

To Whom It May Concern, Richard D. Foster, owner of
2320 Lindell Road, opposes the rezoning of 2320 Lindell Road
to Professional/Commercial
from its residential status

2320 Lindell Road
Las Vegas, NV 89146
November 21, 2001

GPA-0049-01
7-0098-01

TO: Our Neighbors near Sahara Avenue and Lindell Road,

Particularly at Thanksgiving, we want so much to thank each of you who signed letters or our petition supporting our application for a change of zoning. Our names are Wanda N. and William J. (Jay) Brady. We reside at 2320 Lindell Road, next to the two-level parking garage, the Social Security building, and other commercial buildings. Across the street is the ex-beauty salon, now owned and used by Acura of Las Vegas for parking employee cars, and also across Lindell is the LDS church south parking lot and its chapel.

Wanda has fibromyalgia and I can no longer walk without assistance, a cane for very short distances and a four-wheel walker for somewhat longer distances. In our failing health, we find it very difficult to care for our property and large residence and need to move into a smaller home. The chances of selling our property as a home are not good, considering its location between commercial and residential property and the heavy traffic on Lindell Road. Thus, instead of fighting any more, gathering your signatures for petitions, and representing you at City Council meetings, I desperately needed your help in signing letters and our petition asking to change our zoning and become the missing "buffer zone" between commercial and residential properties.

We have a block wall which isolates us from adjacent residential areas and a 32-foot-wide private asphalt street on the north, plus garages, carports, asphalt drives, and a shop on north and east sides between us and other homes, further isolating our property. Our only access is from Lindell Road. Thus, the best way to sell our property and retain most of our lifetime savings is by having it rezoned to Professional Offices, where it would become the buffer zone between Commercial and residential properties, yet provide a properly cared for and gradual transition. The residential character of our home would be retained, most tall trees would be preserved, and parking would be at the south end of the property, next to the existing parking garage and minimizing any impact on other residences.

We would like to thank those of you who signed our petition and letters indicating you do not object to our rezoning effort. It is our impression that almost all persons contacted supported our effort. We have been unable to personally contact some of the remaining neighbors and businesses who did not already know of our effort or that have only Post Office Box numbers, particularly those property owners out-of-state.

If you have any questions about our application which our personal discussions or this letter have not covered, I have arranged a meeting place at Doris Hancock School, Oakey and Lindell, at 6:30 p.m. in Room No. 23 on Tuesday, December 18, 2001, and will be happy to answer any more questions you may have. Thank you again for your help, and we extend our best hopes for you and yours to have nice holidays and a happy New Year.

Dear Jennifer and Glen, I spoke with Michelle on the phone and Wanda said Dennis visited with her at length explaining that the two sisters had to stick together, so I am sure you are well aware that I am forced to seek rezoning. I would have to give the property away as a residence between commercial on two sides and residences. After walking the neighborhood

several times with petitions to prevent unwanted commercial encroachment, over 360 signatures to stop Club Wholesale, for example, this is my last time. I just am not able to do it anymore. I spend 12-16 hours a day in bed because my spinal cord was damaged in one of my many surgeries. Neither do I want, in my failing health, to drop this property in Wanda's lap, who also is in failing health.

Acura of Las Vegas has purchased the ex-beauty salon and has obtained a variance for parking cars of their employees. A change to commercial zoning is unavoidable. At least the church parking lot will stop further encroachment (unless LDS goes out of business). On our side of Lindell, my property would become the long-missing "buffer zone" between commercial and residential, caused when Saxton brought commercial zoning right up to my property line. I really do not have any choice if we are to preserve much of our life savings invested in our home. It is the only reasonable way for us to move to a much smaller and manageable home.

I have worked with the City to retain most tall trees and the residential character of our home as "Conditions of Sale." Parking would be at the south end of the property next to Saxton's parking garage and the Social Security building. The rezoning would provide a "buffer zone" to stop further encroachment of commercial zoning on our residential area.

" We hope you understand our problems and the "buffer zone" problem. I just cannot do any more to help preserve the neighborhood and yet keep our savings intact for our remaining years. Again, I am sorry for any inconvenience this causes you, but I have agonized over this solution for a long time before realizing it was in the best interests of all concerned, particularly having a "buffer zone" rather than further commercial encroachment.

Sincerely, Jay Brady

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

GPA-0049-C NEWARK REG. - DC - 18/01

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Michelle Gutwald	4032 Broadriver Dr. <small>own undeveloped land near Lindell</small>	645-7618
Jennifer + Glen Hardman	2260 Lindell Rd	871-2428
Ken + Sandie Ryan	3162 Sterlingshire Dr	⁷ 893-3300
Frank + Charlotte Franky	2180 Lindell Rd.	870-1013
^{Mark} Charlaine Balesan	2220 Lindell Rd	254-7433
Dennis Gutwald	4032 Broadriver Dr <small>own undeveloped land on Lindell</small>	645-7618

GPA-0049-01
Z-0090-01

Mr. and Mrs. John Gregory
3972 Jackdaw Street, Unit 203
San Diego, CA 92103-1744

December 17, 2001

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

GPA-0049-01
Z-0090-01

Re: Change of Zoning; Brady Property
2320 Lindell Road, Las Vegas, NV 89146
Parcel No. 163-01-801013

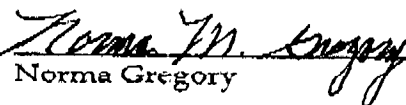
Dear Members of the City Council and Planning Commission:

We own the home directly behind the Brady property and are opposed to the zone change for the following reasons.

1. The existing nine foot wall along the Saxton Development is an effective "buffer." Also, the power easement which run parallel to Sahara Avenue has the characteristics of a "buffer."
2. Currently 21% of our lot is adjacent to non-residential property. With the Brady Zone change, 69% of the boundary line would share with the business or office properties. It would appear we are the "buffer."
3. By making one exception to allow business development past the wall we believe it will encourage more activities of this nature.

Sincerely,


John Gregory
12-17-01


Norma Gregory

/cf

Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$900 \$625 \$_____ \$_____ \$_____		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Notice and Assessment (DINA)		<input type="checkbox"/>	<input type="checkbox"/>
SITE PLAN							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: <u>1:300</u>		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		<input type="checkbox"/>	<input type="checkbox"/>
LANDSCAPE PLAN <i>see site plan</i>							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" to 24" x 36" page size		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown; min. width(s) _____		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		<input type="checkbox"/>	<input type="checkbox"/>
BUILDING ELEVATIONS <i>Photographs</i>							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building materials and colors noted		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		<input type="checkbox"/>	<input type="checkbox"/>
FLOOR PLANS <i>Not NEEDED</i>							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building entrances/exits shown		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Use of <i>all</i> rooms noted/labeled		<input type="checkbox"/>	<input type="checkbox"/>

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: WILLIAM J BRADY
 Planner: AMN FOLEY

Application Type: GPA / REZONING
 Pre-App Meeting Date: _____

~~ADD STREET DIMENSIONS~~

- ADD STREET DIMENSIONS
- ADD DRIVEWAY DIMENSIONS
- ADD PARKING STALL DIMENSIONS
- SHOW PLANTER AREA SIZE
- ADD VICINITY MAP
- "SINGLE FAMILY RESIDENTIAL" ADD TO EAST SIDE.
- ADD DISTANCE HOUSE TO EAST LINE.
- ADD BUILDING DIMENSIONS.
- SHOW EXISTING POOL
- SHOW PATIO (BACK & FRONT)
- ADD WORD, PROPOSED TO CLEAR
- AND PLANTING AREA.

801 2/4/02

CITY of LAS VEGAS CLAIM FOR REFUND

JANUARY 29, 2002

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

WILLIAM BRADY

Name

2320 LINDELL ROAD

Address

LAS VEGAS, NEVADA 89146

City, State, Zip Code

In the amount of

\$ 1,525.00

For the following:

GR# 77695

DECEMBER 7, 2001

Document # (i e., GR#, Business License #, Permit #)

Date

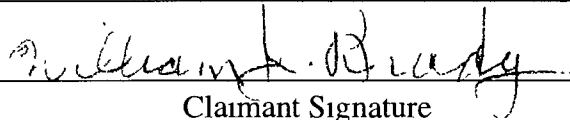
\$ 1,525.00 GENERAL PLAN AMENDMENT, REZONING

Amount

For

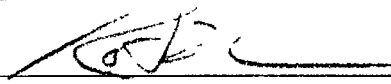
Deposited by

Reason for refund: Application withdrawn by applicant prior to any public hearing notices being processed.



Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant



Authorized by

ROBERT S. GENZER, DIRECTOR

PLANNING AND DEVELOPMENT DEPARTMENT

Title

FUND ORG	ACCT	TASK	OPT	ACT/WA	AMOUNT
07302	270100				300.00
07304	211100				1,100.00
07304	211100				750.00
					475.00

William J. Brady
2320 Lindell Road
Las Vegas, NV 89146
December 19, 2001

GPA-0049-01
Z-0090-01

City of Las Vegas
Planning and Development Department
Attention Mr. Andy Reed, Senior Planner
731 S Fourth Street
Las Vegas, NV 89101
Fax No. 385-7268

RE Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No 163-01-801-013

Dear Mr Reed,

Unfortunately I must withdraw my application GPA-0049-01 and my rezoning application Z-0090-01. Please send my refunded money to the above address. Mr Gary Leibold can provide details

Thank you,

William J. Brady

*Pulled from
Agenda*

Memorandum

City of Las Vegas
Neighborhood Services Department

To Planning and Development Department

From Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date December 27, 2001

Re Case Number **Z-0090-01** - WILLIAM J BRADY - Request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) Zone on 0.56 Acres located at 2320 Lindell Road (APN 163-01-801-013), PROPOSED USE PROFESSIONAL OFFICE, Ward 1 (M. McDonald)

The following neighborhood associations are located within one mile of this item and were mailed a courtesy development notification by Neighborhood Services **On December 27, 2001.**

Artesian Heights
Charleston Neighborhood Preservation #13
Charleston Neighborhood Preservation #14
Charleston Neighborhood Preservation #1
Charleston Neighborhood Preservation #10
Pennwood-Arville Association

City of Las Vegas - Neighborhood Services Dept.
DEVELOPMENT NOTIFICATION
PC Meeting - 1/10/2002

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

Z-0090-01

Artesian Heights
Charleston Neighborhood Preservation #13
Charleston Neighborhood Preservation #14
Charleston Neighborhood Preservation #1
Charleston Neighborhood Preservation #10
Pennwood-Arville Association

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENTS & GPA -0049-01

FROM: **PLANNING AND DEVELOPMENT**

Z-0090-01

HAND DELIVERED

<input checked="" type="checkbox"/> COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
<input checked="" type="checkbox"/> CURRENT PLANNING	MATT PINJUV	DSC
<input checked="" type="checkbox"/> DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
<input checked="" type="checkbox"/> FLOOD CONTROL - DPW	JOHN BETTENCOURT	DSC
<input checked="" type="checkbox"/> LAND DEVELOPMENT - DPW	DENNIS MOYER	DSC
<input checked="" type="checkbox"/> NEIGHBORHOOD SERVICES	STEPHEN HARSIN	2 nd FLOOR CITY HALL
<input checked="" type="checkbox"/> PERMITS / INSPECTIONS	EARL RUSSELL	DSC
<input checked="" type="checkbox"/> RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
<input checked="" type="checkbox"/> SANITARY SEWERS - DPW	JOHN DAY	DSC
<input checked="" type="checkbox"/> * TRAFFIC ENGINEERING - DPW	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

<input checked="" type="checkbox"/> OFFICE OF BUSINESS DEVELOPMENT	CHET KNIGHT	5 TH STREET SCHOOL
<input checked="" type="checkbox"/> TEFO - DPW	TOM WILKING	3104 BONANZA RD.
<input checked="" type="checkbox"/> FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR
<input checked="" type="checkbox"/> FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR
<input checked="" type="checkbox"/> METRO - CRIME PREVENTION	BILL TURLOCK	5925 SPRING MOUNTAIN ROAD
<input checked="" type="checkbox"/> METRO - INTERGOVERNMENTAL SVCS	STAN OLSEN	7 TH FLOOR, CITY HALL
<input checked="" type="checkbox"/> SID / STREET REHAB / TRAFFIC - DPW	T. McDANIEL/ B HAMP/ E. FOLK	4 TH FLOOR, CITY HALL
<input checked="" type="checkbox"/> SURVEY - DPW	RITA LUMOS	WEST YARD

(revised 7/12/01)

* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax**

Z-0090-01 - WILLIAM J BRADY - Request for a Rezoning FROM R-E (Residence Estates) TO P-R (Professional Office and Parking) on 0.56 Acres located at 2320 Lindell Road (APN 163-01-801-013), PROPOSED USE PROFESSIONAL OFFICE, Ward 1 (M McDonald)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION JANUARY 10, 2002

CITY COUNCIL FEBRUARY 20, 2002

CASE PLANNER ANDY REED



PUBLIC HEARING

Comments Due: DECEMBER 26, 2001

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to VICTORIA ALVAREZ (valvarez@ci.las-vegas.nv.us), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Case Keywords :R-E TO P-R

Accepted : 12/7/01

Public Hearing : Y

Meeting Date : 1/10/02

Meeting Type : P

200 Scale Map : Q-01-8

Size :

Lots :

Request : Z-0090-01 - WILLIAM J BRADY - Request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) Zone on 0.56 Acres located at 2320 Lindell Road (APN 163-01-801-013), PROPOSED USE PROFESSIONAL OFFICE, Ward 1 (M. McDonald)

Location :

Proposed :

Notice :

Comments :

Parcel : 163 01 801 013 PT S2 SE4 1 21 60 BRADY WILLIAM J & WANDA N

Owner/Applicant/Contacts

APPLICANT SAME,
OWNER BRADY WILLIAM J & WANDA N

2320 LINDELL RD
LAS VEGAS NV

891460300,

Actions/Conditions :

Case Number	Meeting Date	Case Status	Case Keywords
Z-0090-01	1/10/02		R-E TO P-R

Case Number: Z-0090-01	Case Keywords: R-E TO P-R	<input type="button" value="Save"/> <input type="button" value="Undo"/> <input type="button" value="EDM"/> <input type="button" value="View/Print"/> <input type="button" value="Help"/> <input type="button" value="Close"/>
Accepted: 12/7/01	Request: Z-0090-01 - WILLIAM J BRADY - Request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) Zone on 0.56 Acres located at 2320 Lindell Road (APN 163-01-801-013), PROPOSED USE PROFESSIONAL OFFICE, Ward 1 (M McDonald)	
Public Hearing: Y Meeting Type: PC		
Meeting Date: 1/10/02		
Case Status:		

Applicant	Property Location	Actions/Conditions	Zoning	Parcels
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Customer Type	Customer/Address
APPLICANT	SAME,
OWNER	BRADY WILLIAM J & WANDA N 2320 LINDELL RD LAS VEGAS NV 891460300.

Created by: alow Modified by: tjeschke

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING & ~~CANICAL PLAN Amendment~~
 Project Address (Location) 2320 LINDELL ROAD
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 163-01-801-013 Ward # _____
 General Plan: existing D-R proposed 0 Zoning: existing R-E proposed P-R
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .56 Lots/Units 1 Density _____
 Additional Information GPA - 0049-01

PROPERTY OWNER William J Brady Contact SAME
 Address 2320 LINDELL ROAD Phone: 871-7777 Fax: 227-9998
 City LAS VEGAS State NV Zip 89146

APPLICANT SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

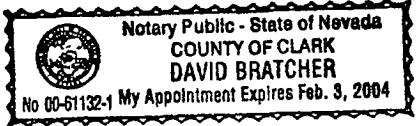
x Property Owner Signature* William J. Brady

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

x Print Name William J. Brady

Subscribed and sworn before me
 This 2nd day of August, 2001
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>Z-0090-01</u>
Meeting Date:	<u>1/10/02</u>
Signs Required:	<u>N/A</u>
Map #	<u>Q-01-B</u>
Total Fee:	<u>\$1525.00</u>
Receipt #	<u>77698 77695</u>
Date Accepted:	<u>12/7/01</u>
Accepted By:	<u>A. W. W.</u>

Osteopathic Medical Associates of Nevada

Jeffrey F. Brookman, D.O. *Frank J. Krust, D.O.* *Gary R. Lutz, D.O.* *Alesia J. Wagner, D.O.*
Ceylon T. Cassatt, D.O. *Peter J. Licata, D.O.* *Robert C. Orr, D.O.* *Jerome Larko, D.O.*

Las Vegas City Council and
Members of the Planning Council
Attention: Mr. Gary Leopold, Senior Planner
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Change of Zoning; Brady Property, 2230 Lindell Road

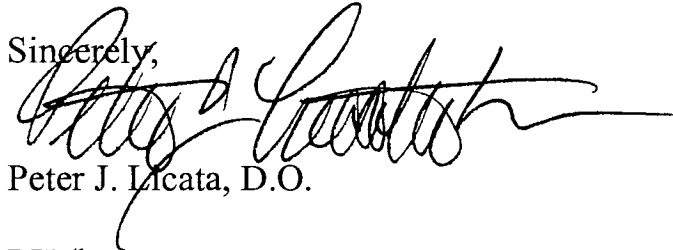
November 6, 2001

Dear members of the City council and Planning Commission:

Mr. And Mrs. William J. Brady live adjacent to the Saxton two-level parking garage and the Social Security building, with no "buffer zone" between them and commercial property. We support a change of zoning for them to professional offices as a solution to their being next to commercial property, including the large commercial complex. We understand parking will be at the south end of the property adjacent to the two-level parking garage and act as a "buffer zone" between residential and commercial properties and that any future construction on the property will only be within the current building setbacks.

Perhaps the rezoning will help resolve the lack of a "buffer zone" between commercial and residential property in this area.

Sincerely,



Peter J. Licata, D.O.

PJL/lm

Liberty Lock and Key
5470 W. Sahara Ave.
Las Vegas, NV 89146-0359

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

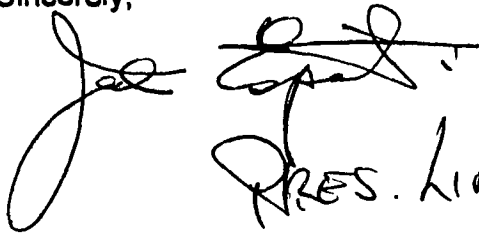
RE: Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No. 163-01-801-013

Dear Members of the City Council and Planning Commission;

As a City of Las Vegas business and a neighbor of Mr. William J. Brady, we endorse his application for change of zoning to Professional Offices, provided the building on his property retains its residential character and its trees and continues to enhance the beauty of this neighborhood with its nice architectural appearance. We understand parking will be at the south end of the property adjacent to the Saxton Enterprises two-level parking garage and away from nearby residences, thereby acting as a "buffer zone" between residential and commercial properties.

This rezoning perhaps will help resolve a long-standing problem in our neighborhood.

Sincerely,



RES. LIBERTY LOCK & KEY SAFE

(Joe Esposito) 11-15-01

Saxton Incorporated
5440 W. Sahara Ave., 3rd Floor
Las Vegas, NV 89146-0354

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

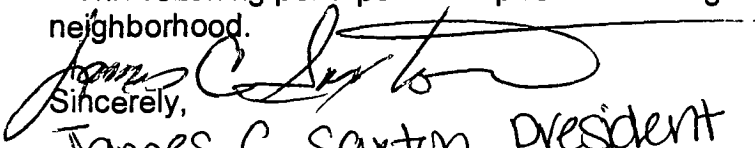
RE. Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No. 163-01-801-013

Dear Members of the City Council and Planning Commission;

As a neighbor of Mr. William J. Brady with property adjacent to his home, we support his application for change of zoning to Professional Offices, provided the building on his property retains its residential character and continues to add to the beauty of this neighborhood with its nice palm trees and architectural appearance. We understand parking will be at the south end of the property adjacent to the two-level parking garage and acting as a "buffer zone" between residential and commercial properties.

This rezoning perhaps will help resolve a long-standing problem in our neighborhood.

Sincerely,


James C. Saxton, President

7/5/01

Desert Lincoln-Mercury, Inc
5750 West Sahara
Las Vegas, NV 89146

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

RE. Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No 163-01-801-013

Dear Members of the City Council and Planning Commission;

Mr. and Mrs. William J. Brady live adjacent to the Saxton two-level parking garage and the Social Security building, with no "buffer zone" between them and commercial property. We endorse a change of zoning for them to Professional Offices as a solution. to their being next to commercial property, including the large commercial complex. It would be nice if the palm trees and the Spanish architecture could be retained because the Brady home adds to the beauty of the neighborhood. We understand parking will be at the south end of the property adjacent to the two-level parking garage and act as a "buffer zone" between residential and commercial properties and that any future construction on the property will only be within the current building setbacks.

Perhaps the rezoning will help resolve the lack of a "buffer zone" between commercial and residential property in this area

Sincerely,

Shaun Graham MM 10/26/01

(Shaun Graham) (General Manager)

Budget Car and and Truck Rental
5600 W. Sahara
Las Vegas, NV 89146

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

RE: Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No. 163-01-801-013

Dear Members of the City Council and Planning Commission;

Mr. and Mrs. William J. Brady are neighbors of our offices and property at Sahara and Westwind Avenues and have purchased autos from us in the past. We support a change of zoning for them to Professional Offices as a solution to their being next to commercial property, including a two-level parking garage and the Social Security building. It would be nice if some of the majestic palm trees and Spanish architecture were retained. We understand parking will be at the south end of the property adjacent to the Saxton two-level parking garage and act as a "buffer zone" between residential and commercial properties and that any future construction on the property will only be within the current building setbacks.

Sincerely,

Edward J. Wilder
Sales Manager 10-26-01

Arden E. Bicker
Post Office Box 35348
Las Vegas, NV 89133-5348

City of Las Vegas Members of the City Council
and Members of the Planning Commission
Attention: Mr. Gary Leopold, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

RE: Change of Zoning; Brady Property, 2320 Lindell Road,
Las Vegas, NV 89146, Parcel No. 163-01-801-013

Dear Members of the City Council and Planning Commission;

Mr and Mrs. William J Brady live adjacent to the Saxton two-level parking garage and the Social Security building, with no "buffer zone" between them and commercial property. I endorse a change of zoning for them to Professional Offices as a solution to their being next to commercial property, including the large commercial complex. The palm trees and the Spanish architecture should be retained because the Brady home adds to the beauty of the neighborhood. I understand parking will be at the south end of the property adjacent to the two-level parking garage and act as a "buffer zone" between residential and commercial properties and that any future construction on the property will only be within the current building setbacks.

My building lot is about 280 feet north of the Brady property. Hopefully, the rezoning will help resolve the lack of a "buffer zone" between commercial and residential property in this area

Sincerely,

A handwritten signature in cursive script that reads "Arden E. Bicker". The signature is written in black ink and is positioned below the typed name "Arden E. Bicker".

2320 Lindell Road
 Las Vegas, NV 89146
 October 30, 2001

To: City of Las Vegas Council and Planning and Development Department:

The neighbors of Jay and Wanda Brady listed below have no objection to their changing the zoning of their property to Professional Offices, providing their block wall is heightened to further isolate their property from their neighbors, all parking be at the south end of their property, next to the existing two-level parking garage, the residential character of the front of their home be maintained, and most of the large palm and cypress trees and large shrubs be retained to help keep the beauty of the neighborhood intact:

Name (A/k/a)	Address	Date
Michael A. Alcorn	2205 Westwind road	11/2/01
Shermy Harding (Ferry Hanley)	2250 Westwind Rd.	11/2/01
Colleen Rice (Colleen Rice)	2230 Westwind Rd	11/2/01
William & Wanda K. Brady (William J. & Wanda N. Brady)	2320 Lindell Road 89146	11/2/01
JPiracci Jr (Joseph Piracci)	2330 Westwind 3 Nov 01	
Garry L. Swaniger		
Janet Swanson	2270 Westwind Rd. 89146	11/3/01
Ashrella Sarkiss Chakmian (Ashrella & Sarkiss Chakmian) (2 adjacent properties)	2325 Westwind Rd 89146	11/3/01
Johnna Kaye Kurl Leonard (Johnna Kaye Kurl Leonard)	2235 S. Westwind Rd 89146	11/3/01
Judy Stern (Judy Stern)	2175 Westwind Rd 89146	11/3/01
Tom Jones (Tom Jones)	5645 O'Bannon Dr	11/3/01
Manna & Hugh Winsett (Manna & Hugh Winsett)	5620 O'Bannon 89146	11/3/01
Ferret L. & Jo Ann Barney (Ferret L. & Jo Ann Barney)	5560 O'Bannon	11/4/01
John Barney (John Barney)	5560 O' Bannan	11/4/01
Suzanne Brunner (Suzanne Brunner)	5540 O Bannan	11/4/01

Petition for Wanda and Jay Brady to change the zoning of their property to Professional Offices (Continued, Page 2, October 30, 2001):

Name	Address	
(Marith Hicks) Maruth Hicks	2265 Mohawk	11/11/01
Hilda G. Ruffin	(Hilda G. Ruffin) 2058 LINDELL RD	11/5/01
Robert G. Ruffin	(Robert G. Ruffin) 2058 LINDELL RD	11/5/01
Susan K. Schofield	(Susan K. Schofield) 2210 Westwind Rd	11/6/01
Marianne Jorgensen	(Marianne Jorgensen) 5125 O'Banion Dr.	11/6/01
Edith E. Fitzpatrick	(Edith E. Fitzpatrick) 5505 O'Banion Dr.	11/6/01
Niki Staropoulos	(Niki Staropoulos) 2278 S. Mohawk L.V.	11/8/01
Eleftherios Staropoulos	(Eleftherios Staropoulos) 2278 S. Mohawk L.V.	11/8/01
Norsiki Staropoulos	(Norsiki Staropoulos) 2278 S. Mohawk L.V.	11/8/01
Charlene Williams	(Charlene Williams) 2228 Mohawk L.V., W.	11/8/01
Christine Thompson	(Christine Thompson) 2174 Mohawk St W, W 89146	11/8/01
Kelly Thompson	(Kelly Thompson) 2174 Mohawk St W, W 89146	11/8/01
Robert E. Thompson	(Robert E. Thompson) 2174 Mohawk St W, W 89146	11/8/01
MAHVASH JAHANGIRI	(Mahvash Jahangiri) 2177 Mohawk St, Luv 89146	11/9/01
Lois Nicholson	(Lois Nicholson for her husband) 2155 Mohawk St, Luv 89146	11/9/01
* J. Paris for F. Roberts	(J. Paris for F. Roberts) 2320 Potosi - 11/9/01 89146	11/9/01
Pat Pincus/RMH	(Pat Pincus for Ronald McDonald Charity) 2323 Potosi - 11-9-01	11/9/01
H. Wayne Earl	(H. Wayne Earl) 2360 Westwind Rd 89146	11/9/01
Donnie	(Dennis & Debra McCarthy) 5704 W O'BANION 89146	11/9/01
Tom	Thomas & Faye Potter 5840 O'BANION 89146	11-11-01

* Because of debt, Karen M. & Freddie C. Roberts have relinquished their home to J. Paris & family, so Paris lives there now. The address was changed when Ronald McDonald Charity took over the Via Olivera address next door, vacating Via Olivera. The Paris residence now has the address 2320 Potosi, turning N.E.S rather than E.S.

Petition for Wanda and Jay Brady to change the zoning of their property to Professional Offices (Continued, Page 3, October 30, 2001):

Name	Address	Flanagan	
<i>[Signature]</i>	2287 Mohawk St	Flanagan	11-11-01
<i>[Signature]</i>	2248 Mohawk St	(Jacob Camp)	11/11/01
Lillian Jennings	5285 O'Bannon	Lillian Jennings	11/11/01
ETHAN JENNINGS	5285 O'BANNON	Ethan Jennings	11/11/01
Mona Bryan	2773 Zidell Rd	Michael J. & Nona Bryan	11/11/01
<i>[Signature]</i>	5370 O'Bannon Dr		11-17-01
		Barbara C & Bruce D, Spangrud	11/18/01

**EXPLANATION OF DEEDS
REGARDING THE BRADY PROPERTY
AT 2320 LINDELL ROAD
CITY OF LAS VEGAS, NV**

The deeds for our property are somewhat confusing so this explanation is provided for your ease in understanding the chronology of events and how they came about

- 1 The deed dated January 8, 1972, from William E Griffin to William J. and Wanda N Brady (Bradys) was issued after we purchased about 2.5 acres from Mr. Griffin. I also had an option for the 2.5 acres to the north with a business partner. The object was to subdivide into eight lots to build on or sell.
- 2 When Steve Turner surveyed my first lot in the southeast corner he called me with the bad news. A Nevada power employee two blocks east had installed a power to his home without an easement and the power would be right next to my home as I had drawn it. Mr. Griffin's only easements had been for mining drifts and tunnels and he had refused to grant an easement and did not know about the power line.
- 3 Mr. Jay Downey, then Clark County Planning Director, informed me I could have my minor subdivision only if I dedicated a 30-foot easement for Via Olivera, which included a five-foot easement for the power line. Thus, I had to go back to Mr. Griffin, without him knowing really why, but with a lame excuse for obtaining 15 more feet to the north from the optioned property, deed enclosed. Then I had to redraw and revise the lots and property descriptions to take 7.5 feet from each lot to make the 30-foot easement for Via Olivera Ave. Enclosed is the deed showing acquisition of the 15 feet and our Deed of Trust to our loan agency showing the decrease of 7.5 feet from the south 145 feet to the south 137.5 feet in our lot property description, dated August 22, 1973.
- 4 The next deed (copy) is 30 feet to Clark County for Lindell Road (half-section?).
5. The document following that annexes our property into the City. All other residences nearby are in the County.
- 6 The final document is the order of vacation, which vacates Via Olivera and adds so feet back to the south side of the property.

I am sorry this became so complicated, but it was beyond my control and, in the end, I benefited with more square footage for parking on the property. Some other data given me by Mr. Leobold were as follows:

Parcel No. 163-01-801-013; 24,897.07158 square feet; 0.57158 acres

Affix I. R. S. \$ _____

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

William J. Brady and Wanda N. Brady

Husband and wife as Joint tenants

in consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to

WILLIAM J. BRADY and WANDA N. BRADY

Husband and wife as Joint Tenants

all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

The west one hundred and eighty-five (185) feet of the south one hundred and forty-five (145) feet of the west 322.79 feet of the south 321.765 feet of the northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 1, Township 21 South, Range 60 east, MDM.

*Gross 2320 Lindell p
before easements*

DOCUMENTARY TRANSFER TAX \$ None

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY:

William J. Brady
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

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

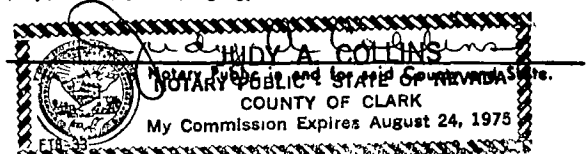
Witness _____ hand _____ this 2 day of May 19 72

William J. Brady William J. Brady
Wanda N. Brady

STATE OF _____ }
County of County } ss.
On this 2nd day of May 19 72

personally appeared before me, a Notary Public in and for said
County and State, _____
William J. Brady and
Wanda N. Brady

known to me to be the person S described in and who executed
the foregoing instrument, who acknowledged to me that they
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.



ESCROW NO. _____
WHEN RECORDED MAIL TO: William J. Brady
4204 San Angelo Ave.
Las Vegas, Nevada 89102

INST. NO 187294
OFFICIAL RECORD BOOK NO. 228
RECORDED AT REQUEST OF William J. Brady
MAY 3 9 36 AM '72

CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE 300 DEPUTY ET

QUITCLAIM DEED

307435

In consideration of \$ 1.00 receipt of which is acknowledged _____

WILLIAM E. GRIFFIN, an unmarried man

do es hereby quitclaim to WILLIAM J. BRADY and WANDA N. BRADY, husband and wife, as joint tenants

_____ the real property in the County of Clark State of Nevada, described as:

The West 322.79 feet of the North 15.00 feet of the South 336.765 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 60 East, N.D.M.

DOCUMENTARY TRANSFER TAX \$ None
 _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF TRANSFER.
 UNDER PENALTY OF PERJURY:
William J. Brady
 SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME


Witness my hand this 20th day of April, 1972

STATE OF NEVADA, COUNTY OF Clark } ss.
On April 20, 1972 personally appeared before me, a Notary Public, William E. Griffin

William E. Griffin
William E. Griffin

who acknowledged that he executed the above instrument.
Signature: [Signature]
(Notary Public)

→ If executed by a Corporation the Corporation Form of Acknowledgment must be used.

 **DORTHEE O. NOVOTNY**
 Notary Public—State of Nevada
 CLARK COUNTY
 My Commission Expires Feb. 1, 1975
 Notarial Seal

Title Order No. _____

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM COMPLIMENTS OF

Title Insurance and Trust Company

WHEN RECORDED MAIL TO

Name Mr. & Mrs. William J. Brady
Street Address 2320 Lindell Rd,
City & State Las Vegas, NV 89102

INST. NO 307435
 OFFICIAL RECORD BOOK NO. 348
 RECORDED AT REQUEST OF William J. Brady
 JUL 23 1 51 PM '73
 CLARK COUNTY, NEVADA
 PAUL E. HORN, RECORDER
 FEE 3.00 DEPUTY DA

1
2
3 AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF LAS
4 VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO AND MAKE A PART OF
5 SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND
6 CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID
7 TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY
8 AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN
9 FORCE IN SAID CITY; ORDERING A MAP OR PLAT OF SAID DESCRIBED
TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF
THE COUNTY OF CLARK, STATE OF NEVADA; DESIGNATING THE ZONING
CLASSIFICATION(S) APPLICABLE TO SAID TERRITORY; PROVIDING FOR
OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL
ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
(Annexation A-12-86)

10 Sponsored by: Summary: Annexes property described
11 Councilman Ron Lurie generally as located on the north
side of Sahara Avenue between Torrey
Pines Drive and Decatur Boulevard.

12
13 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
14 ORDAIN AS FOLLOWS:

15 SECTION 1: The corporate limits of the City of Las
16 Vegas, Nevada, are hereby extended to include, annex to, and make
17 a part of the City of Las Vegas, Nevada, the following described
18 real property, to-wit:

19 Those portions of Sections 1 and 2 in Township 21 South,
20 Range 60 East, M.D.M. in the County of Clark, State of
Nevada, described as follows:

21 PARCEL 1

22 The Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of
23 the Southeast Quarter (SE¹/₄) of said Section 1.

24 PARCEL 2

25 The South 167.50 feet of the West 186.00 feet of the
26 Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of the
Southeast Quarter (SE¹/₄) of said Section 1.

27 PARCEL 3

28 Government Lot 85 in said Section 1.

29 EXCEPT THEREFROM the North 151.60 feet of said Government Lot
30 85.

31 PARCEL 4

32 Government Lots 93, 94, 96, 97, 98, and 100 in said Section
1.

1 PARCEL 5

2 That portion of Government Lot 95 in said Section 1,
3 described as follows:

4 BEGINNING at the Southwest corner of said Government Lot 95;
5 thence along the West line of said Government Lot 95, North
6 01°15'21" West a distance of 567.34 feet to the North line of
7 that certain parcel of land described by Deed to KAZEM
8 FATHIE, et ux, recorded August 25, 1983 as Instrument No.
9 1752470 of Official Records of Clark County, Nevada; thence
10 along said North line, North 89°29'47" East a distance of
11 318.06 feet to the East line of said Government Lot 95;
12 thence along said East line, South 01°04'20" East a distance
13 of 565.09 feet to the South line of said Government Lot 95;
14 thence along said South line, South 89°05'33" West a distance
15 of 316.23 feet to the POINT OF BEGINNING.

16 PARCEL 6

17 That portion of Government Lot 99 in said Section 1,
18 described as follows:

19 BEGINNING at the Southwest corner of said Government Lot 99;
20 thence along the West line of said Government Lot 99, North
21 00°30'59" West a distance of 323.08 feet to the Westerly pro-
22 longation of the North line of Lot 3 as shown by Parcel Map
23 on file in File 45 of PARCEL MAPS, Page 52 of Clark County,
24 Nevada Records; thence along said Westerly prolongation and
25 the North line of Lots 3 and 4 of said Parcel Map, North
26 89°05'33" East a distance of 317.28 feet to the East line of
27 said Government Lot 99; thence along said East line, South
28 00°19'46" East a distance of 323.09 feet to the South line of
29 said Government Lot 99; thence along said South line, South
30 89°05'33" West a distance of 316.23 feet to the POINT OF
31 BEGINNING.

32 PARCEL 7

That portion of said Section 2 described as follows:

BEGINNING at the Southeast corner of said Section 2; thence
along the South line of said Section 2, South 88°46'47" West
a distance of 598.75 feet to the East line of that certain
parcel of land annexed to the City of Las Vegas under
Ordinance No. 2132; thence along said East line, North
01°51'44" West a distance of 690.79 feet to the South line of
LEWIS HOMES SAHARA No. 6 as shown by map thereof on file in
Book 24 of Plats, Page 52 of Clark County, Nevada Records;
thence along the South line of said LEWIS HOMES SAHARA No. 6,
North 88°59'33" East a distance of 254.67 feet to the East
line of said LEWIS HOMES SAHARA No. 6; thence along the East
line of said LEWIS HOMES SAHARA No. 6, North 01°37'13" West a
distance of 689.81 feet to the North line of the Southeast
Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section
2; thence along the North line of said Southeast Quarter
(SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), North 89°12'12" East a
distance of 347.04 feet to the East line of said Section 2;
thence along said East line, South 01°37'13" East a distance
of 1377.06 feet to the POINT OF BEGINNING.

SECTION 2: That said City Council has determined and
does hereby determine, that said described territory meets the

1 requirements provided by law for annexation to the City of Las
2 Vegas for the following reasons:

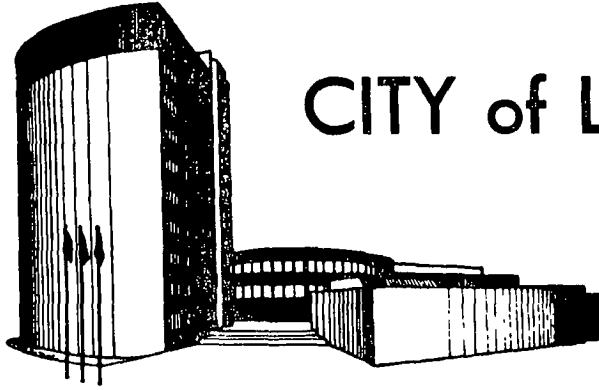
- 3 A. The area to be annexed was contiguous to the City's
4 boundaries at the time the annexation proceedings
5 were instituted;
- 6 B. More than one-eighth (1/8) of the aggregate exter-
7 nal boundaries of the area are contiguous to the
8 City of Las Vegas;
- 9 C. The territory proposed to be annexed is not
10 included within the boundaries of another incor-
11 porated city or within the boundaries of any unin-
12 corporated town as those boundaries existed as of
13 July 1, 1983;
- 14 D. The City of Las Vegas is eligible to annex the area
15 described in this report because the owners of
16 record of not less than-seventy-five percent-(75%)
17 of the individual lots or parcels of land within
18 such area have signed a petition requesting the
19 annexation of such area.

20 SECTION 3: The City of Las Vegas will provide police
21 protection through the Las Vegas Metropolitan Police Department,
22 fire protection, street maintenance, and library services imme-
23 diately upon annexation. Garbage collection by the company
24 franchised by the City will also be provided immediately. The
25 City sanitary sewer system will serve the proposed annexation
26 area. Any connection to or extension of this sewer line to serve
27 the annexation area shall be at the expense of the landowners.
28 Other services, such as participation in the City's recreational
29 programs, special education classes and programs, public works
30 planning, building inspections, and other City Hall services will
31 also be available immediately. Utilities such as gas, electri-
32 city, telephone, and water are provided by private utility com-

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

August 28, 1990

*Recorded
Order of vacation.*

William J. and Wanda N. Brady
2320 Lindell Road
Las Vegas, Nevada 89102

Re: VAC-57-89 - PETITION OF VACATION

Dear Applicant:

Attached is a copy of the above recorded Order of Vacation for your files.

Sincerely,

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

A handwritten signature in black ink, appearing to read "R. S. G.", with a horizontal line extending to the right.

ROBERT S. GENZER
PRINCIPAL PLANNER

NRS:RSG:gm

Attachment



9 0 0 7 3 1 0 1 2 8 3

3

ORDER OF VACATION

A petition dated the 26th day of December, 1989, signed by a property owner(s) abutting the area affected thereby, having been filed with the Clerk of the City Council of the City of Las Vegas, Nevada, petitioning for the vacation of certain real property, hereinafter described, and said petition having been by order of said Council referred to the City Planning Commission for its recommendation in the premises, and said Planning Commission having filed its report with the Council approving and recommending such vacation;

And said City Council by an order made at its regular meeting held on the 21st day of February, 1990, having set the 7th day of March, 1990, at the hour of 2:00 P.M. at the Council Chambers of the Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on said petition and recommendation, and having ordered the City Clerk to notify by registered mail each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation;

9 0 0 7 3 1 0 1 2 8 3

And it appearing from the Affidavit of Mailing filed by the City Clerk, and the Affidavit of Publication filed with said Clerk, that the notices provided for in said Order, were mailed on the 21st day of February, 1990, and that notice of hearing was published on the 23rd day of February, 1990, in the manner prescribed in said order;

And said Council having held a public hearing on the 7th day of March, 1990, on said petition for vacation and the recommendation of the City Planning Commission thereon, and said Council having heard evidence in support of and against said petition;

And following the hearing, said Council having approved said petition by finding that the portion of said real property to be vacated is no longer required for the public use and convenience and that said vacation will enure to the benefit of the City of Las Vegas and that neither the public nor any person will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described property situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows, to-wit:

The South 30 feet of the Easterly 146 feet of the Westerly 186 feet of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 21 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada.

RESERVING an easement to the NEVADA POWER COMPANY over, across and under the above described parcel of land, together with the reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING an easement to the CENTRAL TELEPHONE COMPANY over, across and under the North 5 feet of the above described parcel of land, together with the reasonable rights of ingress thereto and egress therefrom.

9 0 0 7 3 1 0 1 2 8 3

be, and the same hereby is, vacated subject to the following conditions:

1. The Order of Vacation shall not be recorded prior to acceptance of the Drainage Plan/Study for zoning application Z-109-89 as required by the Department of Public Works.
2. The Order of Vacation shall not be recorded if the remaining portion of Via Olivero Avenue, west of Mohawk Street, is not approved for vacation by Clark County.
3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this 23rd day of July, 1990.

[Signature]
RON LURIE, MAYOR

ATTEST:

[Signature]
KATHLEEN M. TIGHE, CITY CLERK

APPROVED AS TO FORM:
ROY A. WOOFER, CITY ATTORNEY

By [Signature]
VAL STEED

CONDITIONS SATISFIED:

By [Signature]
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

When recorded mail to:
ROBERT S. GENZER, Principal Planner
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

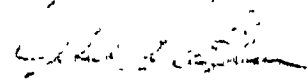
VAC-57-89

- 3 -

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LV/CITY OF
07-31-90 14:53 PRI 3
OFFICIAL RECORDS
BOOK 900731 INST: 01283
FEE: 7.00 RPT: .00
MAP TYPE FILE/PAGE 000/0000

JUDITH A. VANDEVER OF
CLARK COUNTY, NEVADA,
CERTIFIES THIS AS A
TRUE COPY OF IMPRESSED
WITH PL. ORIGINAL

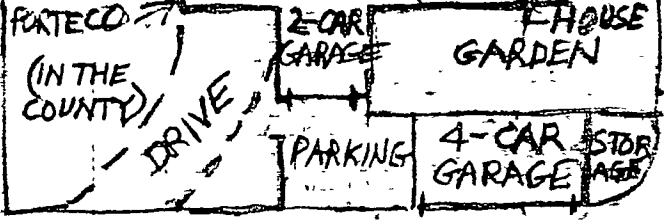
DEC 6 '01



CLARK COUNTY RECORDER

CHURCH ←
 PARKING LOT
 FOR LDS CHURCH & ANOTHER
 CHURCH PARKING LOT TO THE NORTH
 (CALL IN THE CITY)
 ← 400' MORE TO THE NORTH →

PEOPLE WHO OWN THIS HOUSE RENT OUT ROOMS.

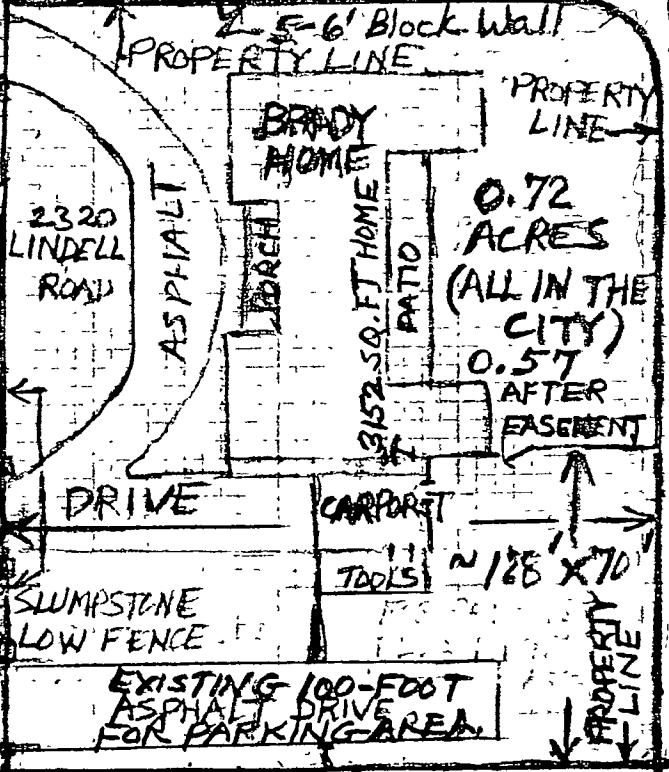


PEOPLE LIVING IN BASEMENT BELOW GARAGE
 4-5 YEARS AFTER VARIANCE FROM COUNTY.

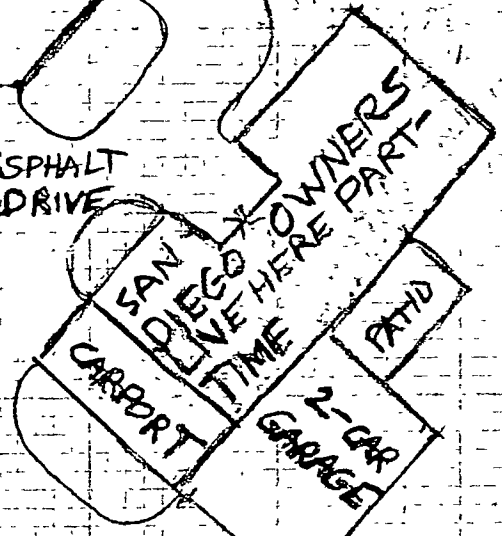
PRIVATE ROAD - 32-FT. WIDE (ASPHALT) (IN THE COUNTY)

BOUNDARY BETWEEN CITY-COUNTY

LINDELL RD.



ASPHALT DRIVE

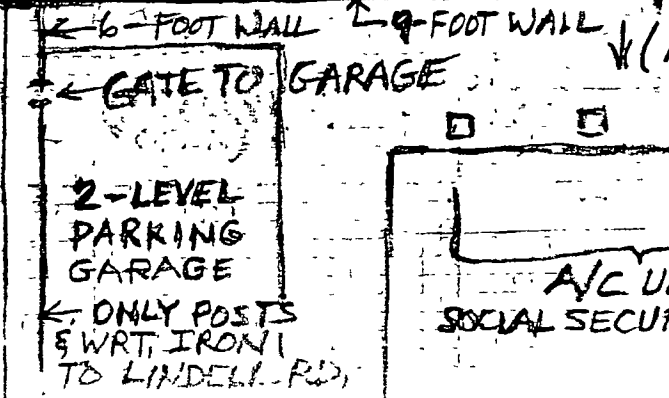


ALL ASPHALT & CONCRETE

(IN THE COUNTY) TO THE NEXT STREET (MOHAWK)

EX-BEAUTY SALON - NOW ACURA HONDA EXTENSION
 (IN THE CITY)
 USED FOR LOADING TRADED INCARS UNLOADING NEW CARS, AND EMPLOYEE PARKING.

SAHARA AVE. N 700 FEET



(ALL THIS IS CITY) (OVER TO THE NEXT STREET - MOHAWK)

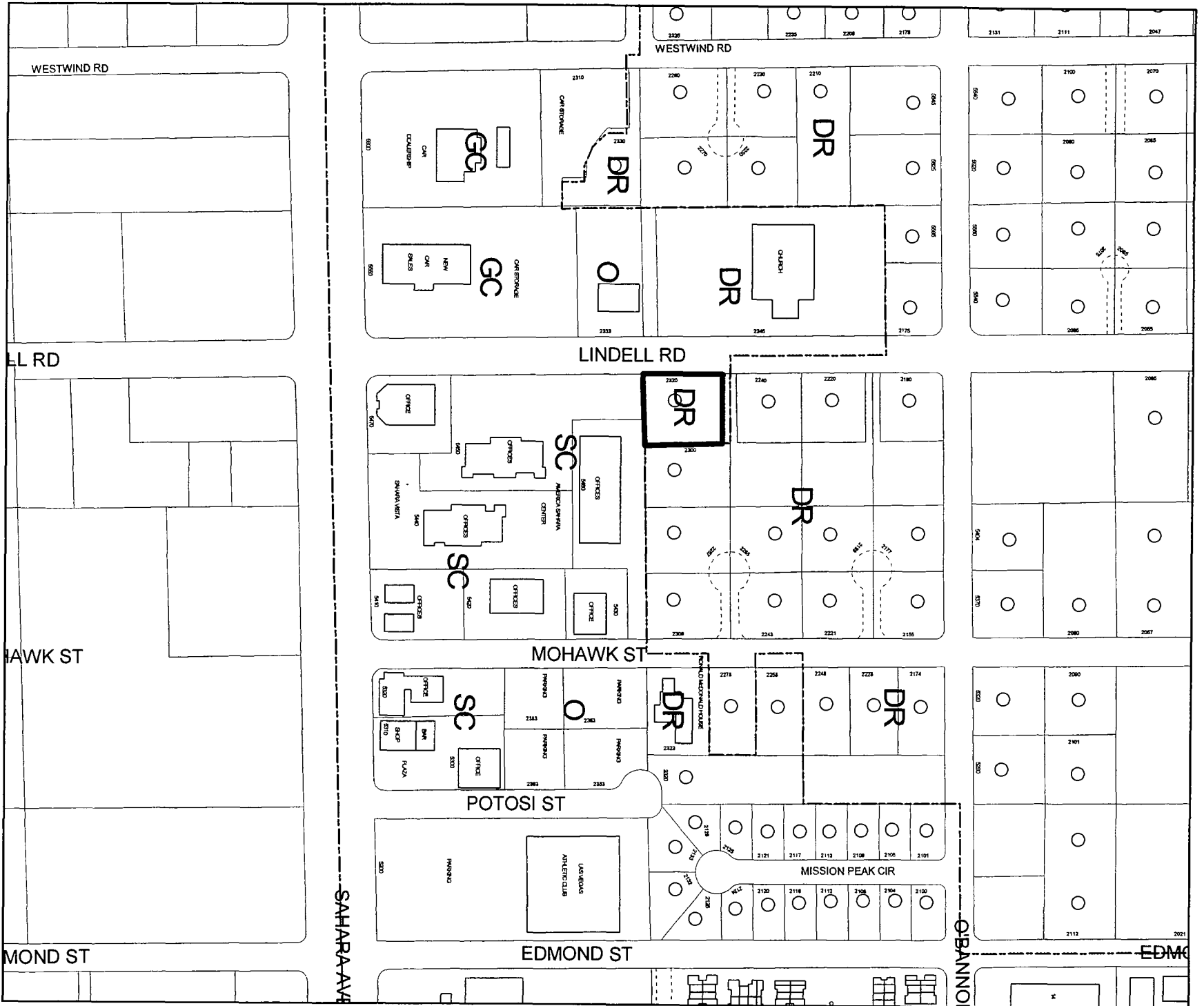
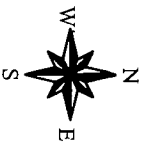
OTHER SAXTON-BUILT BLDGS.

(ALL IN THE CITY)

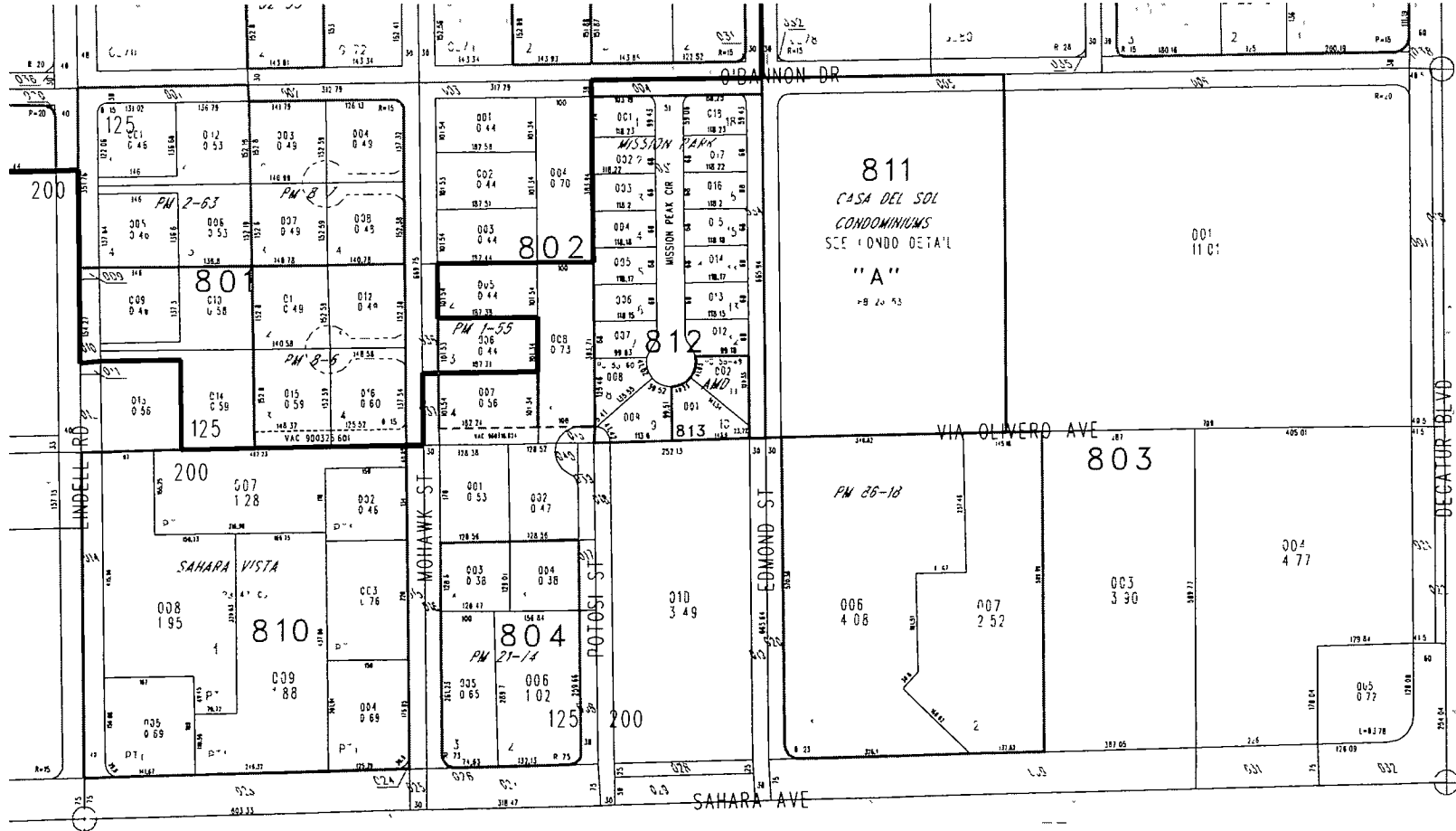
APPROX. SCALE Z-009C-01

CASE: GPA-0049-01 & Z-0090-01

1-10-02 PC



<p>NOTES</p> <p>This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.</p> <p>This map is compiled from official records, including surveys and deeds but only contains the information required for assessment. See the recorded documents for more detailed legal information.</p> <p style="text-align: center;">SCALE IN FEET</p>	<p>MAP LEGEND</p> <p>— PARCEL BOUNDARY</p> <p>- - - SUBD BOUNDARY</p> <p>- - - ROAD EASEMENT</p> <p>- - - PM/LD BOUNDARY</p> <p>- - - NON-PARCEL LOT LINE</p> <p>- - - WATCH LINE / LEADER LINE</p> <p>- - - ROAD ID NUMBER</p>	<p>AVERAGE OR VALUE</p> <p>45</p>	<p>ASSESSOR'S PARCELS - CLARK CO., NV</p> <p>M W Scrotelc, Assessor</p>	<p>BOOK T21S R60E</p>	<p>RANGE 01</p>	<p>TOWNSHIP S 2 SE 4</p>	<p>163-0'-8</p>																																																																						
		<p>PARCEL NUMBER</p> <p>ACREAGE</p> <p>PARCEL SUB/SED NUMBER</p> <p>PLAT RECORDING NUMBER</p> <p>BLOCK NUMBER</p> <p>LOT NUMBER</p> <p>GOV LOT NUMBER</p>	<p>001 1.00</p> <p>202 2.02</p> <p>5</p> <p>615</p>	<table border="1" style="font-size: small;"> <tr><th>R59E</th><th>R60E</th><th>R61E</th></tr> <tr><td>137</td><td>138</td><td>139</td></tr> <tr><td>164</td><td>163</td><td>162</td></tr> <tr><td>175</td><td>176</td><td>177</td></tr> </table>	R59E	R60E	R61E	137	138	139	164	163	162	175	176	177	<table border="1" style="font-size: small;"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>	6	5	4	3	2	1	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	33	34	35	36	<p>Scale " = 200'</p> <p>Rev 01/12 01</p>	<table border="1" style="font-size: small;"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1
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North elevation view of house showing block wall and 32-ft.-wide private street taken from parking area of house to the north.

CASE: 2-0090-01 and		
GPA-0049-01		
= JAN 10 2002		
PC	ADMIN.	BZA



north elev. from NB showing
32-ft wide asphalt private
street.

CASE: Z-0090-01 and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



View from NE corner of property showing garage where Mr. & Mrs. Hardman have lived in basement beneath garage for several years even though at time of County variance they were supposed to have completed a home which has not yet been started, after about four years.

Z-0090-01 & GPA-0049-01

PC: 1-10-02

14.



Aerial elev. view from east of from
NE corner showing block wall,
extensive asphalt paving,
and part of 32-ft. wide
private street to north of
property.

CASE: 2-0090-01 and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA

15.



Rear elevation view from my
east neighbor's asphalt drive
showing extensive paving east
of my wall, plus corner
of their carport attached
to shops.

CASE: 2-0090-01 and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



Rear elev. behind cinder block wall from neighbors' asphalt drive on east side.

CASE: 2-0090-01 and		
QAA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



East rear elevation inside
cinder block wall - camera
held just inside wall.

CASE: Z-0090-01 and
GDA-0049-01
JAN 10 2002

PC ADMIN. BZA



East and rear elevation
inside cinder-block wall.

CASE: 2-0090-01 and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA

192



~~REAR~~ Rear elev. from SE
over block wall. Long object is
one of two pontoons stored in
construction yard for a
planned houseboat, now not
possible.

CASE: 2-0090-0/and		
GPA-0049-0/		
JAN 10 2002		
PC	ADMIN.	BZA



South Elev. from SW
showing existing 100'-long
Asphalt Drive

CASE: <u>2-0090-01 and</u>		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



South Elers from SW ②

CASE: <u>Z-0090-01 and</u>		
<u>GPA-0049-01</u>		
JAN 10 2002		
PC	ADMIN.	BZA



South Elev. from SW ④

CASE: <u>2-0090-01 and</u>		
<u>GPA-0049-01</u>		
JAN 10 2002		
PC	ADMIN.	BZA



South Elev. from SW (P)

CASE <u>2-0090-01 and</u>		
<u>GPA-0099-01</u>		
JAN 10 2002		
PC	ADMIN.	BZA



PC
 ADMIN. BZA
 2002 JAN 10 2002
 GPR-0048-01
 -01-01 and

③

South Eser. From SW



Front elevation taken from SW, 
in LDS Church parking lot.

CASE: Z-0090-0101		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



Front elev. of south part of
property showing commercial
buildings to the south from SW.

CASE: Z-0090-01 and		
GPA-0049-01		
JAN 10 2002		
(PC)	ADMIN.	BZA



Front elevation taken from SW. ②
in LDS Church parking lot.

CASE: Z-0090-01 and
GPA-0049-01
JAN 10 2002

PC ADMIN. BZA

3.



A second front elevation from
the west across Lindell Rd.

CASE: <u>Z-0090-01 and</u>		
<u>GPA-0049-01</u>		
JAN 10 2002		
<u>PC</u>	ADMIN.	BZA

4.



Front elevation from W across
Lindell.

CASE <i>2-0090-01</i>		
<i>QPA-0049-01</i>		
JAN 10 2002		
<i>PC</i>	ADMIN.	BZA



Front elevation taken from the west
in LDS Church parking lot.

CASE: Z-0090-0/and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA



Front elev. taken from LDS church
parking lot WNW of property again
showing three-story commercial
buildings south of property.

CASE: Z-0090-01and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA

7.



Front Elev. Taken from LDS
Church parking lot across
Lindell Rd. showing commercial
buildings to the south rising
about 1/2 all trees to about
three stories.

CASE: Z-0090-01 and
QPA-0049-01



Front Elev. Taken from NW
showing circular drive.

CASE: 2-0050-01 and		
GPA-0049-01		
JAN 10 2002		
PC	ADMIN.	BZA

9.



Front Elev. from NW
showing circular
Asphalt Drive

CASE: 2-0050-01 and
GPA-0049-01
JAN 10 2002

PC ADMIN. BZA



North end,
showing 32'-wide asphalt
street and neighbors' parking
and garages to north of
property

CASE: <u>2-0090-01 and</u>		
<u>GPA-0049-01</u>		
JAN 10 2002		
PC	ADMIN.	BZA