

**APPLICANT:** DEL-CIM LV-10

**PROPERTY LOCATION:** NORTH SIDE OF DEL REY AVENUE, EAST OF CIMARRON ROAD

**PROPERTY DESCRIPTION:** GOVERNMENT LOT FOURTEEN (14) IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 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

A handwritten signature in black ink, reading "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-158-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 22, 1991

TIME: 7:00 p.m.

LOCATION: REED WHIPPLE CULTURAL CENTER  
821 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: DEL-CIM LV-10

PROPERTY LOCATION: <sup>SIDE</sup> NORTHWEST CORNER OF VALADEZ STREET AND  
DEL REY AVENUE, EAST OF CIMARRON RD

PROPERTY DESCRIPTION: <sup>GOVERNMENT LOT FOURTEEN (14) IN THE</sup>  
~~A PORTION OF THE~~ NORTHWEST QUARTER (NW $\frac{1}{4}$ )  
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 4,  
TOWNSHIP 21 SOUTH, RANGE 60 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

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

|   |     |
|---|-----|
| ✓ | 1/8 |
| ✓ | 1/9 |
| ✓ | 1-9 |

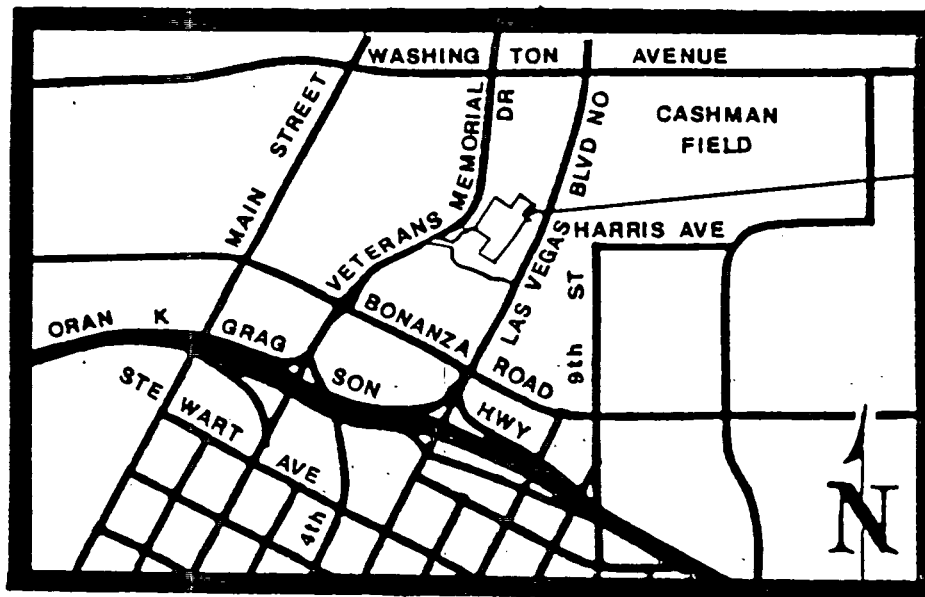
SIZE: 5 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 1-9-90.

MAIL NOTICE ON 1-11-90.

# CHANGE IN MEETING LOCATION

DUE TO AN ASBESTOS ABATEMENT PROGRAM, THE JANUARY 22, 1991 CITY PLANNING COMMISSION MEETING NORMALLY HELD IN THE COUNCIL CHAMBERS OF CITY HALL WILL BE HELD IN THE REED WHIPPLE CULTURAL CENTER LOCATED AT 821 LAS VEGAS BOULEVARD NORTH, LAS VEGAS, NEVADA. THE MAP BELOW WILL DIRECT YOU TO THE LOCATION.



REED WHIPPLE  
CULTURAL  
CENTER

## INTER-OFFICE MEMORANDUM

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

## FROM:

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

## SUBJECT:

ZONING RECLASSIFICATION: Z-158-90

APPLICANT: DEL-CIM LV10, INC.

FROM: R-E TO: R-D

## COPIES TO:

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

NORTHWEST CORNER OF VALADEZ ST. AND  
DEL REY AVE.

Parcel No.: 440-580-013

Proposed Use: SFD's

CITY PLANNING COMMISSION MEETING: 1/22/91

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

Attachment: (Plot Plan)

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME DEL-CIM LVIO, A CALIF. PARTNERSHIP  
REP'S NAME THOMAS DAVIS  
ADDRESS 730 EL CAMINO RD. #100  
TUSTIN, CALIF. 92680  
PHONE \_\_\_\_\_

AGENT: NAME CBS CONSULTANTS  
REP'S NAME CLYDE SPITZ  
ADDRESS 849 EAST. SAHARA AVE.  
LAS VEGAS, NEV. 89104  
PHONE 735-7895

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT  
☐ QTA ☐ OTHER \_\_\_\_\_

☒ PUBLIC HEARING: IF YES, LEGAL A PLOT NW 1/4, NE 1/4 OF SEC. 4, T.21S. R.60E.  
Gov. not 14 mpbm

ZONING: EXISTING R-E PROPOSED R-D

LAND USE: EXISTING VACANT  
PROPOSED SFD's

PAST ACTIONS: CASE NO. - ACTION - DATE -  
CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. Q-4-2 ASSESSOR'S PARCEL NO. 440-580-013

GENERAL LOCATION: NORTHWEST CORNER OF VALDEZ ST.  
AND DEL REY AVE.

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO X

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

CHECKED BY: BEW DATE 12/19/90

GENERAL RECEIPT NO. 103439 CASE NO. 2-158-90

PC DATE: 1/22/90 BZA DATE: \_\_\_\_\_

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 RE Use District to a RD 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:

Government Lot 14 A Portion Of The NW 1/4 of the NE 1/4 of Section  
4, Township 21 South Range 60 East, M.D.M.

Assessor's Parcel Number: 440-580-013

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

California  
STATE OF ~~NEVADA~~

ss:

COUNTY OF CLARK)

(I, We), Del-Cin LV10, A California 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)

Thomas K. Davis  
SIGNATURE OF OWNER OF RECORD  
Thomas K. Davis

730 R1 Camino Rd #100  
MAILING ADDRESS

PHONE NUMBER \_\_\_\_\_

Tustin, California 92680  
CITY STATE ZIP

(2)  
SIGNATURE OF OWNER OF RECORD \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

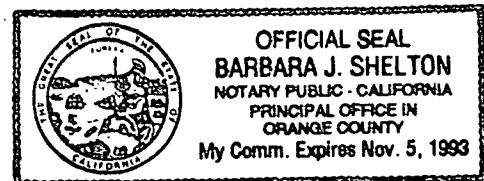
CITY STATE ZIP

Subscribed and sworn to before me this 11<sup>th</sup> day of December, 1990.

Barbara J. Shelton  
Notary Public in and for said County and State

11-5-93  
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: \$ \_\_\_\_\_

Received by: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date: \_\_\_\_\_

Case No.: 2-15B-90

Meeting Date: \_\_\_\_\_

## DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS  
COMPLETED
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1. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- A. Date of preparation and all dates of revision.
- B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
- C. Name, address and phone number of owner, developer and person who prepared the map.
- D. Statement of the present use and the proposed use of the property.
- E. A precise legal description of the property involved in this application and the number and street name.
- F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches).
- G. Property Boundaries:

- (1) Define property boundaries with heavy broken line.
- (2) Indicate distance to nearest cross street(s).
- (3) Identify and label adjoining land uses.

- H. Total acreage (or square footage, if less than two (2) acres).

- I. Building Footprints:

- (1) Show location and outline to scale of each proposed building or structure above ground.
- (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

- K. Easements: 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.

- L. Existing Structures:

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
- (2) Show location and size of any existing or proposed fences, walls, etc.

- M. Size and location of all existing and proposed on-premises signage.

--OVER--

## H. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

## O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

## P. Anticipated number of Employees.

## II. An application form and/or other required documents are to be submitted to:

City of Las Vegas  
Department of Community Planning and Development  
400 East Stewart Avenue  
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

## D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),  
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),  
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).  
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

## \*\*\* FOR DEPARTMENT USE ONLY \*\*\*

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY \_\_\_\_\_  
(date)

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner of Record)

\_\_\_\_\_  
(Date)

12/11/90 16:21

001

**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 RB Use District to a RD 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:

Governors Lot 14 A Portion Of The NW 1/4 of the NE 1/4 of Section  
4, Township 21 South Range 60 East, N.D.M.

Assessor's Parcel Number: 440-580-013

**OWNER'S AFFIDAVIT**

(owner shall mean owner(s) of record only)

STATE OF California  
~~SECOND~~

COUNTY OF CLARK)

(I, We), Del-Cim LV10, A California 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

(1) Thomas K. Davis  
 SIGNATURE OF OWNER OF RECORD  
 Thomas K. Davis

730 N. Camino Rd. #100  
 MAILING ADDRESS

PHONE NUMBER \_\_\_\_\_

Tucson, California 85600  
 CITY STATE ZIP

(2) \_\_\_\_\_  
 SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

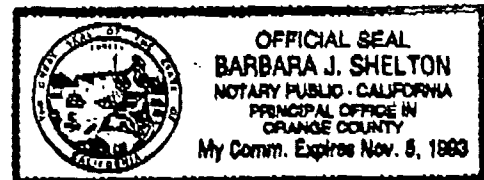
CITY STATE ZIP \_\_\_\_\_

Subscribed and sworn to before me this 11<sup>th</sup> day of December, 1990.

Barbara J. Shelton  
 Notary Public in and for said County and State

11-5-93  
 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

Received by: BEJ

Receipt No.: 103439

Date: 12/14/90

Case No.: 2-158-90

Meeting Date: 1/22/91

# GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That OLIND JENNI AND ELIZABETH JENNI, CO-TRUSTEES OF THE  
"OLIND JENNI FAMILY TRUST" DATED JANUARY 22, 1975

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,  
 Sell and Convey to THOMAS K. DAVIS, a married man as his sole and separate property

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

Government Lot Fourteen (14) in the Northwest Quarter (NW 1/4) of the Northeast Quarter  
 (NE 1/4) of Section 4, Township 21 South, Range 60 east, M.D.B. & M.

Except the interest in the North 30 feet, the East 30 feet and the South 30 feet of said  
 land as granted to Clark County for roads, utilities and other public purposes.

- SUBJECT TO: (1) Taxes for the fiscal year 1990-1991.  
 (2) Supplemental taxes, if any.  
 (3) Restrictions, conditions, reservations, rights, rights of way and  
 easements of record.

APN: 440-580-013

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

Witness my hand this 25th day of Oct, 1990

STATE OF NEVADA }  
 COUNTY OF CLARK } SS.

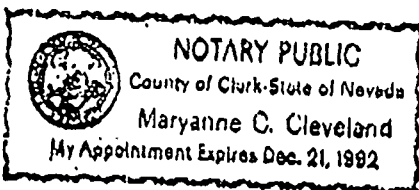
Olind Jenni, Trustee  
 OLIND JENNI, TRUSTEE  
Elizabeth Jenni, Co-Trustee  
 ELIZABETH JENNI, CO-TRUSTEE

On 10-25-90  
 personally appeared before me, a Notary  
 Public, OLIND JENNI, TRUSTEE &  
ELIZABETH JENNI, CO-TRUSTEE

personally known (or proven) to me to be  
 the person(s) whose name(s)  
 subscribed to the above instrument who  
 acknowledged that he executed the  
 instrument.

Signature Maryanne C. Cleveland  
 Notary Public

(Notarial Seal)



ESCROW NO. ) 102746 MC of 2-0-111  
 ORDER NO. )  
 WHEN RECORDED MAIL TO: Thomas K. Davis  
730 El Camino Way #100  
Tustin, CA. 92680

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

NOV 14 90

FEE

OFFICIAL RECORDS  
 BOOK 901114 INSTRUMENT 77

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED UNLESS  
OTHERWISE SHOWN BELOW MAIL TAX STATE TO:

DEL-CIM LV-10  
730 EL CAMINO WAY STE 100  
TUSTIN, CA 92680

DEL-CIM LV-10  
730 EL CAMINO WAY STE 100  
TUSTIN, CA 92680

TITLE ORDER NO. 90-102746 MC ESCROW NO. 9575-H

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## I N D I V I D U A L   G R A N T   D E E D

## THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 110.00

- ☐ computed on full value of property conveyed, or  
☒ computed on full value less value of liens and encumbrances remaining at time of sale.  
☐ Unincorporated area ☒ City of LAS VEGAS,

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THOMAS K. DAVIS A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(s) to:

DEL-CIM LV-10, A CALIFORNIA LIMITED PARTNERSHIP

the following described real property in the city of LAS VEGAS county of CLARK, State of California:

GOVERNMENT LOT FOURTEEN (14) IN THE NORTHWEST QUARTER (NW 1/4) OF THE  
NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST,  
M.D.B. & M.

EXCEPT THE INEREST IN THE NORTH 30 FEET, THE EAST 30 FEET AND THE SOUTH 30  
FEET OF SAID LAND AS GRANTED TO CLARK COUNTY FOR ROADS, UTILITIES AND OTHER  
PUBLIC PURPOSES.

ALSO KNOWN AS: VACANT LAND, CLARK COUNTY, LAS VEGAS, NV 89126

APN: 440-580-013

DATED November 8, 1990

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On NOVEMBER 8, 1990, before me the  
undersigned, a Notary Public in and for said State,  
personally appeared  
THOMAS K. DAVIS

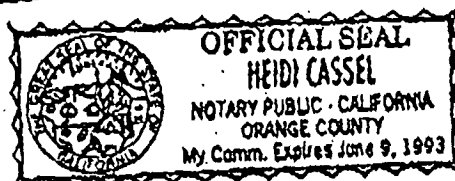
THOMAS R. DAVIS

personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the  
same.

WITNESS my hand and official seal

Signature

HEIDI CASSEL



NOTARY PUBLIC IN AND FOR SAID STATE

(This area for official notarial seal)