

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0124-88

APN: 139-34-712-107

Location: East side of 11th St btwn Carson Ave and
Bridger Ave

Applicant: Medallion Development, Inc.

Project Name:

To allow the following: 1) a three story apartment building to be built to the side property lines where 5' setbacks are required; 2) a portion of the building (two stairways) to be located 18' from the rear property line where 20' is required; 3) 48 units where 45 are permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1990	DATE RETURNED 1990	COMMENTS
BUILDING & SAFETY			
FIRE SERVICES			
PUBLIC WORKS - R/W, ELEC.			
LAND DEVELOPMENT DIV.			
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-124-88
Reinstatement & Extension of Time

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	COMMENTS
BUILDING & SAFETY	10/25	11/15	no obj.
FIRE SERVICES	"		
PUBLIC WORKS - R/W, ELEC.	"	11/17	no obj.
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-124-88 Extension of Line

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1988	DATE RETURNED 1988	COMMENTS
BUILDING & SAFETY	9/28	10-5-88	No OBJECTION. See Notes #1-4 on memo
FIRE SERVICES	11	10-13-88	see conditions marked on memo
PUBLIC WORKS - R/W, ELEC.	11	10-19-88	NO OBJECTIONS AS LONG AS - Accordance to Cond. of App.
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT	9/30	10-5-88	Recommends Approval
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-124-88

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. V-124-88

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1988

Notice is hereby given that on **October 27, 1988**, 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-124-88

Application of MEDALLION DEVELOPMENT, INC. for a Variance to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.

The above request is on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (Proposed R-5).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK EIGHT (8) OF PIONEER HEIGHTS ADDITION TO LAS VEGAS.

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



124-88

Date 1-14-91

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

CITY CLERK

APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT

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

File No.: V-124-88 REINSTATEMENT AND EXTENSION OF TIME

Applicant: MEDALLION DEVELOPMENT, INC.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council: Yes No

1-14-91
DATE


CITY CLERK, *Chief Deputy*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Date of Board of Zoning Adjustment Action: DECEMBER 27, 1990

Last day for filing an appeal by applicant or any other other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) JANUARY 11, 1991

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 14, 1991

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Medallion Development, Inc.
Carmine Esposito, Sec-Treas.
6060 Boulder Highway, Ste. 1
Las Vegas, NV 89122

Re: V-124-88
Reinstatement and Extension of Time

Dear Applicant:

Your request for a Reinstatement and Extension of Time of approved Variance application V-124-88 to allow:

1. A three story apartment building to be built to the side property line where 5 foot setbacks are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted;

on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (under Resolution of Intent to R-5), was considered by the Board of Zoning Adjustment on December 27, 1990.

It was voted by the Board of Zoning Adjustment to DENY your request.

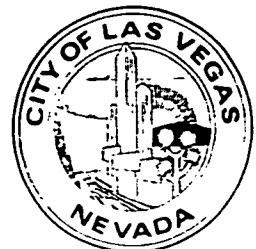
This action by the Board of Zoning Adjustment on December 27, 1990 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. V-124-88 - MEDALLION DEVELOPMENT, INC.

APPLICATION: Reinstatement and Extension of Time on an approved Variance to allow the following:

- 1. A three story apartment building to be built to the side property lines where five foot setbacks are required.
- 2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
- 3. 48 Units where 45 are permitted.

LOCATION: East side of Eleventh Street between Carson Avenue and Bridger Avenue

ZONE: R-4 (under Resolution of Intent to R-5)

STAFF RECOMMENDATION: APPROVAL, subject to:

- 1. Approval of and conformance to the conditions of a reclassification action to rezone this property to an R-5 Zoning District.
- 2. This Extension of Time shall expire on October 27, 1991.

PROTESTS: N/A

SOLOMON
DENIED
Unanimous

Mr. Williams advised that the applicant was noticed by mail of the hearing and attempts were made to contact him by telephone the day before the hearing. In response to questions from the Board, he also advised that this project was originally proposed in 1984 and after a couple of extensions the original variance died and was refiled in 1988. Even should the matter be approved at this time, the related zoning change has expired and that matter will need to be resubmitted.

Applicant was not present.

NOTE: A previous motion for abeyance made by Reese was withdrawn.

(22:05 - 22:10)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 17, 1990

Medallion Development, Inc.
6060 Boulder Highway, Ste. 1
Las Vegas, NV 89122

Attn: Carmine Esposito
Secretary-Treasurer

Re: V-124-88
REINSTATEMENT AND EXTENSION OF TIME

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 27, 1990.

This meeting will be held at 7:00 p.m. in Rooms 201 and 202 of Cashman Field Center, 850 Las Vegas Boulevard North, 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
NORMAN R. STANDERFER, DIRECTOR


RICHARD E. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm



AGENDA

DECEMBER 27, 1990

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

PHONE 386-6301

Page 3

-
7. **V-124-88**
REINSTATEMENT AND
EXTENSION OF TIME
- Applicant:** MEDALLION DEVELOPMENT, INC.
Request: Reinstatement and Extension of Time on an approved Variance to allow the following:
1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required.
 2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
 3. 48 units where 45 are permitted.
- Location:** East side of Eleventh Street between Carson Avenue and Bridger Avenue
Zone: R-4 (under Resolution of Intent to R-5)
8. **U-235-90**
- Applicant:** D C L CORPORATION
Request: Special Use Permit to allow a proposed 14 foot x 48 foot off-premise advertising (billboard) sign
- Location:** West side of Rainbow Boulevard, approximately 280 feet south of Oakey Boulevard
Zone: N-U (under Resolution of Intent to C-1)
9. **U-237-90**
- Applicant:** ERNEST HASSELFELD
Request: Special Use Permit to allow a mini-storage facility
- Location:** 3850 Leon Avenue
Zone: C-2
10. **V-140-90**
- Applicant:** JOSEPH ASH AND JUDITH SHIELDS
Request: Variance to allow an existing attached storage shed two feet six inches (2'6") from the side property line where five feet (5') is the minimum setback required
- Location:** 2620 Cabot Street
Zone: R-1
11. **U-247-90**
- Applicant:** CARDIVAN COMPANY
Request: Special Use Permit to allow coin operated gaming (slot machines) in conjunction with an existing Phar-Mor Drug Store
- Location:** 4621 Faircenter Parkway
Zone: C-1

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 13, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Reinstatement & Extension of Time
V-124-88
Medallion Development, Inc.

COPIES TO:

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

1. We have no objection to the reinstatement & extension of time request as long as all previous conditions of approval for V-124-88 are ultimately complied with.

PLANNING AND
DEVELOPMENT
DEC 14 1990

DATE: 12/12/90

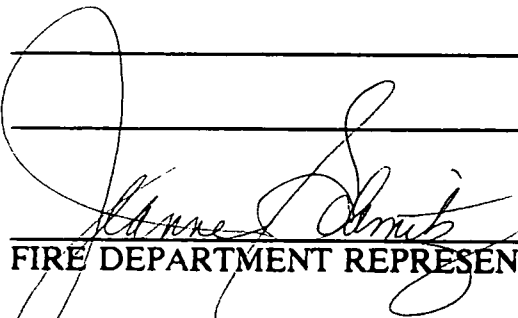
TO: **COMMUNITY PLANNING & DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

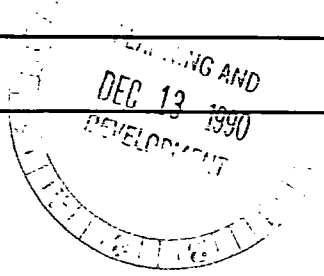
SUBJECT: V-124-88

- No Objection - Appears to meet all fire department access requirements.
- No Objection - This is desert/vacant property at this time.
- No Objection - Must be constructed/installed to conform to all applicable Fire Codes, Building Codes, City Codes, and where necessary any State Code requirements.
- No Objection - Presents no exposure problem to surrounding property.
- Recommend denial.

COMMENTS: _____



FIRE DEPARTMENT REPRESENTATIVE SIGNATURE



ORIGINAL (White) - COMM. PLNG.

COPY (Pink) - FIRE PREVENTION

INTER-OFFICE MEMORANDUM

TO: ✓ DEPARTMENT OF BUILDING AND SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY,
ELECTRIC AND LAND DEVELOPMENT

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS RE: V-124-~~88~~
REINSTATEMENT AND EXTENSION OF TIME
MEDALLION DEVELOPMENT, INC.

COPIES TO:

PARCEL NO.: 040-81-008, 009, 010

The subject application is to allow: Reinstatement and Extension of Time on an approved Special Use Permit to allow a three story 48 unit apartment building - east side of Eleventh Street between Carson Avenue and Bridger Avenue

This structure/use is: PROPOSED X
EXISTING

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the December 27, 1990 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to December 17, 1990 will be appreciated.

Thank you.

NRS:RLW:gm

- Attachments:
1. Application
2. Plot Plan

*B&S - No COMMENT
M.J. 12/10/90*

PLANNING AND
DEVELOPMENT
FEB 12 1990

CITY OF LAS VEGAS

DATE November 29, 1990

INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF BUILDING AND SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (RIGHT-OF-WAY,
ELECTRIC AND LAND DEVELOPMENT

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS RE: V-124-90
REINSTATEMENT AND EXTENSION OF TIME
MEDALLION DEVELOPMENT, INC.

COPIES TO:

PARCEL NO.: 040-81-008, 009, 010

The subject application is to allow: Reinstatement and Extension of Time on an approved Special Use Permit to allow a three story 48 unit apartment building - east side of Eleventh Street between Carson Avenue and Bridger Avenue

This structure/use is: PROPOSED X
EXISTING _____

NOTE: Building & Safety - If this structure is existing, please furnish valuation.

Fire Services - If this structure is existing, please evaluate fire accessibility.

This item will be heard at the December 27, 1990 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to December 17, 1990 will be appreciated.

Thank you.

NRS:RLW:gm

Attachments:

1. Application
2. Plot Plan

Medallion Development, Inc.

OCTOBER 26, 1990

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
400 E. STEWERT AVENUE
LAS VEGAS, NV 89101

ATTENTION: CITY BOARD OF ZONING ADJUSTMENT

RE: V-124-88

DEAR SIRs:

REINSTATEMENT &

MEDALLION DEVELOPMENT IS REQUESTING AN EXTENSION TO THE APPROVED SPECIAL USE PERMIT ON THE PROPERTY LOCATED ON THE EAST SIDE OF ELEVENTH STREET BETWEEN CARSON AVENUE AND BRIDGER AVENUE IN ZONING DISTRICT R-4, FOR A PERIOD OF ONE YEAR.

DUE TO UNAVAILABLE FINANCING AT THIS TIME WE ARE UNABLE TO START THE CONSTRUCTION ON THIS PROPERTY.

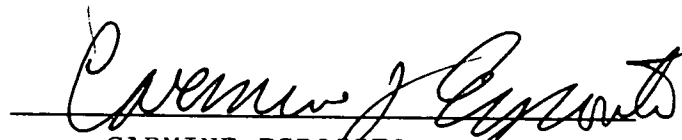
SINCERELY,

MEDALLION DEVELOPMENT



ERIC PARRISH
OPERATIONS MANAGER

APPROVED


CARMINE ESPOSITO
SECRETARY/TREASURER

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MEDALLION DEVELOPMENT, INC.
REP'S NAME CARMINE ESPOSITO
ADDRESS 6060 BOULDER HIGHWAY, STE 1
LAS VEGAS, NV 89122
PHONE 458-5820

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

- REZONING
- PLOT PLAN REVIEW
- VARIANCE
- USE PERMIT
- QTA
- OTHER REINSTATEMENT AND EXT. OF TIME
- PUBLIC HEARING: IF YES, LEGAL —

ZONING: EXISTING R-4 (ROI R-5) PROPOSED SAME

LAND USE: EXISTING SFD
PROPOSED APARTMENTS

PAST ACTIONS:

CASE NO. <u>Z-107-88</u>	ACTION _____	DATE _____
CASE NO. <u>V-91-80</u>	ACTION _____	DATE _____
CASE NO. _____	ACTION _____	DATE _____

DISTRICT MAP NO. M-34-C ASSESSOR'S PARCEL NO. 040-081-008/9/10

GENERAL LOCATION: 209-213 S. 11TH ST.
EAST SIDE OF 11TH ST. BETWEEN
CARSON AVE. & BRIDGER AVE.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: (Signature) DATE 11/9/90

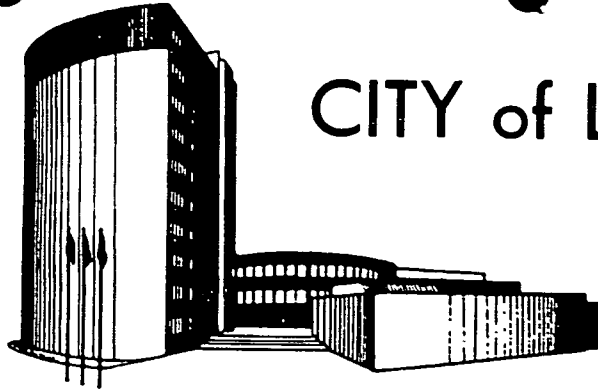
GENERAL RECEIPT NO. 103270 CASE NO. V-124-88

PC DATE: — BZA DATE: 12/27/90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

October 10, 1990

Medallion Development, Inc.
6060 Boulder Highway, Suite 1
Las Vegas, Nevada 89122

Attn: Allen E. Stewart, CEO

Re: V-124-88

Dear Applicant:

Your approved ~~Special Use Permit~~ to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required,
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required,
3. 48 units where 45 are permitted,

on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (under Resolution of Intent to R-5, will expire on October 27, 1990.

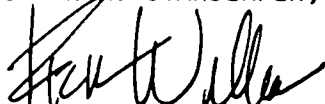
If you wish to request an Extension of Time, the following items must be submitted to this Department:

1. A letter requesting an Extension of Time, including the reasons why construction has not started on this property and when it is proposed to commence. Your request should also include the period of time the extension is being requested (generally for a minimum of one year).
2. A fee payable to the City of Las Vegas in the amount of \$25.00.

If you have any questions or need additional information, please contact Kirk Crane, Principal Planner, at 386-6301.

Sincerely,

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


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

NRS:RLW:gm

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



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-124-88 - Extension of Time

Applicant: MEDALLION DEVELOPMENT, INC.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

12-11-89
DATE

Sandra B. LeBour
CITY CLERK, Chief Deputy

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: NOVEMBER 21, 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.) DECEMBER 8, 1989

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.) DECEMBER 11, 1989

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 27, 1989

Medallion Development, Inc.
6060 Boulder Highway, Suite 1
Las Vegas, Nevada 89122

Attn: Allen E. Stewart
CEO Nevada

Re: V-124-88 - EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time on an approved Variance to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required,
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required,
3. 48 units where 45 are permitted,

on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (under Resolution of Intent to R-5), was considered by the Board of Zoning Adjustment on November 21, 1989.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. This Extension of Time shall expire on October 27, 1990.

continued



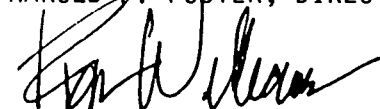
V-124-88 - Extension of Time - Page 2
Medallion Development, Inc.
November 27, 1989

This action by the Board of Zoning Adjustment on November 21, 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.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

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

PHONE 386-6301

BOARD ACTION

ITEM

6. V-124-88 - MEDALLION DEVELOPMENT, INC.

APPLICATION: Extension of Time on an approved Variance to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot set-backs are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.

LOCATION: East side of Eleventh Street between Carson Avenue and Bridger Avenue

ZONE: R-4 (under Resolution of Intent to R-5)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension of Time shall expire on October 27, 1990.

PROTESTS: N/A

PIPPIN

APPROVED, subject to staff's conditions
Unanimous
(Solomon excused)

Rick Williams explained that this Variance was approved by the Board of Zoning Adjustment in 1988 to allow development of an apartment building. The applicant indicates he needs additional time due to financing problems. Staff recommended approval.

Allan Stewart, representing Medallion Development, Inc., agreed with staff.

No one appeared in opposition.

(19:20 - 19:23)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 9, 1989

Allen E. Stewart, CEO Nevada
Medallion Development, Inc.
6060 Boulder Highway, Suite 1
Las Vegas, Nevada 89122

Re: V-124-88
EXTENSION OF TIME

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 November 21, 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

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



AGENDA

NOVEMBER 21, 1989

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

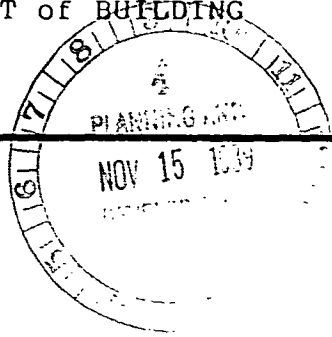
6. V-124-88
EXTENSION OF TIME
- Applicant: MEDALLION DEVELOPMENT, INC.
Application: Extension of Time on an approved Variance to allow the following:
1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.
Location: East side of Eleventh Street between Carson Avenue and Bridger Avenue
Zone: R-4 (under Resolution of Intent to R-5)
7. V-132-88
EXTENSION OF TIME
- Applicant: STEVE AGUIRRE
Application: Extension of Time on an approved Variance to construct a porte cochere 20 feet from the front property line where a 50 foot minimum setback is required; and to construct a seven foot (7') high wrought iron fence in the front yard area where four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height allowed
Location: 2327 Pinto Lane
Zone: R-A
8. V-125-88
EXTENSION OF TIME
- Applicant: TONOPAH-CRAIG ROAD CO.
Application: Extension of Time on an approved Variance to allow outdoor storage and display of merchandise and equipment within the outdoor garden shop of a proposed K-Mart store, where only live nursery stock is permitted outdoors
Location: Northeast corner of Rancho Drive and Craig Road
Zone: R-E (under Resolution of Intent to C-1)

INTER-OFFICE MEMORANDUM

11/14/89

TO: DEPARTMENT of COMMUNITY PLANNING and DEVELOPMENT

FROM: DEPARTMENT of BUILDING SAFETY



SUBJECT: V-124.88 EXT OF TIME DETACHED IN ZONE; PARCEL NO 040.081.008,009 & 010

COPIES TO:

In answer to your memorandum, Dated 10/25/89 on the above Variance request at, Loc. NEED LOCATION

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


NO ADDITIONAL COMMENTS

[Signature]

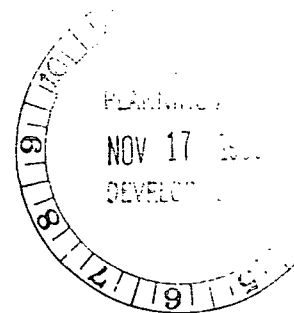
Thom

INTER-OFFICE MEMORANDUM

Date
November 17, 1989

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Richard D. Goecke, Director Department of Public Works <i>CK</i> 
SUBJECT: Extension of Time V-124-88 Medallion Development, Inc.	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 extension of time request as long as all previous conditions of approval for V-124-88 are ultimately complied with.



TOM:MAC

INTER-OFFICE MEMORANDUM

October 25, 1989

TO:

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)
DIVISION OF LAND DEVELOPMENT

FROM:

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

SUBJECT:

REQUEST FOR COMMENTS RE: V-124-88
MEDALLION DEVELOPMENT, INC.

COPIES TO:

PARCEL NO.: 040-081-008, 009 & 010

Subject item will be heard at the November 21, 1989 Board of Zoning Adjustment Meeting (BZA).

Attached is a copy of the applicants request for an Extension of Time.

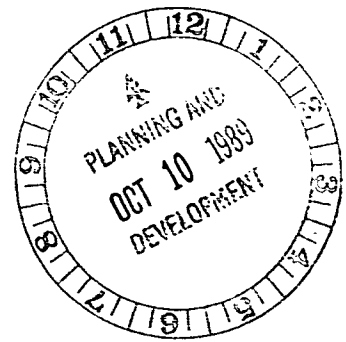
Your recommendations and comments prior to November 10, 1989 will be greatly appreciated.

Thank you.

HPF: gm

Attachment

Medallion Development, Inc.



October 3, 1989

Richard L. Williams
Chief Current Planning Division
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

RE: V-124-88

Dear Mr. Williams:

As requested in your letter dated September 26, 1989 Medallion Development, Inc. is requesting an Extension of Time on the above referenced Variance for a period of two years.

Construction has not commenced due to difficulties gaining adequate financing for the project. However, we are making a concerted effort to procure financing in hopes of getting the project off the ground within the shortest time frame as possible.

As also requested, enclosed is a check for \$25.00 made payable to the City of Las Vegas.

Sincerely,

Allen E. Stewart
C.E.O., Nevada

Handwritten notes:
BZA 10/20/89
GR 10/10/89

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MEDALLION DEVELOPMENT INC.

REP'S NAME _____

ADDRESS 6060 BOULDER HIGHWAY STE 1
L. V. NV 89122

PHONE 458-5820

AGENT: NAME _____

REP'S NAME _____

ADDRESS _____

PHONE: _____

APPLICATION TYPE:

REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT

QTA OTHER EXT. OF TIME

PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING R-4 (ROI R-5) PROPOSED same

LAND USE: EXISTING SFD
PROPOSED APARTMENTS

PAST ACTIONS: CASE NO. Z-107-88 ACTION appd DATE 12/7/88
CASE NO. Z-45-84 ACTION appd DATE 9/5/84
CASE NO. V-89-84 ACTION appd. DATE 8/23/84
V-8252 appd 12/17/82

DISTRICT MAP NO. M-34-6 ASSESSOR'S PARCEL NO. 040-081-008, 9 & 10

GENERAL LOCATION: 209-213 S 11th ST; E. SIDE OF
11th ST. BETWEEN CARSON AVE
& BRIDGER AVE.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Les DATE 10/10/89

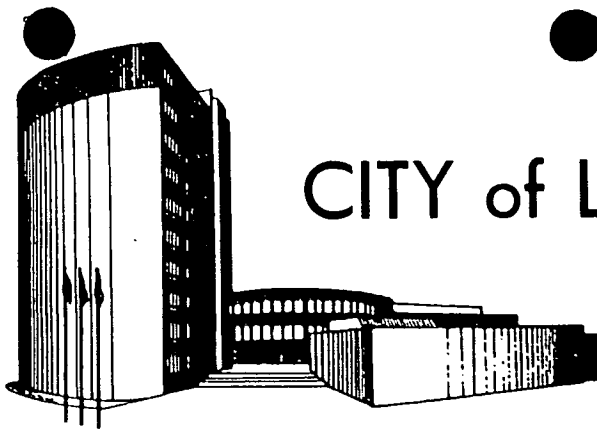
GENERAL RECEIPT NO. 70168 CASE NO. V-124-88

PC DATE: _____ BZA DATE: 11/21/89

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

September 26, 1989

James D. Trubee
Medallion Development, Inc.
6060 Boulder Highway #1
Las Vegas, Nevada 89122

Re: V-124-88

Dear Applicant:

Your approved application for a Variance to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required,
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required,
3. 48 units where 45 are permitted,

on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (Proposed R-5), will expire on October 27, 1989.

If you wish to request an Extension of Time, the following items must be submitted to this Department:

1. A letter requesting an Extension of Time, including the reasons why construction has not been started on this property and when construction is proposed to commence. Your request should also include the period of time the extension is being requested (generally for a minimum of one year).
2. A fee payable to the City of Las Vegas in the amount of \$25.00.

continued



Medallion Development, Inc.
Page 2
September 26, 1989

If you have any questions or need additional information, please contact
Kirk Crane, Principal Planner, at 386-6301.

Sincerely,

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

A handwritten signature in black ink, appearing to read 'R. Williams', written over the typed name of the official below.

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

cc: Allen E. Stewart
6060 Boulder Highway #1
Las Vegas, Nevada 89122

INTER-OFFICE MEMORANDUM

11-16-88

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-124-88

Applicant: MAEDALLION DEVELOPMENT, INC.

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

11/16/88
DATE

K. M. Taylor
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

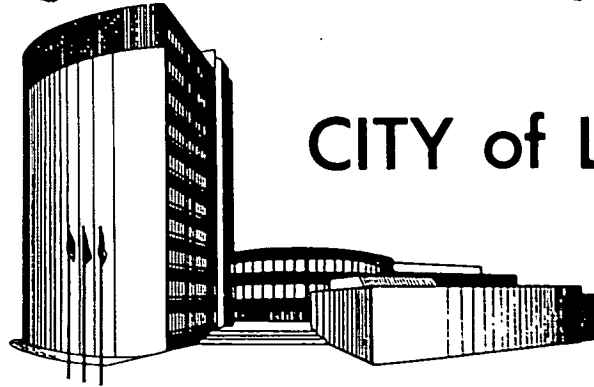
Date of Board of Zoning Adjustment Action: October 27, 1988

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.) November 14, 1988

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.) November 15, 1988

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 1, 1988

Medallion Development, Inc.
6060 Boulder Highway #1
Las Vegas, Nevada 89122

Attn: James D. Trubee

Re: V-124-88

Dear Applicant:

Your request for a Variance to allow the following:

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required,
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required,
3. 48 units where 45 are permitted,

on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4 (Proposed R-5), was considered by the Board of Zoning Adjustment on October 27, 1988.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Approval of and conformance to the conditions of approval of Zoning application Z-107-88.
2. The 10 foot wide strip in front of the building contain mature landscaping consisting of 24 inch boxed evergreen trees, shrubs and lawn ground cover as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.

continued



V-124-88 - Page 2
Medallion Development, Inc.
November 1, 1988

4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.


This action by the Board of Zoning Adjustment on October 27, 1988 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.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the one year time limit.

Sincerely,

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



RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

cc: Allen E. Stewart
6060 Boulder Highway #1
Las Vegas, Nevada 89122

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

17. U-124-88 - HAROLD NEIL VANCE AND LINDA JANE VANCE

APPLICATION: Special Use Permit to allow a family child care home for a maximum of 6 children

LOCATION: 3337 Sturbridge Circle

ZONE: N-U (under Resolution of Intent to R-CL)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This use be limited to a maximum of four children.
2. Standard conditions 1 and 5.

PROTESTS: 1 on record

SORENSEN
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams presented the plot plan. He stated these uses must be evaluated on a case by case basis. Staff recommended approval.

Linda Jane Vance appeared on behalf of the application.

No one appeared in opposition.

(20:56 - 20:58)

18. V-124-88 - MEDALLION DEVELOPMENT, INC.

APPLICATION: Variance to allow the following

1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.

LOCATION: East side of Eleventh Street between Carson Avenue and Bridger Avenue

ZONE: R-4 (Proposed R-5)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of and conformance to the conditions of approval of Zoning application Z-107-88.
2. The 10 foot wide strip in front of the building contain mature landscaping consisting of 24 inch boxed evergreen trees, shrubs and lawn ground cover as required by the Department of Community Planning and Development.
3. Standard conditions 1 through 8.

PROTESTS: 1 at meeting

DIXON
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams presented the plot plan. This request is similar to a previous Variance, approved in 1984, which the applicant allowed to expire. (V-89-84) He stated the related zoning application will be considered by the City Council on 11/16/88. Staff recommended approval.

John Rather and Jim Trubee appeared on behalf of the application.

Richard Stein appeared in opposition. He stated he owned the property south of this one. He claimed there would not be enough room between his property and theirs if this Variance were granted.

(20:58 - 21:11)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

14. V-121-88 - MARK SCHNIPPEL, ET AL

APPLICATION: Variance to allow eleven and one-tenth foot (11.1') side yard setbacks on three corner lots where fifteen foot (15') setbacks are required

LOCATION: 500 Tomsik Street, 500 Hidden Court and 501 Hidden Court

ZONE: R-1

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1 at meeting

RUBIDOUX

DENIED

Motion carried with Pippin voting "No" and Ashworth excused.

Rick Williams presented the plot plan. Staff could not find any unusual circumstances to warrant granting a Variance. Staff recommended denial.

Mark Schnippel appeared on behalf of the application. He stated the error was discovered after they were under construction.

Russel Dolan, 8161 Spur Ct., appeared in opposition.

(20:47 - 20:56)

15. V-122-88 - DAVID P. BOYER, JR., TRUSTEE

APPLICATION: Variance to allow eighteen foot (18') wide one-way driveways between buildings where twenty-five feet (25') is the minimum required; and to allow thirty-two foot (32') wide two-way driveways where thirty-four feet (34') is the minimum required in a proposed mini-storage facility

LOCATION: Southwest corner of Jones Boulevard and O'Bannon Drive

ZONE: N-U (Proposed C-1)

ITEM WITHDRAWN BY APPLICANT

16. V-123-88 - ROBERT B. AND GRACE A. WELD

APPLICATION: Variance to allow construction of a carport five feet (5') from the front property line where a twenty foot (20') minimum setback is required

LOCATION: 200 Estella Avenue

ZONE: R-1

RUBIDOUX

Item 16 HELD IN ABEYANCE until 11/17/88 meeting and Item 19 HELD IN ABEYANCE until 12/15/88 meeting.

Unanimous
(Ashworth excused)

(19:34 - 19:35)

AGENDA

OCTOBER 27, 1988

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

16. V-123-88
- Applicant: ROBERT B. AND GRACE A. WELD
Application: Variance to allow construction of a carport five feet (5') from the front property line where a twenty foot (20') minimum setback is required
Location: 200 Estella Avenue
Zone: R-1
17. U-144-88
- Applicant: HAROLD NEIL VANCE AND LINDA JANE VANCE
Application: Special Use Permit to allow a family child care home for a maximum of 6 children
Location: 3337 Sturbridge Circle
Zone: N-U (under Resolution of Intent to R-CL)
18. V-124-88
- Applicant: MEDALLION DEVELOPMENT, INC.
Application: Variance to allow the following:
1. A three story apartment building to be built to the side property lines where 5 foot setbacks are required.
2. A portion of the building (two stairways) to be located 18 feet from the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.
Location: East side of Eleventh Street between Carson Avenue and Bridger Avenue
Zone: R-4 (Proposed R-5)
19. V-125-88
- Applicant: TONOPAH-CRAIG ROAD COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
Application: Variance to allow outdoor storage and display of merchandise and equipment within the outdoor garden shop of a proposed K-Mart store, where only live nursery stock is permitted outdoors
Location: Northeast corner of Rancho Drive and Craig Road
Zone: R-E (Proposed C-1)

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
Las Vegas, NV 89101
(702) 386-6551

STAFF REPORT ON APPLICATION FOR

Aesthetic Review

Variance

Special Use Permit

Zone Change

Other

Applicant:

MEDALLION DEVELOPMENT INC

Location:

213 South 11th St.

Identification No.

V-124-88

Date Received

OCT 4, '88

AGENCY STAFF RECOMMENDATION:

RECOMMEND APPROVAL - APARTMENTS FIT
THE CRITERIA OF THE L & H STUDY.

STAFF COMMENTS:

PREVIOUSLY APPROVED, BUT VARIANCES/ZONE
CHANGES HAVE EXPIRED, SO HAD TO RE-
SUBMIT REQUEST.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

By:

JACK THOMASON, DIRECTOR OF OPERATIONS

DATE:

10/5/88

CONDITIONS AGREED TO
(if applicable)

APPLICANT

DATE:

COPIES TO: Applicant, City Manager, Deputy City Managers

INTER-OFFICE MEMORANDUM

Date

September 30, 1988

TO: RON LABAR
DOWNTOWN REDEVELOPMENT AGENCY

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

SUBJECT: USE PERMIT/VARIANCE APPLICATION
NO.: V-124-88
MEDALLION DEVELOPMENT, INC.
213 South 11th St.

COPIES TO:

Please review and provide this department with comments on the subject application which is in the Downtown Redevelopment Area. A copy of the application is attached for your reference. If you wish to review the plot plan and other particulars relating to the application, this information is available in this department.

Please submit your comments by October 11, 1988.

HPF:gm

Enclosure

INTER-OFFICE MEMORANDUM

Date

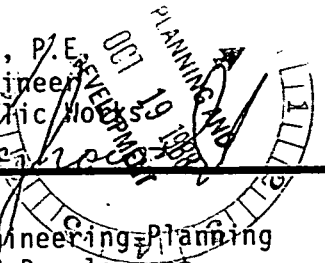
October 19, 1988

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works



SUBJECT: COMMENTS RE:

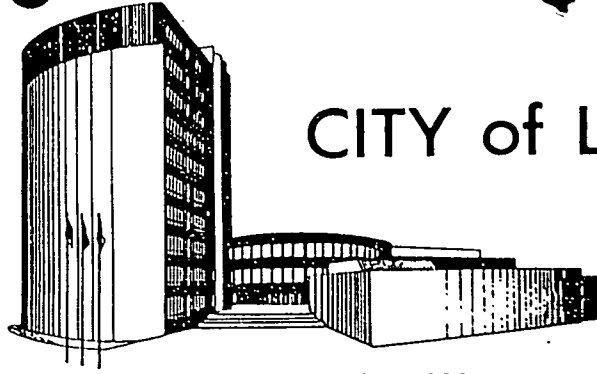
V-124-88
Medallion Development, Inc.

COPIES TO:

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

1. No objection to the variance requests as long as this site is developed in accordance with the Conditions of Approval for Z-107-88.

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 17, 1988

James D. Trubee
Medallion Development, Inc.
6060 Boulder Highway #1
Las Vegas, Nevada 89122

Re: V-124-88

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 October 27, 1988.

This meeting will be held at 7:30 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



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda

cc: Allen E. Stewart
6060 Boulder Highway #1
Las Vegas, Nevada 89122

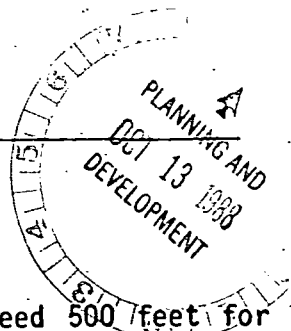


TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *E. H. ...*

SUBJECT: V-124-88

DATE: 10/10/88



— Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.

— Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.

— Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.

Fire Department access shall be provided to within 150 feet of all building areas.

All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.

— Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.

All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.

— An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.

— Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.

— Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.

— Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.

All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.

— New private street names shall be approved by the Fire Department Communications office.

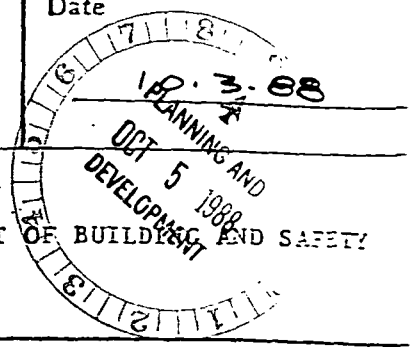
CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date 9-3-88

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: DEPARTMENT OF BUILDING AND SAFETY



SUBJECT: V124.88 VARIANCE
MEDALLION DEV. INC, ZONE: R4
PARCEL No: 040.081.009

COPIES TO:

In answer to your memorandum of 9-28-88
on the above variance request at 213 So. 11th St.

This department has no objections, provided all required permits and inspections are obtained.

- NOTE: ITEM 1, GARAGE WALL TO BE 1 NE CORNER.
- # 2. NO COMMENT
 - # 3. BLOCK WALL TO BE ENGINEERED SEPARATE PERMIT REQ'D.
 - # 4. ZONING REQ'D'S

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
Las Vegas, NV 89101
(702) 386-6551

STAFF REPORT ON APPLICATION FOR Aesthetic Review Variance Special Use Permit Zone Change

Other _____

Applicant: MEDALLION DEVELOPMENT INC

Location: 213 South 11th St.

Identification No. V-124-88 Date Received OCT 4, 1988

AGENCY STAFF RECOMMENDATION:

RECOMMEND APPROVAL - APARTMENTS FIT THE CRITERIA OF THE L & H STORY.

STAFF COMMENTS:

PREVIOUSLY APPROVED, BUT VARIANCES/ZONE CHANGES HAVE EXPIRED, SO HAD TO RE-SUBMIT REQUEST.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

By: *Thomas Crum*
JACK THOMASON, DIRECTOR OF OPERATIONS

DATE: 10/5/88

CONDITIONS AGREED TO
(if applicable)

APPLICANT _____

DATE: _____

INTER-OFFICE MEMORANDUM

September 30, 1988

<p>TO:</p> <p>RON LABAR DOWNTOWN REDEVELOPMENT AGENCY</p>	<p>FROM:</p> <p>HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>
<p>SUBJECT:</p> <p>USE PERMIT/VARIANCE APPLICATION NO.: V-124-88 MEDALLION DEVELOPMENT, INC. 213 South 11th St.</p>	<p>COPIES TO:</p>

Please review and provide this department with comments on the subject application which is in the Downtown Redevelopment Area. A copy of the application is attached for your reference. If you wish to review the plot plan and other particulars relating to the application, this information is available in this department.

Please submit your comments by October 11, 1988.

HPF:gm

Enclosure

8

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, Allen E. Stewart, the Owner(s), respectfully petition(s) for a special Variance to allow

- 1. Parking garage to be built to side property lines where 5 feet set back is required.
2. Allow two stairways to within 15 feet of rear property line where 20 feet is required.
3. Allow sideyard wall to exceed 6 feet allowed height limit (height will vary from approx. 4 to 7 1/2 feet.)

Assessor's Parcel No.: 48 units where 45 are permitted.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 213 South 11th St. (street name and number)

between Carson Avenue and Bridger Street (street name) (street name)

in Zoning District R-4. Said property is legally described as follows, to wit:

ASSESSOR PARCEL #040-081-009

Lots 7,8,9 of Block 8 of Pioneer Heights as shown in map thereof on file in Book 1 of Plats, Page 35, in the office of the

OWNER'S AFFIDAVIT County Recorders office (owner shall mean owner(s) of record only) of Clark County, Nev. STATE OF NEVADA)

COUNTY OF CLARK)

(I, We), ALLEN E STEWART (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.

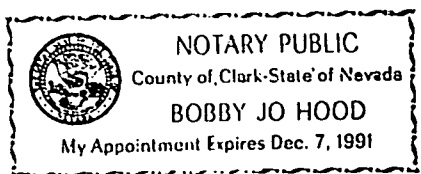
(SIGN IN INK) ALLEN E. STEWART

(1) SIGNATURE OF OWNER OF RECORD MAILING ADDRESS 6060 Boulder Hwy #1 Las Vegas Nev 89122 PHONE NUMBER 458-5820 CITY STATE ZIP ALLEN E. STEWART

(2) SIGNATURE OF OWNER OF RECORD MAILING ADDRESS 6060 Boulder Hwy #1 Las Vegas Nev 89122 PHONE NUMBER 458-5820 CITY STATE ZIP ALLEN E. STEWART

Subscribed and sworn to before me this 22nd day of September, 1988.

Notary Public in and for said County and State Bobby Jo Hood 12/7/91 My Commission Expires



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-124-88 Received by: R.P. Receipt No.: 45561 Meeting Date: 10/27/88 Date: 9/23/88

OCTOBER 27, 1988

(Date)

Notice is hereby given that on **October 27, 1988** 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-124-88 Application of MEDALLION DEVELOPMENT, INC. for a Variance to allow the following:

1. A three story apartment building to be built to *the* side property lines where 5' setbacks are required.
2. A portion of the building (two stairways) to *be located* ~~within~~ 18 feet ~~of~~ *from* the rear property line where 20 feet is required.
3. 48 units where 45 are permitted.

The above request is on property located on the east side of Eleventh Street between Carson Avenue and Bridger Avenue, in Zoning District R-4, *(proposed R-5)*.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK EIGHT (8) OF PIONEER HEIGHTS ADDITION TO LAS VEGAS.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>9/29/88</u>
R. GENZER	<u>[Signature]</u>	<u> </u>
R. WILLIAMS	<u>[Signature]</u>	<u>9/19</u>
H. FOSTER	<u>[Signature]</u>	<u> </u>
D. PARTIN	<u> </u>	<u> </u>

PLEASE RETURN THIS FILE TO GRETA BY: 10/5/88

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.)

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1988

(Date)

Notice is hereby given that on **October 27, 1988** 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-124-88 Application of MEDALLION DEVELOPMENT, INC. *ed/ea*

FOR A VARIANCE TO ALLOW THE FOLLOWING:

- 1. ~~PARKING GARAGE TO BE BUILT TO SIDE PROPERTY~~ ^{A 3 STORY APT BUILDING} ~~LINES WHERE 5' SETBACKS ARE REQUIRED.~~
- 2. ~~(TWO STAIRWAYS) TO WITHIN 18' OF REAR PROPERTY~~ ^{AS PORTION OF THIS BUILDING} ~~LINE WHERE 20' IS REQUIRED.~~

~~3. SIDEYARD WALL TO EXCEED 6' ALLOWED HEIGHT~~
~~LIMIT (HEIGHT WILL VARY FROM APPROXIMATELY~~
~~4' TO 7 1/2').~~

3*. 48 UNITS WHERE 45 ARE PERMITTED.

ON THE EAST SIDE OF
 THE ABOVE REQUEST IS ON PROPERTY LOCATED AT ~~213 SOUTH~~
~~11TH STREET~~ - IN ZONING DISTRICT R-4 ~~APARTMENT~~
 BETWEEN CARSON AVE & PRIVATE AVE

+ ~~RESIDENTIAL~~ (PROPOSED R-5) ~~DOWNTOWN APARTMENT~~
 the maximum height permitted,

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS FIVE
(5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN
(10) AND ELEVEN (11) IN BLOCK EIGHT (8) OF PIONEER
HEIGHTS ADDITION TO LAS VEGAS.

	(Initial)	(Date)
K. CRANE	<u>LC</u>	<u>9/29/88</u>
R. GENZER	<u>[Signature]</u>	<u>[Signature]</u>
R. WILLIAMS	<u>[Signature]</u>	<u>9/29</u>
H. FOSTER	<u>[Signature]</u>	<u>[Signature]</u>
D. PARTIN	<u>[Signature]</u>	<u>[Signature]</u>

PLEASE RETURN THIS FILE TO GRETA
 BY: 10/5/88

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.)

OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 28, 1988

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES
DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)
DIVISION OF LAND DEVELOPMENT

FROM:

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

SUBJECT:

REQUEST FOR COMMENTS RE: V-124-88
MEDALLION DEVELOPMENT, INC.

COPIES TO:

PARCEL NO.: 040-081-009

Subject item will be heard at the October 27, 1988 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to October 10, 1988 will be greatly appreciated.

Thank you.

HPF: gm

Attachments:

1. Info. Sheet
2. Plot Plan

INTER-OFFICE MEMORANDUM

September 30, 1988

TO:

RON LABAR
DOWNTOWN REDEVELOPMENT AGENCY

FROM:

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

SUBJECT:

USE PERMIT/VARIANCE APPLICATION
NO.: V-124-88
MEDALLION DEVELOPMENT, INC.
213 South 11th St.

COPIES TO:

Please review and provide this department with comments on the subject application which is in the Downtown Redevelopment Area. A copy of the application is attached for your reference. If you wish to review the plot plan and other particulars relating to the application, this information is available in this department.

Please submit your comments by October 11, 1988.

HPF:gm

Enclosure

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, Allen E. Stewart, the Owner(s), respectfully petition(s) for a special Variance to allow

- 1. Parking garage to be built to side property lines where 5 feet set back is required.
2. Allow two stairways to within 15 feet of rear property line where 20 feet is required.
3. Allow sideyard wall to exceed 6 feet allowed height limit (height will vary from approx. 4 to 7 1/2 feet.)

Assessor's Parcel No.: 48 units where 45 are permitted.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWIT SUBMITTED:

The property is situated at 213 South 11th St. (street name and number) between Carson Avenue (street name) and Bridger Street (street name) in Zoning District R-4. Said property is legally described as follows, to wit:

ASSESSOR PARCEL #040-081-009

Lots 7,8,9 of Block 8 of Pioneer Heights as shown in map thereof on file in Book 1 of Plats, Page 35, in the office of the

OWNER'S AFFIDAVIT County Records office (owner shall mean owner(s) of record only) of Clark County, Nev.

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), ALLEN E STEWART (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) ALLEN E. STEWART

(1) SIGNATURE OF OWNER OF RECORD

6060 Boulder Hwy #1 MAILING ADDRESS

458-5820 PHONE NUMBER ALLEN E. STEWART

Las Vegas Nev 89122 CITY STATE ZIP

(2) SIGNATURE OF OWNER OF RECORD

6060 Boulder Hwy #1 MAILING ADDRESS

458-5820 PHONE NUMBER

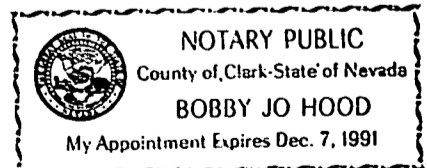
Las Vegas Nev 89122 CITY STATE ZIP

Subscribed and sworn to before me this 22nd day of September, 1988.

Notary Public in and for said County and State

12/7/91 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-124-88 Received by: R.P.

Receipt No.: 45561 Meeting Date: 10/27/88 Date: 9/23/88

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Medallion Development, Inc.
REP'S NAME - James D. Traubee
ADDRESS 6060 Boulder Highway, Ste 1
LV, NV 89122
PHONE 458-5820

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE
 QTA OTHER _____

Z-45-84 \$
V-82-52 AAS
Attached to
Z-107-88 to 66
heard 10/25 PC.
R.P.

PUBLIC HEARING: IF YES, LEGAL Per. NE 1/4, SE 1/4, Sec. 34, T.20S, R.6E, MDB & M

ZONING: EXISTING R-4 PROPOSED R-5

LAND USE: EXISTING S.F.R.
PROPOSED apartments

PAST ACTIONS:
CASE NO. Z-45-84 ACTION App'd. DATE 9/5/84
CASE NO. V-89-84 ACTION App'd. DATE 8/23/84
CASE NO. V-82-52 ACTION App'd. DATE 12/17/82

DISTRICT MAP NO. M-34-6 ASSESSOR'S PARCEL NO. 040-081-009^{-008, -010}

GENERAL LOCATION: 209-2013 S. 11th St.; E. side of 11th St.
between Carson & Bridger Aves.

FLOOD ZONE "A": YES _____ NO X
IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____
SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: R.P. DATE 9/23/88

GENERAL RECEIPT NO. 45561 CASE NO. V-12488

PC DATE: _____ BZA DATE: 10/27/88

Medallion Development, Inc.

September 23, 1988

Department of Community Planning and
Development
City of Las Vegas, Nevada

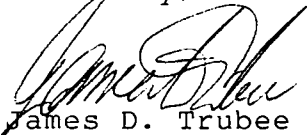
RE: Variance to allow deviations on
parcel #040-081-009

Medallion Development is requesting re-instatement of previously approved variances.

Attached is a letter dated August 28, 1984 granting approval of noted items. Included are the applications, 8 site plans, 2 floor plans, 2 elevations and a check for \$100.00. Thank you for your attention to this matter.

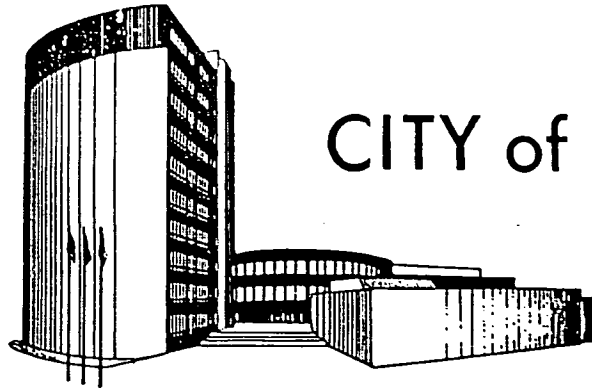
You may contact me at 458-5820 should you have questions.

Sincerely,



James D. Trubee

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 28, 1984

MIKE BOGICH
1336 Johnson Lane, Rt. 3
Minden, Nevada 89423

RE: V-89-84

Dear Mr. Bogich:

Your request for a Variance to allow the following deviations on property located at 213 South 11th Street in Zoning District R-4 (Apartment Residence), was considered by the Board of Zoning Adjustment at its regular meeting on August 23, 1984:

1. Parking garage to be built to side property lines where 5' setback is required.
2. Two stairways to within 15' of rear property line where 20' is required.
3. Side yard wall to exceed 6' allowed height limit (height will vary from approximately 4' to 7 1/2').
4. 48 units where 45 are permitted.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Approval of and conformance to the conditions of approval of Z-45-84
2. Conformance to the plot plan and elevation.



MIKE BOGICH
August 28, 1984
Page 2
RE: V-89-84

This action by the Board of Zoning Adjustment on August 23, 1984 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 this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

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



ROBERT C. CLEMMER
CHIEF OF ZONING

HPF:RCC:jcd

cc: Medallion Dev., Inc.
Allen E. Stewart
6060 Boulder Highway
LV NV 89122

City Clerk
LD & FC
Design & Dev.

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--

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N. 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)

GRANT, BARGAIN, SALE DEED

MIKE BOGICH AND HERMINA BOGICH, husband and wife; RAYMOND

THIS INDENTURE WITNESSETH: That L. ERICKSON AND DOROTHY ERICKSON, husband and wife; ROLAND LOCKWOOD AND HELEN LOCKWOOD, husband and wife and MILDRED DOYLE
a widow

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MEDALLION DEVELOPMENT, INC., a Nevada corporation

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Eight (8) of PIONEER HEIGHTS ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 35, in the Office of the County Recorder of Clark County, Nevada.

Tax Parcel Nos. 040-081-010; 040-081-009; 040-081-008

SUBJECT TO: 1. Taxes for the fiscal year 1986-1987.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness their hands this 1st day of APRIL 1987

Mike Bogich, Hermina Bogich, Raymond L. Erickson, Dorothy Erickson
MIKE BOGICH HERMINA BOGICH RAYMOND L. ERICKSON DOROTHY ERICKSON

Roland Lockwood, Helen Lockwood, Mildred Doyle
ROLAND LOCKWOOD HELEN LOCKWOOD MILDRED DOYLE

STATE OF NEVADA
County of CLARK

ESCROW NO. 8770071-DM
Medallion Development, Inc.
WHEN RECORDED MAIL TO:
6060 Boulder Highway, Las Vegas, NV 89122

On this 2nd day of April, 1987

personally appeared before me, a Notary Public in and for said

County and State, _____

Mike Bogich and Hermina Bogich

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

Donna Moore

Notary Public - State of Nevada
DONNA MOORE
Notary Public - State Of Nevada
CLARK COUNTY
My Appointment Exp. Dec. 20, 1989

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE INS CORP

10-28-87 08:00 GCF 2
BOOK: 871028 INST: 00539
FEE: 6.00 RPTT: 189.75
DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

