

Planning & Development Department
Scanning Cover Sheet

Case No Z-0026-71

APN 140-31-211-025

Location NWC of Stewart & Sandhill

Applicant John E. Kenney, Jr.

Subject

Reclassification of property legally described as a portion of the NW 1/4 of Section 31, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: the Southerly 1,323.33' of the Easterly 1,014.01' of said NW 1/4 of Section 31, saving & excepting therefrom the Easterly 40' for right-of-way purposes.



PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. _____

Notice is hereby given that on _____ at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-26-71 JOHN E. KENNEY JR. FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 31, T20S, R62E, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHERLY 1323.33 FEET OF THE EASTERLY 1014.01 FEET OF SAID NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 31, SAVING & EXCEPTING THEREFROM THE EASTERLY 40.00 FEET FOR RIGHT-OF-WAY PURPOSES AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF STEWART AVENUE AND SANDHILL ROAD, R FROM: R-MH (RESIDENCE MOBILE HOME DISTRICT) TO: R-1 (SINGLE FAMILY RESIDENCE) PROPOSED USE: SINGLE FAMILY DWELLINGS

OK

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

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

13 COPIES OF
2 OWNERS STATE.
\$25.00 FILING FEE + \$1 PER LOT

COMMISSIONED
NOV 28

RE TO R-1
ZONING
15 MAR 67 FOR
BAPILL
P. 10/10/67

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-MH Use District to a R-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$100.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

* ATTACHED

- FOR 137 LOTS

Portion of the NW 1/4 of Section 31, T.20S., R.62E., MDM, Clark County, Nevada, more particularly described as follows:

The Southerly 1323.33 feet of the Easterly 1014.01 feet of said NW 1/4 of Section 31. Saving & excepting therefrom the Easterly 40.00 feet for right-of-way purposes.

GENERALLY LOCATED ON THE NORTH WEST CORNER OF STEWART AVE & SANDHILL RD.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK) SS:

I, JOHN E KENNEY JR

being duly sworn, depose and say that I am (we are) the owner(s) of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my),(our) knowledge and belief.

Signed: (In Ink)

Mailing Address

Phone No:

John E Kenney Jr

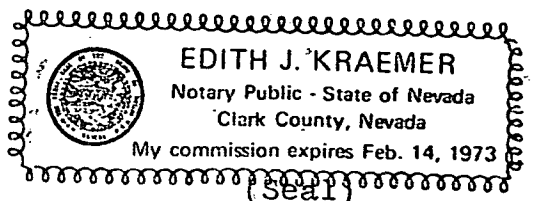
3008-B WEST CHARLESTON
LAS VEGAS NEV 89102

878.7231

Subscribed and sworn to before me this 5th day of April, 19 71

Edith J. Kraemer

Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specs. and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee: \$ 100.00

Received by: [Signature]

Receipt No: 61685

Case No: 2-26-71

Date: 4/5/71

5-13-71
P.C.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM R-3 and C-1 to R-1 (Z-22-71)

That portion of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, MDB&M., more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter (NE 1/4) of Section 25; thence South 00°29'10" East, 821.92 feet to the True Point of Beginning; thence North 89°06'10" West, 1231.40 feet; thence North 01°15'10" East, 829.18 feet; thence South 88°44'50" East, 502.00 feet; thence South 01°15'10" West, 324.05 feet; thence South 89°06'10" East, 714.15 feet; thence South 00°29'10" East, 502.00 feet to the True Point of Beginning.

FROM R-1 to C-V (Z-23-71)

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 29, Township 20 South, Range 61 East, MDB&M., excepting the East Half (E 1/2) of the East Half (E 1/2) thereof.

FROM R-1 and C-1 to C-V (Z-24-71)

Parcel #1: A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 20 South, Range 61 East, MDB&M., and being more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW 1/4) of said Section 26; thence South 89°41'29" East along the north line of said Southwest Quarter (SW 1/4) a distance of 407.33 feet to a point in the northerly prolongation of a westerly line of that certain parcel of land conveyed to the City of Las Vegas by Deed recorded January 8, 1971 as Instrument No. 72731 of Official Records of Clark County, Nevada; thence at right angles South 00°18'31" West along said northerly prolongation and said west line a distance of 196.97 feet to the True Point of Beginning; thence North 89°30'04" West a distance of 265.12 feet; thence South 01°46'04" West a distance of 137.72 feet; thence South 88°23'13" East a distance of 56.38 feet; thence North 01°28'45" East a distance of 118.80 feet to a point in a line that is parallel with and 20.00 feet southerly from the line previously described as bearing North 89°30'04" West; thence along said parallel line South 89°30'04" East a distance of 209.83 feet to a point in said westerly line of said parcel described in said Instrument No. 72731; thence North 00°18'31" East along said westerly line a distance of 20.00 feet to the True Point Beginning.

Parcel #2: That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 26, Township 20 South, Range 61 East and of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, MDB&M., described as follows: Beginning at the Southwest Corner of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 26; thence South 88°45'54" West,

346.62 feet to a point on the easterly right of way line of U.S. Highway 91-93; thence along said easterly right of way line, along a tangent curve concave westerly, having a radius of 1,040.00 feet and a central angle of $15^{\circ}04'17''$, a distance of 273.57 feet to the beginning of a tangent curve concave westerly and having a radius of 4,050.00 feet and a central angle of $00^{\circ}48'42''$; thence northerly 57.37 feet along said curve and along said easterly right of way line; thence North $16^{\circ}41'39''$ East along said easterly right of way line, 246.31 feet; thence South $80^{\circ}38'21''$ East 483.87 feet; thence North $14^{\circ}34'49''$ East 832.40 feet to a point on the southerly right of way line of Washington Avenue, as same now exists; thence South $89^{\circ}41'29''$ East, along said southerly right of way line, 1,570.33 feet to a point on the westerly right of way line of Sagman Street, as designated on the map of Bruce Gardens Unit No. 1, Book 8 of Plats, Page 28, Clark County, Nevada records; thence South $00^{\circ}23'14''$ West along said westerly right of way line, and the southerly prolongation thereof, 1274.92 feet to a point on the south line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 26; thence North $89^{\circ}41'01''$ West, along said south line, 2066.58 feet to the True Point of Beginning.

FROM R-1 to C-V (Z-25-71)

That certain parcel of land situated in the City of Las Vegas, County of Clark, State of Nevada, and being that portion of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, MDB&M., described as follows: Commencing at the point of intersection of the easterly line of North Main Street as said street formerly existed eighty (80) feet in width, with the north line of the Southeast Quarter (SE 1/4) of said Section 27, said point of intersection being marked by a concrete monument; thence along said north line North $88^{\circ}42'06''$ East, 1009.41 feet to a concrete monument at the Northwest Corner of that certain 4.0 acre parcel of land known as the Stewart Burial Plot, described in deed recorded in Book U, Pages 344 to 349 of Real Estate Deeds, Records of Lincoln County, Nevada; thence along the westerly line of said parcel of land South $0^{\circ}0'30''$ East, 417.4 feet to a concrete monument set at the Southwest Corner of said parcel of land; thence North $88^{\circ}42'06''$ East, 10.32 feet to the Northeast Corner of that certain parcel of land described in the deed to the City of Las Vegas, recorded March 3, 1955 as Document No. 37775 of said County Official Records, said corner being the True Point of Beginning; thence South $0^{\circ}00'30''$ East, 176.71 feet; thence South $13^{\circ}04'30''$ West, 353.76 feet; thence South $0^{\circ}00'30''$ East, 393.81 feet to the Southwest Corner of that certain parcel of land conveyed to the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints by deed recorded August 14, 1952 as Document No. 389078 of said County Official Records; thence South $88^{\circ}16'30''$ East along the south line of the last said parcel 355.95 feet to a point in the westerly right of way line of North Fifth Street (100 feet in width), as said right of way line is described in the deed to the State of Nevada recorded September 30, 1954 as Document No. 21524 of said County Official Records; thence along said right of way line the following courses: from a tangent which bears North $21^{\circ}39'35''$ East turning to the left along a curve concave to the northwest with a radius of 3950 feet, through an angle of $5^{\circ}21'09''$ an arc distance of 369.00 feet; thence North $16^{\circ}18'26''$ East, 530.99 feet; thence departing from the said right of way line North $77^{\circ}47'02''$ West along the south line of that certain parcel of land conveyed to Bryan L. Bunker et al, by deed recorded October 9, 1964 as Document No. 463912 of said Clark County Official Records, 246.77 feet to a point on the south line of the aforementioned Stewart Burial Plot; thence South $88^{\circ}42'06''$ West, 301.81 feet to the True Point of Beginning.

FROM R-MH to R-1 (Z-26-71) ✓

The southerly 1323.33 feet of the easterly 1014.01 feet of said Northwest Quarter (NW 1/4) of Section 31, saving and excepting therefrom the easterly 40.00 feet for right-of-way purposes.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 21st day of July, 1971.

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk
(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 7th day of July, 1971, and referred to the following committee composed of Commissioners Thornley and Coblentz for recommendation, thereafter the said committee reported favorably on said ordinance on the 21st day of July, 1971, which was a regular meeting of said Board; that at said regular meeting, the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Franklin, Morelli, Coblentz, Thornley and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk
(SEAL)

Commissioner Thornley moved that the recommendation of the Planning Commission under Z-23-71, Z-24-71 and Z-25-71, be APPROVED, and Staff authorized to proceed.

Motion seconded by Commissioner Coblentz and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

Z-26-71
Approved

ZONE CHANGE Z-26-71 - JOHN E. KENNEY, JR.

Mr. Saylor: This relates to the application of John Kenney, Jr. for a change in zoning from R-MH, which is the mobile home estate zoning, to R-1 for property out at Stewart and Sandhill. This is the parcel in question (wall map). It was previously zoned for mobile homes and he now wants to build single family homes on it. The Planning Commission recommends approval and there were no protests.

Mayor Gragson: Is there anyone present who wants to protest this application?

(No response)

Commissioner Corey moved that the recommendation of the Planning Commission under Z-26-71, be APPROVED and Staff authorized to proceed.

Motion seconded by Commissioner Howery and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

Z-27-71
Approved

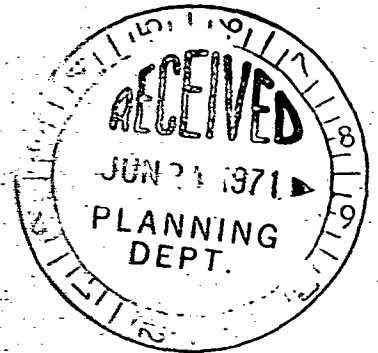
ZONE CHANGE Z-27-71 - L. H. KOVELL

Mr. Saylor: This is the application of Kovell for a change in zoning from P-R to C-1 for property located between Beverly Way and Van Patten Place on Sahara. This is Sahara (wall map) - Van Patten and Beverly. The frontage on Van Patten is one lot in depth; on Beverly there is a two lot depth. There is a P-R classification on there now and they are requesting C-1. They want to put in a Johnnie Reb Restaurant and then want to have their business office adjacent to it, which would be on the north side. In connection with the business office they propose to use the existing building. The remainder of the property would be used for the construction of the restaurant and parking toward Van Patten. At the Planning Commission meeting there was a substantial protest factor in the neighborhood, but the Planning Commission has recommended approval provided that there be a physical separation of the parking facilities at this point (wall map). In other words, to insure that the traffic using the restaurant would not come out here and exit on Beverly. It would not come out at this point where it was shown on the plot plan. We have talked in terms of a wall. The applicant has advised me that there is a row of trees across there and that they would preserve that row of trees and put in a planter and provide that type of a separation. It was a further condition by the Planning Commission that the property to the north be used only as an office in connection with this operation. The balance of the conditions are normal conditions.

Mayor Gragson: Is there anyone present who wants to be heard in protest?

June 23, 1971

Mr. John E. Kenney, Jr.
3008-B W. Charleston Boulevard
Las Vegas, Nevada 89102



Re: Z-26-71

At a regular meeting of the Board of City Commissioners held on May 19, 1971, your application for reclassification of property generally located on the northwest corner of Stewart Avenue and Sandhill Road from R-MH to R-1 was APPROVED as recommended by the Planning Commission.

EDWINA M. COLE
CITY CLERK

EMC:dmk

cc: Planning Department ✓

Las Vegas, recorded March 3, 1955 as Document No. 37775 of said county official records, said corner being the true point of beginning; thence S.0°00'30" East, 176.71 feet; thence S.13°04'30" West, 353.76 feet; thence S.0°00'30" East, 393.81 feet to the southwest corner of that certain parcel of land conveyed to the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints by deed recorded August 14, 1952 as Document No. 389078 of said county official records; thence S.88°16'30" East along the south line of the last said parcel 355.95 feet to a point in the westerly right-of-way line of North Fifth Street (100 feet in width), as said right-of-way line is described in the deed to the State of Nevada, recorded September 30, 1954 as Document No. 21524 of said county official records; thence along said right-of-way line the following courses: from a tangent which bears N.21°39'35" East turning to the left along a curve concave to the northwest with a radius of 3950 feet, through an angle of 5°21'09" an arc distance of 369.00 feet; thence N.16°18'26" East, 530.99 feet; thence departing from the said right-of-way line N.77°47'02" West along the south line of that certain parcel of land conveyed to Bryan L. Bunker et al, by deed recorded October 9, 1964 as Document No. 463912 of said Clark County official records, 246.77 feet to a point on the south line of the aforementioned Stewart Burial Plot; thence S.88°42'06" West, 301.81 feet to the true point of beginning and generally located on the west side of Las Vegas Boulevard North between Washington Avenue and Bell Drive, from R-1 to C-V.

Mr. Saylor stated this is the L.D.S. property, which property we are occupying at the present time. Again, it is the express intent of the City to use this property for public use.

Chairman Johnston declared the public hearing open and there being no comments, declared the public hearing closed.

Mr. Ward moved the application of the CITY OF LAS VEGAS for reclassification of property generally located on the west side of Las Vegas Boulevard North between Washington Avenue and Bell Drive (L.D.S. Property), from R-1 to C-V be APPROVED. The motion was seconded by Mr. O'Brien and carried by unanimous vote.

5. Z-26-71
APPROVED

Application of JOHN E. KENNEY JR. for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: The southerly 1323.33 feet of the easterly 1014.01 feet of said Northwest Quarter

(NW $\frac{1}{4}$) of Section 31, saving and excepting therefrom the easterly 40.00 feet for right-of-way purposes and generally located on the northwest corner of Stewart Avenue and Sandhill Road, from R-MH to R-1.

Mr. Saylor stated this is somewhat of an unusual situation. It is a request for a change from Mobile Home Estate zoning to single family homes. The mobile home estate is the new classification we adopted within the last year which would allow for subdivision of land in the same manner as single family homes, but would allow mobile home occupancy. This is located at Sandhill and Stewart. To the south is single family zoning and to the east is a new single family tract being developed. Further west is a mobile home park and to the southwest is a mobile home park. The property to the north is vacant and owned by Mr. Kenney. The change is to allow the subdivision of land for single family home development. The tentative map and final map is on the agenda at a later time. Staff would recommend approval.

Chairman Johnston declared the public hearing open and there being no comments, declared the public hearing closed.

Mr. O'Brien moved the application of JOHN E. KENNEY JR. for reclassification of property generally located on the northwest corner of Stewart Avenue and Sandhill Road, from R-MH to R-1 be APPROVED. The motion was seconded by Mr. Ward and carried by unanimous vote.

6. Z-27-71
APPROVED

Application of L. H. KOVELL for reclassification of property legally described as Lot 21, Block 1, Van Patten Tract #1 and Lots 22 and 23, Block 1, Van Patten Tract #2 and generally located on the north side of Sahara Avenue between Van Patten Place and Beverly Way, from P-R to C-1.

Mr. Saylor stated this involves property located at the northwest corner of Beverly and Sahara. Immediately to the west is the existing apartment house complex. Further west is a mixture of commercial and professional zoning. To the east is commercial and further on to the east is continuing commercial. This is two lots on Sahara, one at Van Patten and one at Beverly and one additional lot in depth going north on Beverly. Immediately to the east of the lot on Beverly are properties zoned R-2 and developed with duplexes. The property was zoned P-R some time ago for the express purpose of allowing use of professional offices. They are now requesting C-1 zoning to allow the development primarily of a Johnny Reb Restaurant and the utilization of the existing building on the northerly lot as an office building. The buildings would be toward Beverly; parking toward Van Patten. It proposes entrance to

May 21, 1971

City Attorney

Planning Department

Request for Ordinance
Preparation

City Manager
Assessor
Z-22,23,24,25,26-71
Req. for Ord. Prep.
Chrono
Murrel Crump

Would you please prepare an Ordinance to rezone the following properties:

Z-22-71 From R-3 and C-1 to R-1

That portion of the Northeast Quarter ($NE\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M., more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter ($NE\frac{1}{4}$) of Section 25; thence South $00^{\circ}29'10''$ East, 821.92 feet to the True Point of Beginning; thence North $89^{\circ}06'10''$ West, 1231.40 feet; thence North $01^{\circ}15'10''$ East, 829.18 feet; thence South $88^{\circ}44'50''$ East, 502.00 feet; thence South $01^{\circ}15'10''$ West, 324.06 feet; thence South $89^{\circ}06'10''$ East, 714.15 feet; thence South $00^{\circ}29'10''$ East, 502.00 feet to the True Point of Beginning.

Z-23-71 From R-1 to C-V

The North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M., excepting the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) thereof.

Z-24-71 From R-1 and C-1 to C-V

Parcel #1: A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, MDB&M., and being more particularly described as follows:

Cont'd...

May 21, 1971

Commencing at the Northwest Corner of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 26; thence South $89^{\circ}41'29''$ East along the north line of said Southwest Quarter ($SW\frac{1}{4}$) a distance of 407.33 feet to a point in the northerly prolongation of a westerly line of that certain parcel of land conveyed to the City of Las Vegas by Deed recorded January 8, 1971 as Instrument No. 72731 of official records of Clark County, Nevada; thence at right angles South $00^{\circ}18'31''$ West along said northerly prolongation and said west line a distance of 196.97 feet to the True Point of Beginning; thence North $89^{\circ}30'04''$ West a distance of 265.12 feet; thence South $01^{\circ}46'04''$ West a distance of 137.72 feet; thence South $88^{\circ}23'13''$ East a distance of 56.38 feet; thence North $01^{\circ}28'45''$ East a distance of 118.80 feet to a point in a line that is parallel with and 20.00 feet southerly from the line previously described as bearing North $89^{\circ}30'04''$ West; thence along said parallel line South $89^{\circ}30'04''$ East a distance of 209.83 feet to a point in said westerly line of said parcel described in said Instrument No. 72731; thence North $00^{\circ}18'31''$ East along said westerly line a distance of 20.00 feet to the True Point of Beginning.

Parcel #2: That portion of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East and of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M., described as follows: Beginning at the Southwest Corner of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 26; thence South $88^{\circ}45'54''$ West, 346.62 feet to a point on the easterly right of way line of U.S. Highway 91-93; thence along said easterly right of way line, along a tangent curve concave westerly, having a radius of 1,040.00 feet and a central angle of $15^{\circ}04'17''$, a distance of 273.57 feet to the beginning of a tangent curve concave westerly and having a radius of 4,050.00 feet and a central angle of $00^{\circ}48'42''$; thence northerly 57.37 feet along said curve and along said easterly right of way line; thence North $16^{\circ}41'39''$ East along said easterly right of way line, 246.31 feet; thence South $80^{\circ}38'21''$ East 483.87 feet; thence North $14^{\circ}34'49''$ East 832.40 feet to a point on the southerly right of way line of Washington Avenue, as same now exists; thence South $89^{\circ}41'29''$ East, along said southerly right of way line, 1,570.33 feet to a point on the westerly right of way line of Sagan Street, as designated on the map of Bruce Gardens Unit No. 1, Book 8 of Plats, Page 28, Clark County, Nevada records; thence South $00^{\circ}23'14''$ West along said westerly right of way line, and the

Cont'd...

May 21, 1971

southerly prolongation thereof, 1274.92 feet to a point on the south line of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 26; thence North $89^{\circ}41'01''$ West, along said south line, 2066.58 feet to the True Point of Beginning.

Z-25-71 From R-1 to C-V

That certain parcel of land situated in the City of Las Vegas, County of Clark, State of Nevada, and being that portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M., described as follows: Commencing at the point of intersection of the easterly line of North Main Street as said street formerly existed eighty (80) feet in width, with the north line of the Southeast Quarter ($SE\frac{1}{4}$) of said Section 27, said point of intersection being marked by a concrete monument; thence along said north line North $88^{\circ}42'06''$ East, 1009.41 feet to a concrete monument at the Northwest Corner of that certain 4.0 acre parcel of land known as the Stewart Burial Plot, described in deed recorded in Book U, Pages 344 to 349 of Real Estate Deeds, Records of Lincoln County, Nevada; thence along the westerly line of said parcel of land South $0^{\circ}0'30''$ East, 417.4 feet to a concrete monument set at the Southwest Corner of said parcel of land; thence North $88^{\circ}42'06''$ East, 10.32 feet to the Northeast Corner of that certain parcel of land described in the deed to the City of Las Vegas, recorded March 3, 1955 as Document No. 37775 of said County Official Records, said corner being the True Point of Beginning; thence South $0^{\circ}00'30''$ East, 176.71 feet; thence South $13^{\circ}04'30''$ West, 353.76 feet; thence South $0^{\circ}00'30''$ East, 393.81 feet to the Southwest Corner of that certain parcel of land conveyed to the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints by deed recorded August 14, 1952 as Document No. 389078 of said County Official Records; thence South $88^{\circ}16'30''$ East along the south line of the last said parcel 355.95 feet to a point in the westerly right of way line of North Fifth Street (100 feet in width), as said right of way line is described in the deed to the State of Nevada, recorded September 30, 1954 as Document No. 21524 of said County Official Records; thence along said right of way line the following courses: from a tangent which bears North $21^{\circ}39'35''$ East turning to the left along a curve concave to the northwest with a radius of 3950 feet, through an angle of $5^{\circ}21'09''$ an arc distance of 369.00 feet; thence North $16^{\circ}18'26''$ East, 530.99 feet; thence departing from the said right of way line North $77^{\circ}47'02''$ West along the south line of that certain parcel of land conveyed to Bryan L. Bunker et al, by deed recorded October 9,

Cont'd...

May 21, 1971

1964 as Document No. 463912 of said Clark County Official Records, 246.77 feet to a point on the south line of the aforementioned Stewart Burial Plot; thence South 88°42'06" West, 301.81 feet to the True Point of Beginning.

Z-26-71 From R-MH to R-1

The southerly 1323.33 feet of the easterly 1014.01 feet of said Northwest Quarter (NW $\frac{1}{4}$) of Section 31, saving and excepting therefrom the easterly 40.00 feet for right-of-way purposes.

Robert C. Clemmer
Senior Planner

RCC:jb

Planning Department
May 14, 1971

John E. Kenney Jr.
3008B West Charleston
Las Vegas, Nevada

Re: Z-26-71

Dear Mr. Kenney:

At the regular meeting of the Las Vegas City Planning Commission, held May 13, 1971, consideration was given to your request for reclassification of property generally located on the northwest corner of Stewart Avenue and Sandhill Road, from R-MH to R-1.

It was voted by the Board to refer this item to the Board of City Commissioners with a recommendation of APPROVAL.

This item will be heard by the Board of City Commissioners at their next regular meeting to be held May 19, 1971, at 10:00 A.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

Sincerely,

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw