

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0140-89

APN: 138-28-612-026

Location: 7729 Bentonite Dr

Applicant: Melvin L. Shipman & Virginia Bertsch

Project Name:

To change the legal front of the lot from Bentonite Dr to Halite Ct; to allow a proposed single-family dwelling 10' from the rear property line where a 15' minimum setback is required and 18' from the front property line where a 20' minimum setback is required.



INTERDEPARTMENT DISTRIBUTION LIST

| | DATE SENT 1989 | DATE RETURNED 1989 | COMMENTS |
|------------------------------|-------------------|-----------------------|----------|
| BUILDING & SAFETY- | 12/4 | 12/20 | no obj. |
| FIRE SERVICES | " | 12/12 | no obj. |
| PUBLIC WORKS - R/W, ELEC. | " | 12/14 | no obj. |
| LAND DEVELOPMENT DIV. | " | | |
| DOWNTOWN REDEVELOPMENT | | | |
| POLICE DEPARTMENT | | | |
| LICENSE DEPARTMENT | | | |
| HEALTH DEPARTMENT | | | |
| CITY ATTORNEY | | | |
| CITY MANAGER | | | |

FILE NO. V-140-89

PROPERTY OWNERS

PROTESTS

APPROVALS

| | | |
|-----|-------|-------|
| 1. | _____ | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |
| 7. | _____ | _____ |
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| 16. | _____ | _____ |
| 17. | _____ | _____ |
| 18. | _____ | _____ |
| 19. | _____ | _____ |
| 20. | _____ | _____ |

FILE NO. V-140-89

NOTICE OF PUBLIC HEARING

DECEMBER 28, 1989

Notice is hereby given that on **December 28, 1989**, at 7:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:


V-140-89

Application of MELVIN L. SHIPMAN AND VIRGINIA BERTSCH for a Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single-family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required, on property located at 7729 Bentonite Drive, in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTEEN
(15) IN BLOCK TWO (2), CALICO VISTA ESTATES UNIT #2.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of this application, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



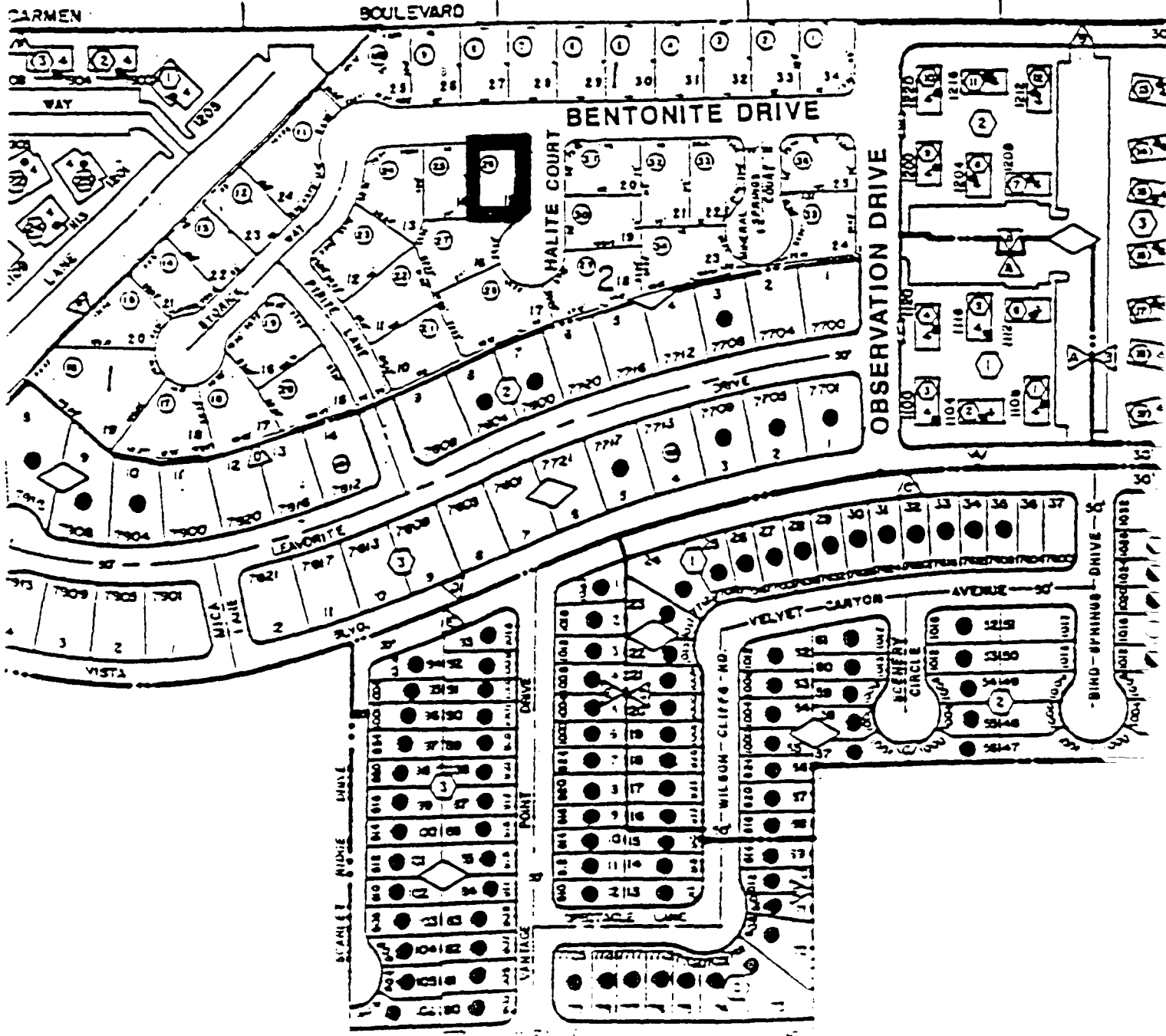
HAROLD P. FOSTER, DIRECTOR

HPF:gm

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

SEE LOCATION MAP ON REVERSE SIDE

V-140-89



V-140-89

450-215-026

428.4

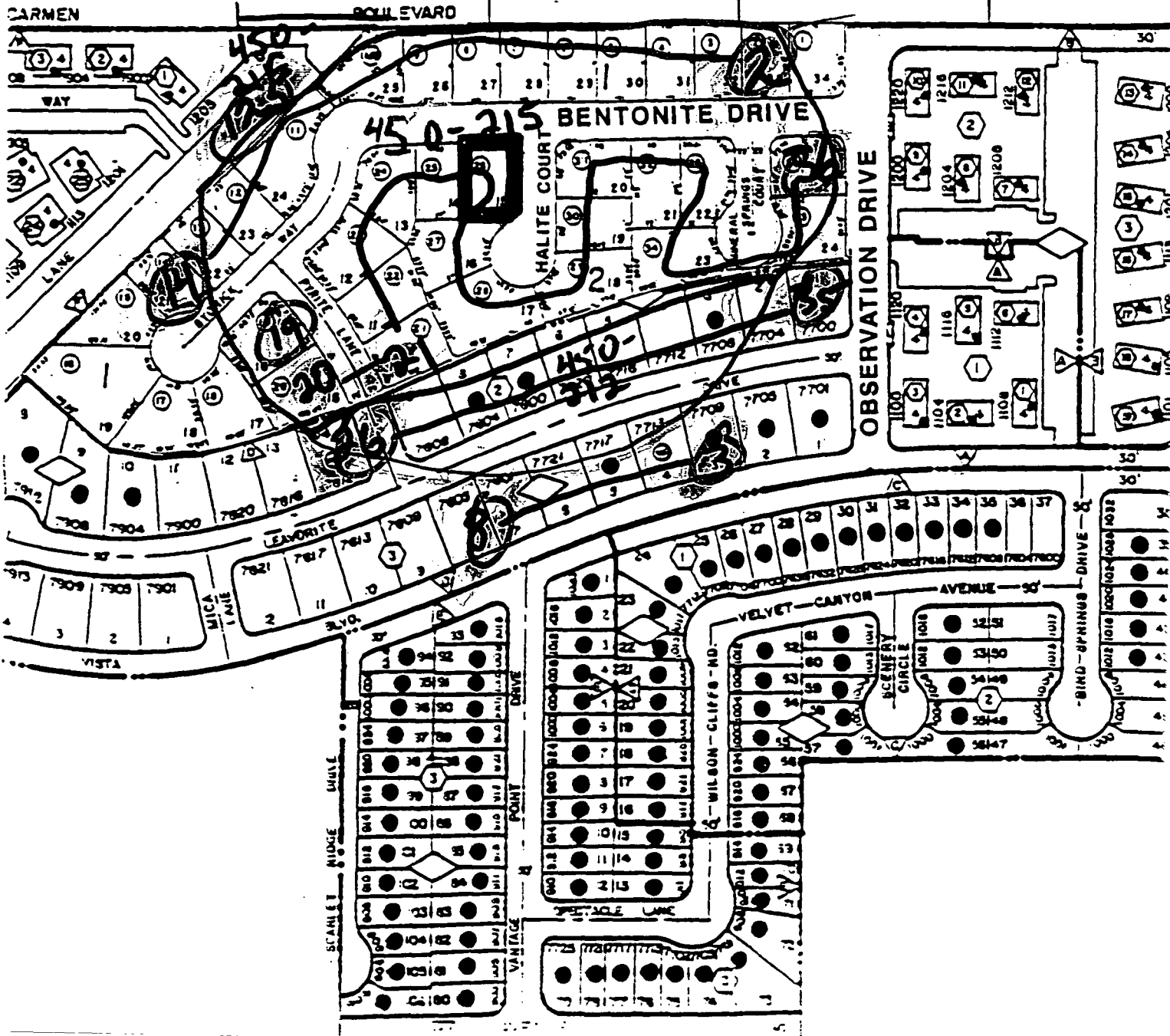
SFD



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450-215
(circled)

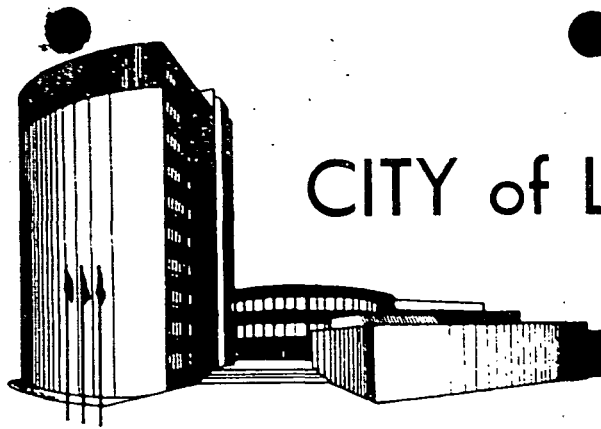
15
(circled)



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1990

Melvin L. Shipman and Virginia Bertsch
1517 Wintergreen Drive
Las Vegas, Nevada 89128

RE: V-140-89 - VARIANCE

Dear Mr. Shipman and Ms. Bertsch:

The City Council at a regular meeting held January 17, 1990 APPROVED the appeal filed by Melvin L. Shipman and Virginia Bertsch on the action of the Board of Zoning Adjustment in denying the application for a Variance, thereby approving the Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required, on property located at 7729 Bentonite Drive, in Zoning District R-1, subject to:

1. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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



CITY COUNCIL MINUTES

MEETING OF
JANUARY 17, 1990

AGENDA

City of Las Vegas

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

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. VARIANCE - PUBLIC HEARING

5. V-140-89 - Melvin L. Shipman
and Virginia Bertsch

APPEAL filed by Melvin L. Shipman and Virginia Bertsch on the action of the Board of Zoning Adjustment in DENYING their application for a Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required, on property located at 7729 Bentonite Drive, in Zoning District R-1.

Board of Zoning Adjustment unanimously DENIED this request.

If approved, subject to:

- 1. Standard conditions 1 and 5.

Staff Recommendation: APPROVAL of the request to change the legal front of the lot and DENIAL of the request for yard setback reductions

PROTESTS: 1 (at meeting)

ADAMSEN - APPROVED THE APPEAL THEREBY APPROVING THE VARIANCE subject to the conditions.

Motion carried with Nolen voting "NO".

Clerk to Notify and Planning to proceed.


MR. MEL SHIPMAN appeared and presented a Petition in support of his request containing 33 signatures. He said the Petition also included the signature of the protestant from the Board of Zoning Adjustment meeting who he was able to contact.

COUNCILMAN ADAMSEN said he believed this was unique. The applicant would like to construct a home and was trying to fit the home on this lot.

COUNCILMAN NOLEN disagreed stating the house should be designed to comply with the laws, or he should buy a lot that fits the house he wants to build.

No one appeared in opposition.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES
MEETING OF
JANUARY 17, 1990

X.

H. VARIANCE - PUBLIC HEARING

5. V-140-89 - Melvin L. Shipman and Virginia Bertsch

This is an appeal to the denial action of the Board of Zoning Adjustment for a Variance to change the legal front of a lot from Bentonite Drive to Halite Court; and to allow a proposed single family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required. The site is a 7,434 square foot vacant corner subdivision lot and all adjoining properties are under Resolution of Intent to R-1 in the recently approved Calico Vista Estates subdivision.

The applicant plans to construct a one-story, single family residence on this lot and front the residence to the east on Halite Court. At the Board of Zoning Adjustment meeting, the applicant indicated the proposed residence is large and the only way to accommodate it on this lot is to change the legal front and have the setbacks as proposed. It was pointed out that a bay window extends into the front setback and a portion of the three car garage will extend into the rear setback area.

Staff recommended approval of the change of the legal front of the lot but felt that there was not sufficient justification to warrant a Variance to the setback requirements. The Board of Zoning Adjustment felt that it would be more appropriate for the applicant to construct the proposed residence on a larger lot or redesign the home to fit this lot and denied the entire request.

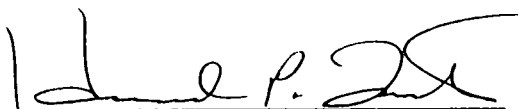
There was one protestant at the meeting who appeared in opposition to the Variance. He had recently constructed a home in the area and felt that everyone should adhere to the established standards.

Board of Zoning Adjustment Decision: DENIED

Staff Recommendation: APPROVAL of the request to change the legal front of the lot and DENIAL of the request for the setback deviations

PROTESTS: 1 (at meeting)

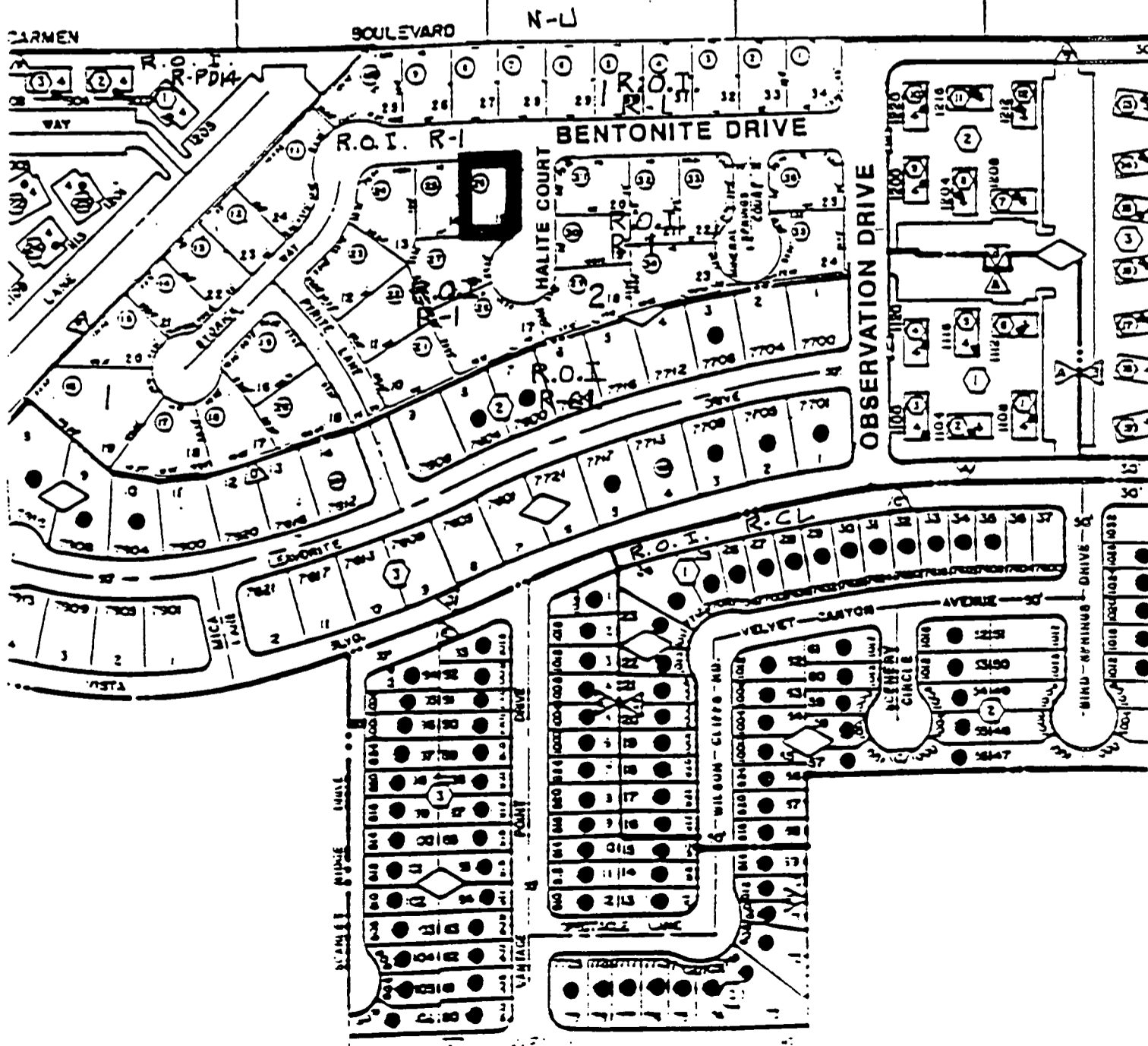
SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
JANUARY 17, 1990

LOCATION MAP - ITEM X.H.5. - V-140-89 - Melvin L. Shipman and Virginia Bertsch

V-140-89



INTER-OFFICE MEMORANDUM

| | |
|--|----------------------------|
| TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT | FROM: CITY CLERK |
| SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS | COPIES TO: |

This is to certify that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-140-89

Applicant: MELVIN L. SHIPMAN & VIRGINIA BERTSCH

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

12-29-89
DATE

K. M. Tigh
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: December 28, 1989

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) January 15, 1990

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) January 16, 1990

Set date 1/3/90
Public hearing 1/17/90

RECEIVED

DEC 29 12 29 PM '89

CITY CLERK

December 28, 1989

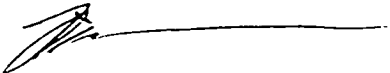
City Clerk
Kathleen M. Tighe
400 E. Stewart
Las Vegas, Nevada 89101

Re: V-140-89

I wish to appeal the decision of the Board of Zoning Adjustment December 28, 1989 Meeting.

Sincerely,

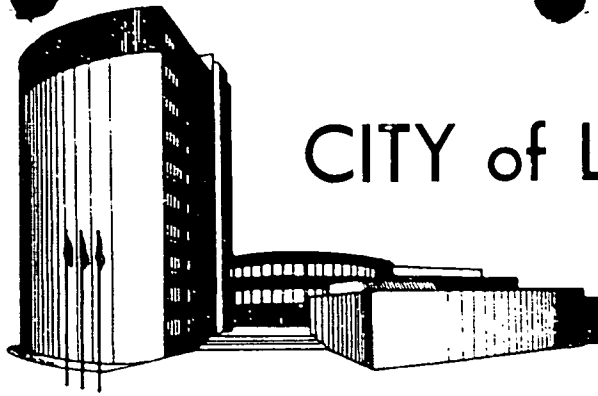
Melvin L. Shipman
1517 Wintergreen Drive
Las Vegas, Nv 89128



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 2, 1990

Melvin L. Shipman and Virginia Bertsch
1517 Wintergreen Drive
Las Vegas, Nevada 89128

Re: V-140-89

Dear Applicant:

Your request for a Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single-family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required, on property located at 7729 Bentonite Drive, in Zoning District R-1, was considered by the Board of Zoning Adjustment on December 28, 1989.

It was voted by the Board of Zoning Adjustment to DENY your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on December 28, 1989 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

BOARD ACTION

24. V-140-89 - MELVIN L. SHIPMAN AND VIRGINIA BERTSCH

APPLICATION: Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single-family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required

LOCATION: 7729 Bentonite Drive

ZONE: R-1

STAFF RECOMMENDATION: APPROVAL of the portion of the request to change the legal front of the lot, subject to:

- 1. Standard conditions 1 and 5.

DENIAL of the request for yard setback reductions; if approved, subject to:

- 1. Standard conditions 1 and 5.

PROTESTS: 1 at meeting

SORENSEN
DENIED
Unanimous
(Ashworth excused)

Rick Williams explained the site plan wherein the applicant is requesting the orientation of the house to front to Halite Court and change all of the setbacks accordingly. Staff felt there is no setback hardship because this is a vacant lot. Staff recommended approval of the portion to change the legal front but recommended denial of the request for yard setback reductions.

Mr. and Mrs. Shipman, applicants, stated the setback reduction is requested so that a three-car garage can be constructed.

Luis Berumen appeared in opposition to this Variance.

(21:44 - 21:55)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 15, 1989

Melvin L. Shipman and Virginia Bertsch
1517 Wintergreen Drive
Las Vegas, Nevada 89128

Re: V-140-89

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on December 28, 1989.

This meeting will be held at 7:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive.

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



AGENDA

DECEMBER 28, 1989

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

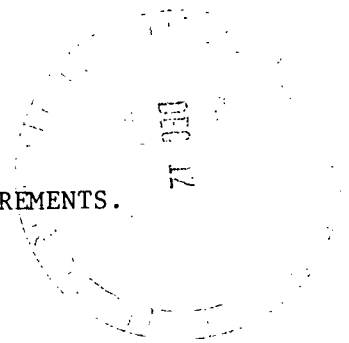
23. V-139-89
- Applicant: FRITZ AND DOROTHY GERSICH
Application: Variance to allow an existing second dwelling where only one dwelling is permitted; and to allow the existing accessory structure three feet six inches (3'6") to the rear of the main dwelling where a six foot (6') separation is required
Location: 1247 Douglas Drive
Zone: R-1
24. V-140-89
- Applicant: MELVIN L. SHIPMAN AND VIRGINIA BERTSCH
Application: Variance to change the legal front of the lot from Bentonite Drive to Halite Court; to allow a proposed single-family dwelling 10 feet from the rear property line where a 15 foot minimum setback is required and 18 feet from the front property line where a 20 foot minimum setback is required
Location: 7729 Bentonite Drive
Zone: R-1
25. V-141-89
- Applicant: AAURNA A. AND EVALYN M. ANDERSON
Application: Variance to allow a second story addition to a non-conforming detached garage where additions to non-conforming structures are not permitted; to allow the addition to be eleven feet eight inches (11'8") higher than the home where accessory structures are not permitted to exceed the height of the main dwelling; to allow the addition to be used as a family room where detached habitable rooms are not permitted; and to allow an existing attached carport to the side property line where a five foot (5') minimum setback is required
Location: 1614 Eastwood Drive
Zone: R-1

DATE: 12-12-89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V 190-89



 NO OBJECTIONS - APPEARS TO MEET ALL FIRE DEPARTMENT ACCESS REQUIREMENTS.

X NO OBJECTIONS - THIS IS DESERT/VACANT PROPERTY AT THIS TIME.

 NO OBJECTIONS - MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE
FIRE CODES, BUILDING CODES, CITY CODES AND WHERE NECESSARY
ANY STATE CODE REQUIREMENTS.

 NO OBJECTIONS - PRESENTS NO EXPOSURE PROBLEM TO SURROUNDING PROPERTY.

 RECOMMEND DENIAL

COMMENTS: _____

Donald L. Linn

FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 13, 1989

TO:
Harold P Foster, Director
Department of Community Planning

FROM:
Richard D Goecke, Director
Department of Public Works

CK JEF

SUBJECT:
V-140-89
Shipman & Bertsch

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

1. We have no objection to the variance requests to allow the legal front to change and to allow the setback variances because of such.

NOTICE OF PUBLIC HEARING

DECEMBER 28, 1989
(Date)

MAIL NOTICES: 12/14/89

Notice is hereby given that on **December 28, 1989** at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-140-89

Application of MELVIN L. SHIPMAN AND VIRGINIA BERTSCH

for a Variance to change the legal front of the lot
PROPOSED SINGLE FAMILY DWELLING
from Bentonite Drive to Halite Court₁ to allow a ^{FEET} 10
~~foot (10)~~ ^{FEET FROM THE FRONT LINE} ~~yard setback~~ where a 15 foot minimum
setback is required ~~to allow an 18 foot front yard~~ ^{FEET FROM THE FRONT FOOT LINE}
~~setback~~ where a 20 foot minimum setback is required,
on property located at 7729 Bentonite Drive, in Zoning
District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT FIFTEEN
(15) IN BLOCK TWO (2), CALICO VISTA ESTATES UNIT #2.

| | (Initial) | (Date) |
|-------------|--------------------|----------------|
| K. CRANE | <u>KC</u> | <u>12/5/89</u> |
| R. GENZER | <u>[Signature]</u> | <u> </u> |
| R. WILLIAMS | <u>[Signature]</u> | <u>12/7</u> |
| H. FOSTER | <u>[Signature]</u> | <u> </u> |
| D. PARTIN | <u> </u> | <u> </u> |

PLEASE RETURN THIS FILE TO GRETA
BY: **12/7/89**

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE/USE PERMIT, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

INTER-OFFICE MEMORANDUM

12.16.89

TO: DEPARTMENT of COMMUNITY PLANNING and DEVELOPMENT

FROM: DEPARTMENT of BUILDING SAFETY

SUBJECT: v- 140.89 VARIANCE MELVIN BERTSCH ZONE: R1 PARCEL NO. 450.215.026

COPIES TO: FET & REAR SETBACKS

In answer to your memorandum, Dated 12.4.89 on the above Variance request at, Loc. 7729 BENTONITE

This department (has or has no) objections, provided that all required permits and inspections are obtained through Building Safety.

- 1. IT MEETS 1988 UBC
2. CHAPTER 5 R PROTECTION
3. CHAPTER 12 DIV 3 1/3 SINGLE FAMILY RES.
4. PARK FEES REQUIRED
5. TORTOSE FEES REQUIRED

[Handwritten signature]

7PM
12-28-89

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also, accompanying this application is the prescribed fee of \$100.00.

The undersigned, MELVIN L. SHIPMAN - AND - VIRGINIA BERTSCH, the Owner(s), respectfully petition(s) for a special Variance to allow CHANGE THE LEGAL FRONT OF THE LOT FROM BENTONITE DRIVE TO HALITE COURT - AND TO ALLOW A 10 FOOT REAR BACKYARD SETBACK WHERE 15 FOOT IS REQUIRED - ALSO TO ALLOW A 18 FOOT FRONTYARD SETBACK WHERE 20 FOOT IS REQUIRED

Assessor's Parcel No.: 450-215-026

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HERewith SUBMITTED: The property is situated at NORTH WEST CORNER 7729 BENTONITE (street name and number) between BENTONITE DRIVE and HALITE COURT (street name) in Zoning District R-1. Said property is legally described as follows, to wit:

LOT FIFTEEN (15) IN BLOCK TWO (2) OF CALICO VISTA ESTATES UNIT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 41, OF PLATS, PAGE 35 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA (PROPERTY COMMONLY KNOWN AS: VACANT LAND)

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), MELVIN L. SHIPMAN - AND - VIRGINIA BERTSCH, (please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

(SIGN IN INK)

(1) [Signature]
SIGNATURE OF OWNER OF RECORD

1517 WINTERGREEN DR
MAILING ADDRESS

254-7284
PHONE NUMBER

LAS VEGAS NV 89128
CITY STATE ZIP

(2) [Signature]
SIGNATURE OF OWNER OF RECORD

1517 WINTERGREEN DR.
MAILING ADDRESS

254 7284
PHONE NUMBER

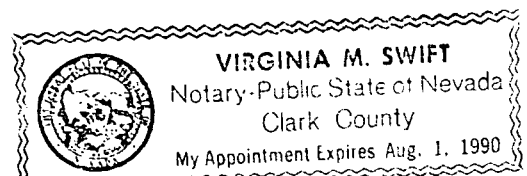
LAS VEGAS NV 89128
CITY STATE ZIP

Subscribed and sworn to before me this 28 day of November, 1989.

[Signature]
Notary Public in and for said County and State

Aug. 1, 1996
My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00 Case No.: V-140-89 Received by: [Signature]

Receipt No.: 74373 Meeting Date: 12/28/89 Date: 11/28/89

*** FOR DEPARTMENT USE ONLY ***
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
FILE INFORMATION FORM

[Handwritten signature/initials]

APPLICANT: NAME MELVIN L. SHIPMAN & VIRGINIA BERTSCH

REP'S NAME _____

ADDRESS 1517 WINTERGREEN DR

L.V. NV 89128

PHONE 254-7284

AGENT:

*DEED
WILL
HERE
BY 12/8*

425-4011

PHONE _____

APPLICATION TYPE.

REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT

QTA OTHER _____

PUBLIC HEARING: IF YES, LEGAL LOT 15 BLK 2 CALICO VISTA

ZONING: EXISTING R-1 PROPOSED ESTATES UNIT #2

LAND USE: EXISTING VACANT

PROPOSED SFD

PAST ACTIONS: CASE NO. 2-10-87 ACTION appd zoning DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-28-4 ASSESSOR'S PARCEL NO. 450-215-026

GENERAL LOCATION: SW CORNER OF BENTONITE DR.

AND HALITE CT.

7729 BENTONITE DR

FLOOD ZONE "A": YES _____ NO X

III DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: [Signature] DATE 11/28/89

GENERAL RECEIPT NO. 74373

CASE NO. V-140-89

PC DATE: _____

BZA DATE: 12/28/89

33.00
450-210-041

9111400305

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RICHARD BENNALLACK, an unmarried man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to MELVIN L. SHIPMAN, an unmarried man and VIRGINIA BERTSCH, an unmarried
women as Joint Tenants

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

Lot Fifteen (15) in Block Two (2) of CALICO VISTA ESTATES UNIT NO. 2, as shown
by map thereof on file in Book 41 of Plates, Page 35, in the Office of the County
Recorder of Clark County, Nevada.

- Subject to:
1. Taxes for the fiscal year 1989-90.
 2. Covenants, conditions, restrictions, rights of way and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
Witness my hand and seal on this 8th day of November 1989

STATE OF NEVADA } SS.
COUNTY OF Clark }
Richard Bennallack

On November 8, 1989
Before me, a Notary Public, personally appeared
Richard Bennallack

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

Samuel J. Reed
Notary Public

Notarial Seal
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SAMUEL J. REED
My Appointment Expires Jan 13, 1990

ENCROW NO. _____
89-10-0678 SG
MAIL TAX STATEMENTS TO: Melvin L. Shipman and
Virginia Bertsch, 1212 Wintergreen Drive, Las
Vegas, Nevada 89128

CLARK COUNTY, NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA TITLE CO
11-14-89 08:00 DBI
BOOK 891114 INST 00305
FEE 5.00 RPIT 33.00

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

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

- ITEMS COMPLETED
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- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) ~~copies of floor plans~~, and two (2) ~~copies of the landscape plans~~ shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
- A. Date of preparation and all dates of revision.
 - B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
 - C. Name, address and phone number of owner, developer and person who prepared the map.
 - D. Statement of the present use and the proposed use of the property.
 - E. A precise legal description of the property involved in this application and the number and street name.
 - F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
 - G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
 - H. Total acreage (or square footage, if less than two (2) acres).
 - I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
 - J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
 - K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
 - L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
 - M. Size and location of all existing and proposed on-premises signage.

--OVER--

II. Architectural information:

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

(2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

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

B. Required fees.

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

D. Drawing Submittals:

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

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

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

*** FOR DEPARTMENT USE ONLY ***

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

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): _____

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

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

(Applicant's Signature) (Date)

(Owner of Record) (Date)

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