

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0098-83

APN: 139-33-405-002

Location: 814 Shadow Ln

Applicant: Nick Pandelis

Project Name:

To allow a four story office building where only a two story building is permitted; allow 95 parking spaces where a minimum of 129 spaces are required, allow carports 14' from the rear property line where 20' is required with the overhang 5' from the property line where 17' is required, and said carports 3' from the side property line where 5' is required with overhang to the side property line where a 3' setback is required; and to allow a portion of the building to be used for commercial purposes where such use is not allowed.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	9/29/83	10/5/83	
FIRE SERVICES	9/29/83	10/4/83	(see memo) 20' requirement
ENGINEERING SERVICES	9/29/83	10/6/83	Regrading of the property. see memo
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-98-83

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-98-83

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1983

Notice is hereby given that on October 27, 1983 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 hear the application of:

V-98-83 NICK PANDELIS FOR A VARIANCE TO ALLOW A FOUR STORY OFFICE BUILDING WHERE ONLY A TWO STORY BUILDING IS PERMITTED; ALLOW 95 PARKING SPACES WHERE A MINIMUM OF 129 SPACES IS REQUIRED, ALLOW CARPORTS 14' FROM THE REAR PROPERTY LINE WHERE 20' IS REQUIRED WITH THE OVERHANG 5' FROM THE PROPERTY LINE WHERE 17' IS REQUIRED, AND SAID CARPORTS 3' FROM THE SIDE PROPERTY LINE WHERE 5' IS REQUIRED WITH OVERHANG TO THE SIDE PROPERTY LINE WHERE a 3' SETBACK IS REQUIRED; AND TO ALLOW A PORTION OF THE BUILDING TO BE USED FOR COMMERCIAL PURPOSES WHERE SUCH USE IS NOT ALLOWED ON PROPERTY LOCATED AT 814 SHADOW LANE IN ZONING DISTRICT R-E (RESIDENCE ESTATES DISTRICT), A PORTION UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICES AND PARKING).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6, 17, 18, 19, 20
IN BLOCK 5 OF WOODLAND SUBDIVISION.

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 or may, prior to this hearing, file with the Department of Community Planning and Development written objections thereto or approval thereof.

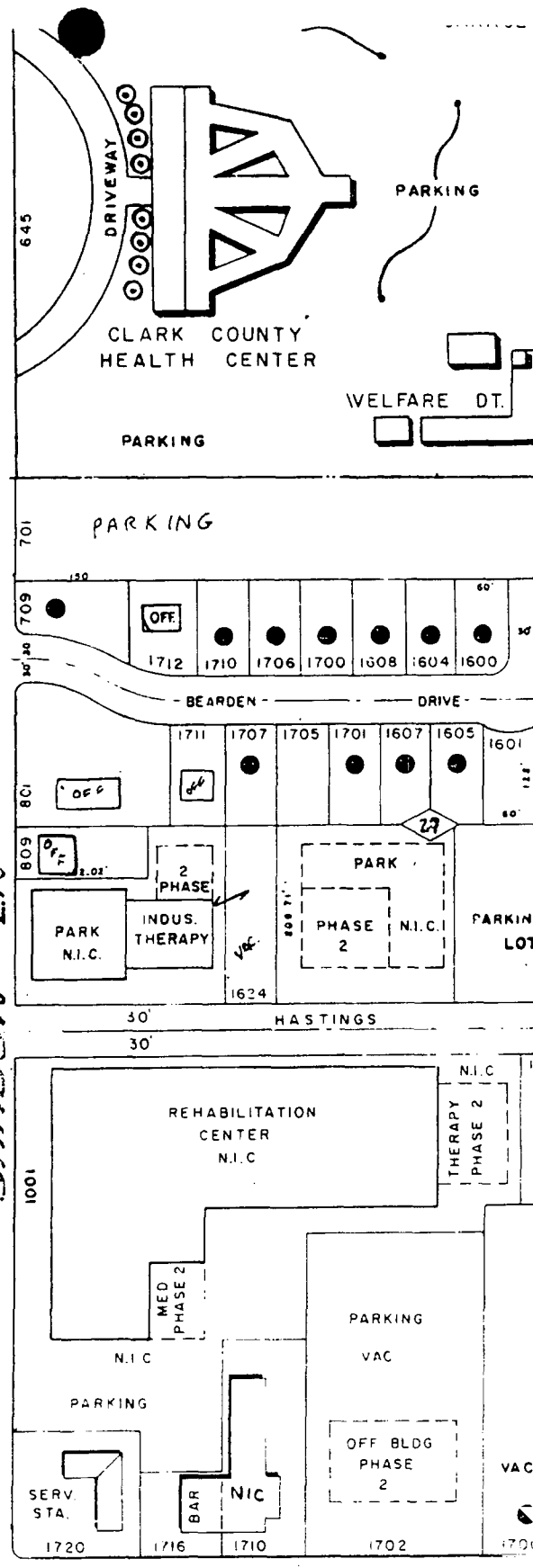
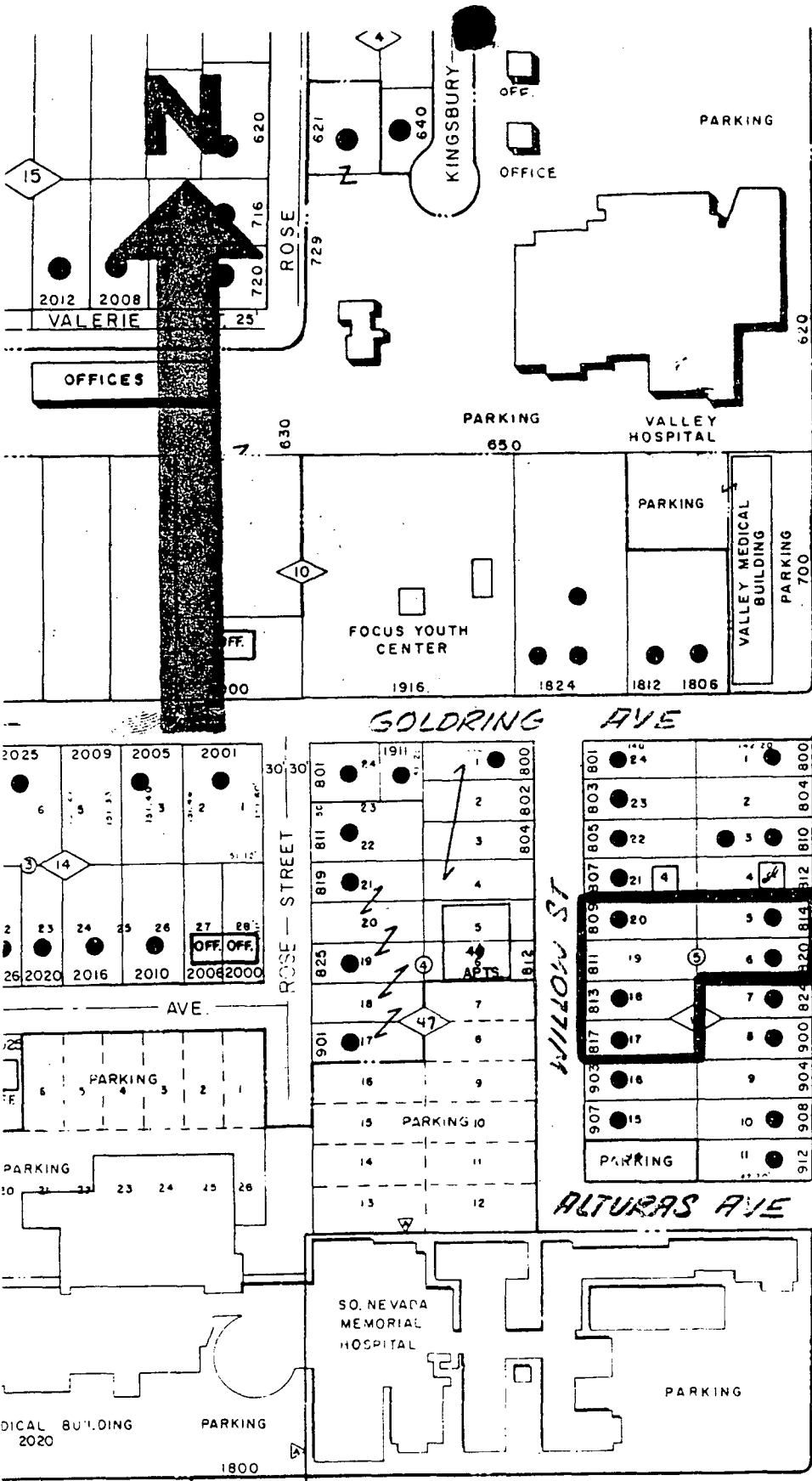
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:hb

(The information contained above is considered to be accurate; however, there may be minor variations involved).

(SEE LOCATION MAP ON REVERSE SIDE).



SAHOR DRIVE WESTINGHOUSE DR. **V-98-83** R-

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____

Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name John Herbert

Department Community Development Phone 386-6301 Ext. _____

I. D. Code V-98-83 Date to Be Completed _____

Remarks _____

Information Needed:

64

1. Labels No. of Sets 2 Label Tape

2. Print Format: No Print (A) Valuation (F)

Name, Address, Legal Description (G)

K.V.

3. Selection by Tax District (List Tax Districts Needed):

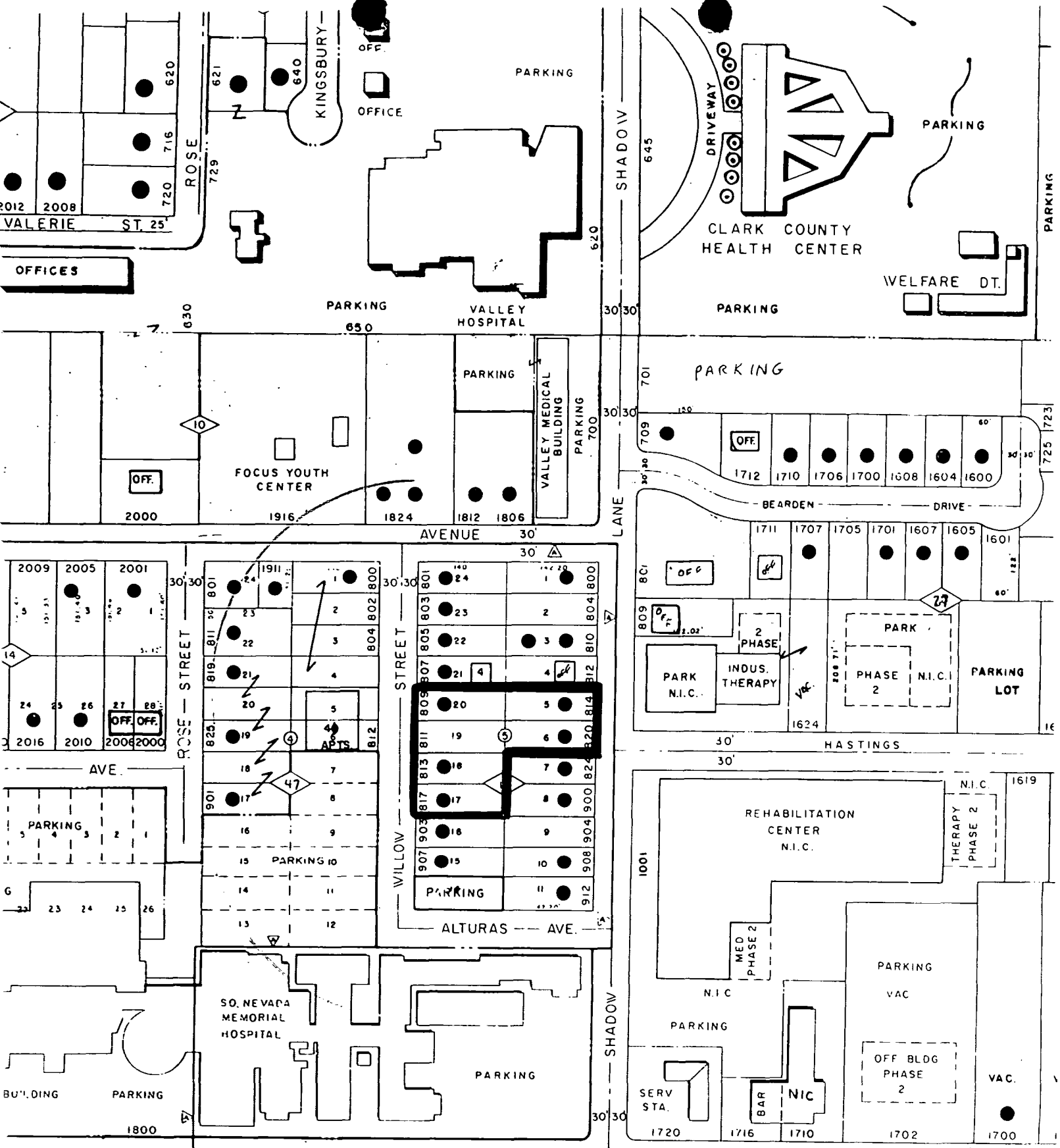
4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
030	38	0010	030	40	0036	030	41	4			
		014			039			5			
	39	0001			041		42	0007			
	40	0017			042			021			
		019			053			025			
		026			054			029			
		028			056						
		031			058						
		033		41	0						

Assessor Approval _____ Billing No. _____

CHECK



V-98-83 allow: 4 story office bldg, 95^{pkg.} spaces
 where 120 are reg'd, 2 commercial spaces,
 & substandard setbacks in R-E
 Same Notification as V-56-82

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 the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-98-83
Applicant: NICK PANDELIS

Appeal by applicant or any other aggrieved person: Yes [] No [X]

Review requested by the City Council Yes [] No [X]

11/15/83
DATE

Carl G. Hawley
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: OCTOBER 27, 1983

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 11, 1983

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 14, 1983

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



CITY of LAS VEGAS

November 1, 1983

Mr. Nick Pandelis
3909 Maryland Parkway South
Las Vegas, Nevada 89109

RE: V-98-83

Dear Mr. Pandelis:

Your request for a variance to allow a four story office building where only a two story building is permitted; allow 95 parking spaces where a minimum of 129 spaces is required; allow carports 14' from the rear property line where 20' is required with the overhang 5' from the rear property line where 17' is required, and said carports 3' from the side property line where 5' is required with overhang to the side property line where a 3' setback is required; and to allow a portion of the building to be used for commercial purposes where such use is not allowed on property located at 814 Shadow Lane in Zoning District R-E, (a portion under Resolution of Intent to P-R), was considered by the Board of Zoning Adjustment at its regular meeting held October 27, 1983.

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. Conformance to the plot plan without carports and conformance to the elevations.
2. Conformance to the conditions of approval of Z-29-82.
3. There shall be no access to Willow Street.
4. The commercial uses shall be medically associated.

This action by the Board of Zoning Adjustment on October 27, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Council within fourteen days of the date of this letter.

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, ACTING CHIEF
ZONING DIVISION



RCC:hb
cc: City Clerk
Dept. of Eng. Services

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



CITY of LAS VEGAS

September 20, 1983

Mr. Nick Pandelis
3909 Maryland Parkway South
Las Vegas, Nevada 89109

Re: V-98-83

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, 1983.

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 yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF: hb
AGENDA ENCLOSED



INTER-OFFICE MEMORANDUM -

Date

October 4, 1983

<p>TO:</p> <p>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM: <i>Gene Zelenick</i> DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>V-98-83 NICK PANDELIS</p>	<p>COPIES TO:</p> <p>FILE</p>

In answer to your memorandum of September 28, 1983, on the above variance request at 814 Shadow Lane, this department has no objections provided all required permits and inspections are obtained.

GF:sf

RECEIVED
OCT 5 1983 ▶
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

October 5, 1983

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

Nick Pandelis
V-98-83

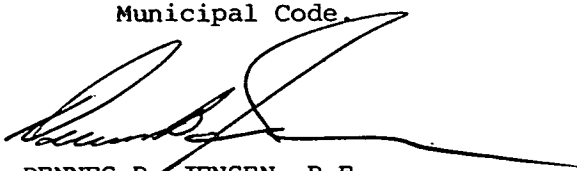
COPIES TO:

Permits
Right-of-Way
Traffic Engineering
C. D. Peterson

Your inter-office communication dated September 28, 1983 requested comments from this Department prior to October 7, 1983 concerning the application submitted by Nick Pandelis for a Variance to allow a four (4) story building where only a two (2) story is permitted; allow eighty-seven (87) parking spaces where a minimum of one hundred twenty-nine (129) spaces is required; to allow carports to within fourteen (14) feet of the property line where twenty (20) feet is required with an overhang to within five (5) feet where seventeen (17) feet is required, and to within three (3) feet of the side property line where five (5) feet is required, and to allow two (2) leased spaces to be used for commercial purposes where such use is not allowed on property located at 814 Shadow Lane in a land use zone designated R-E (Residence Estates).

This Department requests that the following be made conditions of approving this application.

1. Rezoning of the property.
2. Any damage done to the existing off-site improvements adjacent to this property during development will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Engineering Services.
3. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.


DENNES B. JENSEN, P.E.
Chief, Land Development & Flood Control

DBJ:bc



10-3-83

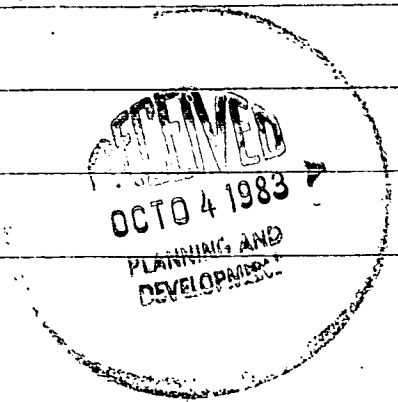
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: V-98-83 814 SHAD-W LANE (4 STORY
MEDICAL OFFICE BUILDING)

- ___ 1. No Objections.
- ___ 2. Fire hydrant(s) to be installed when water is available to area.
- ___ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ___ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ___ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ___ 6. Hydrants are to be installed and charged with water before construction begins.
- ___ 7. Must meet requirements of Uniform Fire Code.
- ___ 8. Dead end fire lanes not to exceed 150'.
- ___ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ___ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ___ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: OVERHANGS TO PROPERTY LINES (0' TO 5') COULD
POSE FIRE EXPOSURE PROBLEMS. FIRE CODE
REQUIRES 20' OF UNOBSTRUCTED WIDTH ON
ACCESS ROADWAYS & 13' 6" OF VERTICAL
CLEARANCES.



Jim Ford
FIRE PREVENTION OFFICER

INTER-OFFICE COMMUNICATION

DATE: September 28, 1983

TO: DEPARTMENT OF ENGINEERING SERVICES
DEPARTMENT OF BUILDING & SAFETY
/ DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-98-83, BOARD OF ZONING ADJUSTMENT MEETING 10/27/83.

APPLICATION SUBMITTED BY: NICK PANDELIS

FOR A ~~USE PERMIT~~ VARIANCE TO: ALLOW A FOUR STORY BUILDING WHERE ONLY A TWO STORY IS PERMITTED, ALLOW 87 PARKING SPACES WHERE A MINIMUM OF 129 SPACES IS REQUIRED, TO ALLOW CARPORTS TO WITHIN 14' OF THE REQUIRED PROPERTY LINE WHERE 20' IS REQUIRED WITH OVERHANG TO WITHIN 5' WHERE 17' IS REQUIRED AND TO WITHIN 3' OF THE SIDE PROPERTY LINE WHERE 5' IS REQUIRED WITH OVERHAND TO THE SIDE PROPERTY LINE WHERE 3' IS REQUIRED AND TO ALLOW 2 LEASED SPACES TO BE USED FOR COMMERCIAL PURPOSES WHERE SUCH USE IS NOT ALLOWED.

PROPERTY LOCATED AT: 814 Shadow Lane

LAND USE ZONE: R-E (proposed P-R)

LEGALLY DESCRIBED AS:

LOTS 5, 6, 17, 18, 19, 20, BLOCK 5 OF WOODLAND SUBDIVISION.

Your remarks regarding this application prior to October 7, 1983 will be greatly appreciated.

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

INTER-OFFICE COMMUNICATION

DATE: September 28, 1983

TO: DEPARTMENT OF ENGINEERING SERVICES
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-98-83, BOARD OF ZONING ADJUSTMENT MEETING 10/27/83.

APPLICATION SUBMITTED BY: NICK PANDELIS

FOR A ~~USE PERIOD~~ VARIANCE TO: ALLOW A FOUR STORY BUILDING WHERE ONLY A TWO STORY IS PERMITTED, ALLOW ~~95~~ PARKING SPACES WHERE A MINIMUM OF 129 SPACES IS REQUIRED, TO ALLOW CARPORTS TO WITHIN 14' OF THE REQUIRED PROPERTY LINE WHERE 20' IS REQUIRED WITH OVERHANG TO WITHIN 5' WHERE 17' IS REQUIRED AND TO WITHIN 3' OF THE SIDE PROPERTY LINE WHERE 5' IS REQUIRED WITH OVERHANG TO THE SIDE PROPERTY LINE WHERE 3' IS REQUIRED AND TO ALLOW 2 LEASED SPACES TO BE USED FOR COMMERCIAL PURPOSES WHERE SUCH USE IS NOT ALLOWED.

PROPERTY LOCATED AT: 814 Shadow Lane

LAND USE ZONE: R-E (proposed P-R)

LEGALLY DESCRIBED AS:

LOTS 5, 6, 17, 18, 19, 20, BLOCK 5 OF WOODLAND SUBDIVISION.

Your remarks regarding this application prior to October 7, 1983 will be greatly appreciated.

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

NOTICE OF PUBLIC HEARING

OCTOBER 27, 1983

September 29, 1983

Notice is hereby given that on October 27, 1983, 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 hear the application of:

Re: V-98-83

NICK PANDELIS FOR A VARIANCE TO ALLOW A FOUR STORY OFFICE BUILDING WHERE ONLY A TWO STORY BUILDING IS PERMITTED; ALLOW 95 PARKING SPACES WHERE A MINIMUM OF 129 SPACES IS REQUIRED, ALLOW CARPORTS ~~TO WITHIN~~ 14' ^{from} ~~OF~~ ^{BEAR} THE ~~REQUIRED~~ PROPERTY LINE WHERE 20' IS REQUIRED WITH OVERHANG ~~TO WITHIN~~ 5' ^{the} WHERE 17' IS REQUIRED, AND ^{said carports} ~~TO WITHIN~~ 3' ^{from} OF THE SIDE PROPERTY LINE WHERE 5' IS REQUIRED WITH OVERHANG TO THE SIDE PROPERTY LINE WHERE 3' ^a ^{is} ^{back} IS REQUIRED; ^{with} ALLOW [→] ~~LEASED SPACES~~ ^{A PORTION OF THE BUILDING} TO BE USED FOR COMMERCIAL PURPOSES WHERE SUCH USE IS NOT ALLOWED ON PROPERTY LOCATED AT 814 SHADOW LANE IN ZONING DISTRICT R-7E (RESIDENCE ESTATES DISTRICT) ^{full portion} UNDER ~~RESOLUTION~~ ^{RESOLUTION} OF INTENT TO ~~P.R.~~ ^{P.R.} (PROFESSIONAL OFFICE) THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6, 17, 18, 19, 20 IN BLOCK 5 OF WOODLAND SUBDIVISION.

Initial and date:

DONNA dp 9/30/83
 VON BUSCH 10/4
 WILLIAMS 10/5
 CLEMMER
 FOSTER

THIS FILE MUST BE RETURNED TO ~~JOAN~~ HAZEL
 BY OCTOBER 7, 1983

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/Home Occupation Permit; or may, prior to this hearing file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

(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)

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

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 \$ 100⁰⁰.

The undersigned, Nick Pandelis, the Owner(s), respectfully petition(s) for a special Variance to allow a four story professional building with a design which is not residential in character where only a two story building is permitted.

Also see attached for balance of request residential in character WP

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

The property is situated at 814 Shadow Lane, between W. Charleston and GOLDING, in Zoning District AE (PROPOSED PR). Said property is legally described as follows, to wit:

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

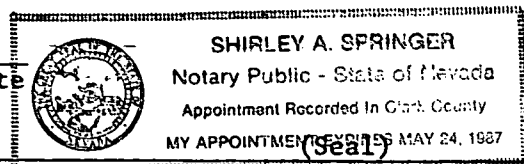
(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are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

(SIGNED IN INK)

Nick Pandelis 3909 So Maryland LV 737-1824
SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 22nd day of September, 1983,

Shirley A. Springer
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS, INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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: \$ 100⁰⁰

Received by: [Signature]

Receipt No.: 43255

CASE NO: 15-98-83

Date: 9-23-83

NEEDS TO BE SUBMITTED 9-26-83

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of a plot plan of the applicant's property, drawn to scale and fully dimensioned, showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, plantings.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.
3. A Copy of Deed submitted for verification of ownership.
4. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.
2. Minimum size: 24 x 36 inches, filled.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
5. Number and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENT STATEMENT:

(I, We), as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.

NOTE: All off-premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

T.O. ALLOW 87 PARKING SPACES WHERE ~~7~~ A MINIMUM OF
129 SPACES IS REQUIRED AND TO ALLOW CANOPIES TO WITHIN
14' OF THE REAR PROP. LINE WHERE 20' IS REQUIRED WITH OVERHANG TO WITHIN
5' WHERE 17' IS REQUIRED AND TO ~~BE~~ WITHIN 3' OF THE SIDE PROPERTY
LINE WHERE 5' IS REQUIRED WITH OVERHANG TO THE SIDE PROPERTY
LINE WHERE 3' IS REQUIRED AND TO ALLOW 2 COARSE SPACES
TO BE USED FOR COMMERCIAL PURPOSES WHERE SUCH USE IS
NOT ALLOWED.

W. Paudel's
Sept 28, 1983

804 10000

RPPTT
KRSX \$ 52.25

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIA MAE HOLDEN, an unmarried woman and DANNY LEE HOLDEN
AND KATHRYN HOLDEN, husband and wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
and Convey to NICK PANDELIS AND CHERYL H. PANDELIS,
husband and wife as joint tenants

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

Lot Twenty (20), Block Five (5) in WOODLAND SUBDIVISION as shown by map thereof
on file in Book I of Plats, Page 107, as recorded in the Office of the County
Recorder, Clark County, Nevada.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1983-1984.
 - (2) Reservations, conditions, restrictions, rights, rights of way,
and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining

Witness OUR hand X this 1st day of April 19 83

Willia Mae Holden Danny Lee Holden
WILLIA MAE HOLDEN DANNY LEE HOLDEN

Kathryn Holden
KATHRYN HOLDEN

STATE OF NEVADA } ss.
County of CLARK
On this 6th day of April 19 83
personally appeared before me, a Notary Public,

WILLIA MAE HOLDEN & DANNY LEE HOLDEN
AND KATHRYN HOLDEN

who acknowledged that they executed the above
instrument
Signed Connie Marie Lowery
Notary Public



Connie Marie Lowery
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires June 19, 1986

Order No. LV 95716-CML
When Recorded, mail to NICK PANDELIS
3909 S. Maryland Parkway
Las Vegas, NV

CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101
385-6811

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That HEINRICH J. ABERLE AND DONNA L. ABERLE,
husband and wife

for consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

NICK PANDELIS AND CHERYL PANDELIS, husband and wife as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lots Seventeen (17) and Eighteen (18) in Block Five (5) of
WOODLAND PARK, according to plat thereof on file in Book 1
of Plats, Page 117, in the office of the County Recorder of
Clark County, Nevada.

- SUBJECT TO:
1. Taxes
 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 my hand and seal this 10th day of May 1982

Heinrich J. Aberle
Heinrich J. ABERLE

Donna L. Aberle
DONNA L. ABERLE

of Nevada,
County of Clark

on this 10th day of May 1982

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

Heinrich J. ABERLE AND

DONNA L. ABERLE

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

W. J. [Signature]
NOTARY PUBLIC
My Commission Expires July 21, 1983

ESCROW NO. NSE #25678-W
WHEN RECORDED MAIL TO: Mr. and Mrs. Nick Pandelis
4225 Maryland Pkwy. Las Vegas, Nevada

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA SOUTHERN TITLE, INC.

MAY 20 9:06 AM '82

FEE _____ DEPUTY
OFFICIAL RECORDS
BOOK _____ INSTRUMENT

1568 1527690

820 Shadow Lane

730001

3877 S 10.10

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That MARK WEST, an unmarried man; LYN WEST,
a married man and ERNEST MCGOWAN, a married man

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
NICK PANDELIS and CHERYL H. PANDELIS, husband and wife as joint tenants

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

Lot Six (6) in Block Five (5) of WOODLAND PARK, as shown by
map thereof on file in Book 1 of Plats, Page 117, in the
office of the County Recorder of Clark County, Nevada.

- SUBJECT TO:
1. Taxes
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. Trust Deed securing an indebtedness in favor of First Fidelity Mortgage, as per its terms now of record.

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

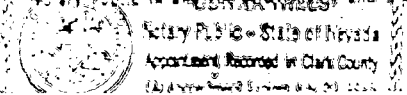
Witness our hand and seal this 11th day of March 1982
Mark West
Lyn West
Ernest McGowan

Notary Public in and for the State of Nevada
County of Clark
on this 11th day of March 1982
personally appeared before me, a Notary Public in and for said
County and State:

MARK WEST, LYN WEST AND
ERNEST MCGOWAN

Can be made to be the person described in and who executed
the foregoing instrument, who acknowledged to me that they
could do the same freely and voluntarily and for the uses and
purposes therein manifested.

Donald Miller
Notary Public in and for the State of Nevada



ESCROW NO. NSE #25610-W
WHEN RECORDED MAIL TO: Mr. and Mrs. Nick Pandelis
3909 S. Maryland Pkwy, Las Vegas, Nev.

CLARK COUNTY NEVADA
STATE SHIFF RECORDER
RECORDED AT REQUEST OF
NEVADA SOUTHERN TITLE, INC.
MAR 19 8 55 AM '82
DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1537 1496937

[Handwritten signature]

814 Shadow Ln

1496943

RPTT \$ 57.20

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT FRANK X. KORUN, a widower
and MARION L. MOORE, an unmarried woman

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
NICK PANDELIS and CHERYL H. PANDELIS, husband and wife, as joint tenants

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

Lot Five (5) in Block Five (5) of WOODLAND PARK, as shown by map thereof on file in Book 1 of Plats, Page 117, in the office of the County Recorder of Clark County, Nevada.

- SUBJECT TO:
1. Taxes
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness our hand this 10th day of March, 1982

Frank X. Korun Marion L. Moore
FRANK X. KORUN MARION L. MOORE

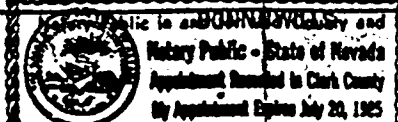
STATE OF Nevada
County of Clark

On this 10th day of March, 1982
personally appeared before me, Notary Public in and for said County and State, FRANK X. KORUN AND MARION L. MOORE

FRANK X. KORUN AND MARION L. MOORE

knows to me to be the person described in and who executed the foregoing instrument who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Ronald Miller



ESCROW NO. NSE #25609-W

WHEN RECORDED MAIL TO: Mr. and Mrs. Nick Pandelis,
3909 So. Maryland Pkwy., Las Vegas, Nev.

CLARK COUNTY, NEVADA
JOAN C. SWANSON, RECORDER
RECORDED AT THE REQUEST OF
NEVADA SOUTHERN TITLE, INC
MAR 19 8 58 AM '82

FEE 4.00 DEPUTY mm
OFFICIAL RECORDS
BOOK 1 INSTRUMENT 1496943

1537 1496943

Handwritten signature

811 Willow St

1520783
2-1

1561

EXECUTRIX'S DEED

THIS INDENTURE, made this 4th day of May, 1982, between HELEN ELIZABETH DOYLE, Executrix of the Estate of HERBERT JACK DOYLE, SR., aka JACK DOYLE, SR., deceased, of the City of Las Vegas, County of Clark, State of Nevada, Party of the First Part, and NICK PANDELIS and CHERYL H. PANDELIS husband and wife as joint tenants, of the City of Las Vegas, County of Clark, State of Nevada, Party of the Second Part.

W I T N E S S E T H :

That the Party of the First Part, by virtue of an Order Confirming Sale made and entered on the 23rd day of April, 1982, by the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by there presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm to NICK PANDELIS and CHERYL H. PANDELIS, husband and wife as joint tenants, Party of the Second Part, their heirs and assigns forever, in and to the real property described as follows:

Lot Nineteen(19) in Block Five(5) of WOODLAND PARK, as shown by map thereof on file in Book 1 of Plats Page 117, in the office of the County Recorder, Clark County, Nevada.

and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the Estate, right, title, interest, property, possessions, claim and demand whatsoever, both in law and in equity, which the decedent had in his lifetime and at the time of his decease, and which the Party of the First Part has as Executrix of said Estate.

And the Party of the First Part, for herself as Executrix of said Estate, does covenant, promise and agree to and with the Party of the Second Part, that she is lawfully the Executrix of the Estate of HERBERT JACK DOYLE, SR., aka JACK DOYLE, SR., Deceased, and has the power to convey as aforesaid and has in all respects acted, in making