

RESOLUTION NO. RA-4-96RESOLUTION OF THE CITY OF LAS VEGAS
REDEVELOPMENT AGENCY APPROVING THE
AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE DOWNTOWN LAS VEGAS
REDEVELOPMENT AREA

WHEREAS, on October 2, 1996, by Resolution No. RA-3-96, the City of Las Vegas Redevelopment Agency (the "Agency") submitted to the City Council of the City of Las Vegas (the "City Council") the proposed Amendment to the Redevelopment Plan (the "Plan Amendment") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area"), together with the Report of the Agency to the City Council concerning said Plan Amendment, and consented to and requested the City Council to call a joint public hearing of the Agency and the City Council to consider and act on the proposed Plan Amendment; and

WHEREAS, on October 2, 1996, by Resolution No. R-68-96, the City Council acknowledged receipt of the proposed Plan Amendment and the Report to the City Council from the Agency and called for a joint public hearing to be held on October 16, 1996; and

WHEREAS, the Planning Commission has reported to the Agency and the City Council and has recommended approval of the Plan Amendment; and

WHEREAS, on October 16, 1996, the City Council and the Agency held a joint public hearing to consider adoption of the Plan Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in the *Las Vegas Review Journal*, a newspaper of general circulation in the City of Las Vegas, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first-class mail to the last known owner of each parcel of land in the area proposed to be added to the Redevelopment Area as shown on the records of the Clark County Assessor; and

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1 WHEREAS, the Agency has considered the Report and Recommendations of the
2 Planning Commission on the Plan Amendment, has provided an opportunity for all persons
3 to be heard and has considered all evidence and testimony presented for or against any and
4 all aspects of the Plan Amendment;

5 NOW, THEREFORE, THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY
6 DOES HEREBY RESOLVE AS FOLLOWS:

7 Section 1. The Agency hereby approves the proposed Amendment to the
8 Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, attached hereto and
9 incorporated herein by this reference, and recommends that the City Council approve and
10 adopt the Plan Amendment.

11 Section 2. The Secretary of the Agency is hereby directed to transmit a copy of
12 this resolution to the City Council for its consideration in acting on the adoption of the Plan
13 Amendment.

14 PASSED AND ADOPTED this 16th day of October, 1996, by the following vote:

15 AYES:

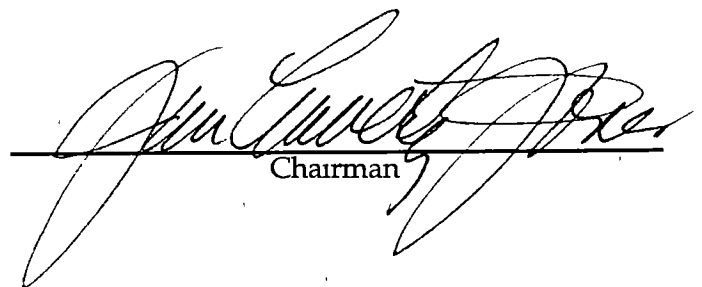
16 NOES:

17 ABSENT:

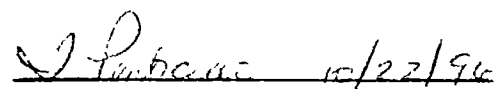
18 ABSTAIN:

21 ATTEST:

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23 Secretary

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Chairman

25 Approved as to form:

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28 Date

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PROPOSED AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
DOWNTOWN LAS VEGAS REDEVELOPMENT AREA

[To Be Attached.]

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**AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
LAS VEGAS REDEVELOPMENT AREA**

In that certain Redevelopment Plan (herein, the "Plan") for the Las Vegas Redevelopment Area, as adopted by the City Council of the City of Las Vegas by Ordinance No. _____ on _____, 19____, and amended by Ordinance No. _____ on _____, 19____, the following amendments are made as an attachment.

1. Paragraph C. of Section 200 of the Plan is hereby amended to read as follows:

C. "Map" means the Redevelopment Plan Map and the "Extension of Redevelopment Area Boundaries Plan Maps".

2. Section 300 of the Plan is hereby amended to read as follows:

The boundaries of the Redevelopment Area are described in the "Legal Description of the Downtown Redevelopment Area," and the "Extension of the Redevelopment Area Boundaries Legal Description" attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Downtown Las Vegas Redevelopment Area Map," and the "Extension of Boundaries Redevelopment Area Maps" attached hereto as Attachment No. 2 and incorporated herein by reference.

3. Section 500 of the Plan is hereby amended to read as follows:

The "Redevelopment Plan Map," and the "Extension of Redevelopment Area Boundaries Maps" which appear in Attachment No. 3 of this Plan, illustrates the location of the Redevelopment Area boundaries,

layout of the principal streets within the Redevelopment Area and the proposed land uses to be permitted in the Redevelopment Area, for all land -- public, semi-public and private. All development shall conform to the requirements of applicable state statutes and local codes as they now exist or are hereafter amended.

4. The first paragraph of Section 510.13 of the Plan is hereby amended to read as follows:

The principal streets and highways in the Redevelopment Area are shown on the Map and include, but are not limited to:

<u>North-South Streets</u>	<u>East-West Streets</u>
Main Street	Washington Avenue
Las Vegas Boulevard	Bonanza Road
Maryland Parkway	Fremont Street
Highland Drive	Charleston Boulevard
Eastern Avenue	Sahara Avenue
<u>Decatur Boulevard</u>	<u>Vegas Drive</u>
<u>Martin Luther King Blvd.</u>	<u>Lake Mead Blvd.</u>
<u>Rancho Street</u>	<u>Owens Avenue</u>
<u>Bruce Street</u>	

5. Section 520.4 of the Plan is hereby amended to read as follows:

The number of dwelling units presently in the Redevelopment Area is approximately 2,278, and the "Extension of the Redevelopment Area Boundaries" is approximately 373..

6. The second paragraph of Section 520.8 of the Plan is hereby amended to read as follows:

Sufficient space shall be maintained between buildings in all areas to provide adequate landscaping, light, air and privacy.

7. Include with the existing Attachment No. 1, the "Legal Description of the Redevelopment Area," the

8. "Extension of the Redevelopment Area Boundaries Legal Description," attached hereto as Exhibit A and incorporated herein by reference.
Include with the existing Attachment No. 2, the "Las Vegas Redevelopment Area Map," the "Extension of the Redevelopment Area Boundaries Maps," attached hereto as Exhibit B and incorporated herein by reference.

9. Include with the existing Attachment No. 3, the "Redevelopment Plan Map," the "Extension of the Redevelopment Area Boundaries Plan Maps," attached hereto as Exhibit C and incorporated herein by reference.

10. Section 510 of the Plan needs to adopt two additional Designated Land Uses as described in the General Plan, Chapter 2.14 General Plan Land Use Classifications System, and incorporated herein by reference, are the "O" (Office) and "LI/R" (Light Industry/Research) land use definitions, more fully described as follows:

"Office (O): The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations."

"Light Industry/Research (LI/R): This light industry/research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed."

11. Section 520.15 of the Plan is hereby amended to read as follows:

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Redevelopment Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Redevelopment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Redevelopment Area. The Agency shall not approve any plans that do not comply with this Plan. The Agency is hereby authorized to assign responsibility for the review and approval of such plans to the staff of the Agency should it so choose.

Plans shall address all proposed improvements to the site and include scale drawings of the site plan indicating front, side and rear yards, landscaping, streetscaping, signage and graphics. Plans shall indicate screening for objectionable external apparatus including roof mounted equipment. Exterior elevations and other presentation drawings shall identify all exterior massing, materials and color. Plans shall incorporate a report detailing the abatement of any environmental issues associated with the operation of the proposed development including noise, odor, glare, vibration, smoke, dust,

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ashes, radiation, hazardous or noxious wastes or any other factors requested by the Agency. Roof tops within the Redevelopment Area shall be designed as architectural element recognizing that adjacent or nearby neighbors may view onto those conditions.

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EXHIBIT B

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Legal Description of Added Area

[To Be Inserted.]

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EXHIBIT "A"
PROPOSED ADDED AREA

Those portions of Section 24 and Section 25, Township 20 South, Range 60 East, M.D.M., and those portions of Section 19, Section 21, Section 25, Section 26, Section 29, Section 30, Section 35, and Section 36 in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1

BEGINNING at the intersection of the West line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., with the Westerly prolongation of the North line of Parcel 1 as shown on File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records; thence Easterly along said Westerly prolongation and the North line of said Parcel 1 to the West line of Parcel 2 as shown on said File 23 of Parcel Maps, Page 3; thence Southerly along said West line and the Southerly prolongation thereof to the North line of Section 30, Township 20 South, Range 61 East, M.D.M., thence Easterly along said North line to the Northerly prolongation of the East line of that certain parcel of land described by DEED to the STATE OF NEVADA, recorded August 7, 1959 as Document Number 169656 of Clark County, Nevada Records; thence Southerly along said Northerly prolongation and the East line of said STATE OF NEVADA Parcel to the South line of said STATE OF NEVADA Parcel; thence Westerly along said South line and the Westerly prolongation thereof to the East Right-of-Way line of DECATUR BOULEVARD; thence Southerly along said East Right-of-Way line to the North line of the Southwest Quarter (SW 1/4) of said Section 30; thence Easterly along said North line to the Northerly prolongation of the West line of CHARLESTON ESTATES TRACT NO. 7-A, a recorded subdivision; thence Southerly along said Northerly prolongation and the West line of said CHARLESTON ESTATES TRACT 7-A and the Westerly line of CHARLESTON ESTATES TRACT NO. 7B, a recorded subdivision, to the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30; thence Westerly along said South line and the Westerly prolongation thereof to the West Right-of-Way line of DECATUR BOULEVARD; thence Northerly along said West Right-of-Way line to the South line of Lot 17, Block 6 of LAS VEGAS SQUARE, a recorded subdivision; thence Westerly along said South line and the South line of Lot 40, Block 6 of said LAS VEGAS SQUARE to the East Right-of-Way line of YALE STREET;

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EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Northerly along said East Right-of-Way line to the North line of the South 31 feet of Lot 2, Block 1 of GOLF RIDGE TERRACE UNIT NO. 1, a recorded subdivision;
thence Easterly along said North line to the West Right-of-Way line of DECATUR BOULEVARD;
thence Northerly along said West Right-of-Way line to the centerline of CARMEN BOULEVARD;
thence Westerly along said centerline to the East Right-of-Way line of YALE STREET;
thence Northerly along said East Right-of-Way line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-E, a recorded subdivision;
thence Westerly along said South line to the West line of said GOLF RIDGE TERRACE UNIT NO. 7-E;
thence Northerly along said West line to the South line of GOLF RIDGE TERRACE UNIT NO. 7-F, a recorded subdivision;
thence Easterly along said South line to the East line of said GOLF RIDGE TERRACE UNIT NO. 7-F;
thence Northerly along said East line to the South line of Section 24, Township 20 South, Range 60 East, M.D.M.;
thence Easterly along said South line to the West line of the East 210 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Northerly along said West line to the North line of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Easterly along said North line to the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Northerly along said West line to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Easterly along said North line to the East line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24;
thence Southerly along said East line to the POINT OF BEGINNING.

PARCEL '2

BEGINNING at the Northwest corner of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 21, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along the North line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21 to the West line of the East 390 feet of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Southerly along said West line to the South line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21; thence Westerly along said South line to the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21; thence Northerly along said West line to the POINT OF BEGINNING.

PARCEL 3

BEGINNING at the Northeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.M.;
thence Southerly along the East line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29 and the Southerly prolongation thereof to the South Right-of-Way line WASHINGTON AVENUE;
thence Westerly along said South Right-of-Way line to the East line of that certain parcel of land described by DEED to the CITY OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records;
thence Southerly along said East line to the North Right-of-Way line of ERNEST MAY LANE;
thence Easterly along said North Right-of-Way line to the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29;
thence Southerly along said East line to the South line of ROBIN MANOR, a recorded subdivision;
thence Easterly along said South line and the Easterly prolongation thereof to the East Right-of-Way line of DIKE LANE;
thence Southerly along said East Right-of-Way line to the North line of that certain parcel of land described as PARCEL A of that certain DEED to FRANCHISE REALTY INTERSTATE CORPORATION, recorded July 6, 1967 as Instrument Number 648248 of Clark County, Nevada Records;
thence Easterly along said North line to the East line of said PARCEL A;
thence Southerly along said East line and the Southerly prolongation thereof to the South Right-of-Way line of BONANZA ROAD;
thence Westerly along said South Right-of-Way line to the West line of BONANZA PARK, a recorded subdivision;
thence Southerly along said West line to the North Right-of-Way line of ORAN K. GRAGSON HIGHWAY (US-95);
thence Westerly along said North Right-of-Way line to the Northeast Right-of-Way line of RANCHO DRIVE;
thence Northwesterly along said Northeast Right-of-Way line to the South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section 29;

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EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Westerly along said South line to the Southwest Right-of-Way line of RANCHO DRIVE;
thence Northwesterly along said Southwest Right-of-Way line to the North Right-of-Way line of BONANZA ROAD;
thence Westerly along said North Right-of-Way line to the South line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;
thence Westerly along said South line to the West line of the East 618.12 feet (measured along the North line) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29;
thence Northerly along said West line to the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29;
thence Easterly along said North line to the Northeast Right-of-Way line of RANCHO DRIVE;
thence Northwesterly along said Northeast Right-of-Way line to the Southeast line of TWIN LAKES VILLAGE, UNIT 5, a recorded subdivision;
thence Northeasterly and Easterly along said Southeast line to the West line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 29;
thence Northerly along said West line to the North line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29;
thence Easterly along said North line to the POINT OF BEGINNING.

PARCEL 4

BEGINNING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along the North line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25 to the East line of the West 793.63 feet (measured along said North line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25;
thence Southerly along said East line to the South line of the North 769.98 feet (measured along the West line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25;
thence Westerly along said South line to the West line of PARCEL NO. 1 as shown on File 29 of Parcel Maps, Page 51 of Clark County, Nevada Records;
thence Southerly along said West line and the Southerly prolongation thereof to the centerline of SEARLES AVENUE;
thence Easterly along said centerline to the West line of THE MEWS, a recorded subdivision;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Southerly along said West line to the centerline of DEMITRIUS AVENUE;
thence Westerly along said centerline to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the South line of WASHINGTON ADDITION UNIT NO. 2, a recorded subdivision;
thence Easterly along said South line to the West line of PARCEL 1 as shown on File 60 of Parcel Maps, Page 77 of Clark County, Nevada Records;
thence Southerly along said West line to the South line of LOT 2A as shown on File 26 of Parcel Maps, Page 68 of Clark County, Nevada Records;
thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the East line of the West 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Southerly along said East line to the South line of the North 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Westerly along said South line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of the South 155 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the East line of the West 200 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Southerly along said East line to the North line of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Easterly along said North line to the West line of TANKEL'S NORTH ADDITION No. 2, a recorded subdivision;
thence Southerly along said West line to the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25;
thence Westerly along said North line to the East Right-of-Way line of EASTERN AVENUE;
thence Southerly along said East Right-of-Way line to the North line of Section 36, Township 20 South, Range 61 East, M.D.M.;
thence Easterly along said North line to the Northerly prolongation of the East line of Lot 1, Block 1 of ARTESIAN ACRES, a recorded subdivision;

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EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

thence Southerly along said Northerly prolongation and the East lines of Lots 1 through 4, Block 1 and Lots 1 and 2, Block 8 of said ARTESIAN ACRES to the North Right-of-Way line of the I-515 EXPRESSWAY;

thence Northwesterly along said North Right-of-Way line to the East Right-of-Way line of EASTERN AVENUE;

thence Southerly along said East Right-of-Way line to the South Right-of-Way line of the I-515 EXPRESSWAY;

thence Easterly along said South Right-of-Way line to the East Right-of-Way line of that certain parcel of land described as Parcel I-515-CL-074.265 of that certain QUITCLAIM DEED to the CITY OF LAS VEGAS, recorded October 3, 1989 in Book 891003 as Instrument Number 00419 of Clark County, Nevada Records;

thence Southerly along said East Right-of-Way line and the Southerly prolongation thereof to the North line of the Southwest Quarter (SW 1/4) of said Section 36;

thence Easterly along said North line to the West Right-of-Way line of TWENTY-EIGHTH STREET;

thence Southerly along said West Right-of-Way line to the South Right-of-Way line of SUNRISE AVENUE;

thence Westerly along said South Right-of-Way line to the East line of SUNRISE PARK TRACT NO. 1, a recorded subdivision;

thence Southerly along said East line to the centerline of VALLEY STREET;

thence Westerly along said centerline to the West line of the Southwest Quarter (SW 1/4) of said Section 36;

thence Northerly along said West line to the South line of MOSS TRACT NO. 3, a recorded subdivision;

thence Westerly along said South line to the West Right-of-Way line of EASTERN AVENUE;

thence Northerly along said West Right-of-Way line to the North line of said MOSS TRACT NO. 3;

thence Westerly along said North line to the East line of GIBSON & JONES ADDITION, a recorded subdivision;

thence Northerly along said East line to the South line of the Northeast Quarter (NE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.M.;

thence Westerly along said South line to the centerline of TWENTY-THIRD STREET;

thence Northerly along said centerline to the South Right-of-Way line of the I-515 EXPRESSWAY;

thence Westerly along said South Right-of-Way line to the centerline of BRUCE STREET;

thence Northerly along said centerline to the North Right-of-Way line of the I-515 EXPRESSWAY;

thence Easterly along said North Right-of-Way line to the South Right-of-Way line of POPLAR AVENUE;

EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Northerly to the Southwest corner of Lot 28, Block 3 of BOULDER DAM HOMESITE ADDITION TRACT NO. 4, a recorded subdivision; thence Northerly along the West line of said Lot 28, Block 3 and the West line of Lot 21, Block 3 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of CEDAR AVENUE; thence Westerly along said centerline to the Southerly prolongation of the West line of Lot 30, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 30, Block 2 to the North line of said Lot 30, Block 2; thence Easterly along the North lines of Lots 30 and 29, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 to the Southerly prolongation of the West line of Lot 21, Block 2 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 21, Block 2 to the centerline of MESQUITE AVENUE; thence Westerly along said centerline to the Southerly prolongation of the West line of Lot 27, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4; thence Northerly along said Southerly prolongation and the West line of said Lot 27, Block 1 and the West line of Lot 20, Block 1 of said BOULDER DAM HOMESITE ADDITION TRACT NO. 4 and the Northerly prolongation thereof to the centerline of WALNUT AVENUE; thence Westerly along said centerline to the East line of BOULDER DAM HOMESITE ADDITION NO. 6, a recorded subdivision; thence Northerly along said East line to the North Right-of-Way line of BONANZA ROAD; thence Easterly along said North Right-of-Way line to the East line of that certain 15 foot wide, North-South alley in Block 5 of GREATER LAS VEGAS ADDITION TRACT 1, a recorded subdivision; thence Northerly along said East line to the South line of Lot 10, Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1; thence Easterly along the South line of said Lot 10, Block 5 and the South lines of Lots 9, 8, 7, 6, 5, 4 and 3, Block 5 of said GREATER LAS VEGAS ADDITION TRACT 1 to the East line of said Lot 3, Block 5; thence Northerly along said East line and the Northerly prolongation thereof to the centerline of WILSON AVENUE; thence Easterly along said centerline to the Southerly prolongation of the West line of Lot 46, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1; thence Northerly along said Southerly prolongation and the West line of said Lot 46, Block 4 and the West lines of Lots 47 through 52, Block 4 of said GREATER LAS VEGAS ADDITION TRACT 1 to the North line of said Lot 52, Block 4; thence Easterly along said North line to the West Right-of-Way line of EASTERN AVENUE;

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EXHIBIT "A"
PROPOSED ADDED AREA
CONTINUED

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thence Northerly along said West Right-of-Way line to the North line of Lot 167, Block 6 of the AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B, a recorded subdivision;
thence Westerly along said North line and the North lines of Lots 168 through 170, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B to the East line of Lot 172, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B;
thence Northerly along said East line and the East lines of Lots 173 and 174, Block 6 of said AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B and the Northerly prolongation thereof to the centerline of SEARLES AVENUE;
thence Westerly along said centerline to the centerline of TWENTY-THIRD STREET;
thence Northerly along said centerline to the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26;
thence Easterly along said North line to the POINT OF BEGINNING.