

**Planning & Development Department  
Scanning Cover Sheet**

Case No           V-0072-72

APN               162-08-699-004

Location          2401 KINGS WAY

Applicant         HUMBLE BROTHERS

**Subject**

ALLOW A SIGN 10X10FT IN SIZE TO A HGT OF 16FT-TO ALLOW  
A SIGN 10X40FT IN SIZE TO A HGT OF 45FT-ALLOW THE  
SALE OF MERCHANDISE EXCLUSIVELY TO THE OCCUPANTS OF  
THE OVERNIGHT TRAILER PARK WITHIN THE INTERIOR OF THE  
TRAILER PARK AND ADD A SMALL PARCEL OF LAND APPROX .08  
ACRES TO THE LAND AREA.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. *MR. GROVER LEWIS - 2711 MILO WAY*

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

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17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

FILE NO. \_\_\_\_\_

INTER-DEPARTMENT DISTRIBUTION LIST

|                        | Date Sent | Date Returned | Comments |
|------------------------|-----------|---------------|----------|
| BUILDING DEPARTMENT    | 1/5/73    | 1/8/73        | OK       |
| ENGINEERING DEPARTMENT | "         | 1/24/73       | OK       |
| FIRE DEPARTMENT        | "         | 1/8/73        | OK       |
| POLICE DEPARTMENT      |           |               |          |
| CHILD WELFARE          |           |               |          |
| HEALTH DEPARTMENT      |           |               |          |
| CITY ATTORNEY          |           |               |          |
| CITY MANAGER           |           |               |          |

NOTICE OF PUBLIC HEARING

JANUARY 25, 1973

January 10, 1973

Notice is hereby given that on January 25, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-72-72 HUMBLE BROTHERS FOR A VARIANCE TO ALLOW THE FOLLOWING ON THE PREMISES OF THE V.I.P. OVERNIGHT TRAILER PARK:

- (1) A SIGN 10' x 10' IN SIZE TO A HEIGHT OF 16 FEET TO BE LOCATED AT THE ENTRANCE OF THE PARK ON KINGS WAY.
- (2) A SIGN 10' x 40' IN SIZE TO A HEIGHT OF 45 FEET TO BE LOCATED ON THE SOUTHEAST PORTION OF THE DEVELOPMENT.
- (3) TO ALLOW THE SALE OF MERCHANDISE EXCLUSIVELY TO THE OCCUPANTS OF THE OVERNIGHT TRAILER PARK FROM A BUILDING LOCATED WITHIN THE INTERIOR OF THE OVERNIGHT TRAILER PARK.
- (4) TO ADD A SMALL PARCEL OF LAND APPROXIMATELY .085 ACRES IN SIZE TO THE LAND AREA OF THE OVERNIGHT TRAILER PARK LOCATED ON THE WEST CENTRAL PORTION OF THE OVERNIGHT TRAILER PARK.

ALL OF THE ABOVE LOCATED ON PROPERTY LEGALLY DESCRIBED AS:

PARCEL I: ALL OF THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDBM, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST 1268.32 FEET; THENCE SOUTH 00°33'31" WEST 930.00 FEET; THENCE NORTH 89°26'29" WEST 40.00 FEET; THENCE FROM A TANGENT BEARING NORTH 89°26'29" WEST, TURN LEFT ALONG THE ARC OF A 286.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", 449.25 FEET; THENCE SOUTH 00°33'31" WEST 70.00 FEET; THENCE SOUTH 89°26'29" EAST 419.68 FEET; THENCE SOUTH 00°33'31" WEST 424.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'29" WEST 95.27 FEET; THENCE SOUTH 54°28'20" EAST 14.52 FEET; THENCE FROM A TANGENT BEARING SOUTH 54°28'20" EAST TURN LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 75°54'14" A DISTANCE OF 172.22 FEET; THENCE NORTH 89°26'29" WEST 76.31 FEET TO THE POINT OF BEGINNING.

PARCEL II: BEING A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

Continued . . . .

THENCE SOUTH  $00^{\circ}25'21''$  WEST 868.08 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 629.34 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 176.00 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE CONTINUING NORTH  $54^{\circ}28'20''$  WEST 239.00 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 660.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG AN ARC OF A CURVE HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AN ARC DISTANCE OF 204.20 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 14.52 FEET; THENCE NORTH  $89^{\circ}26'29''$  WEST 73.28 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 362.00 FEET; THENCE SOUTH  $89^{\circ}26'29''$  EAST 17.40 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 387.06 FEET; THENCE NORTH  $35^{\circ}31'40''$  EAST 1435.88 FEET TO THE POINT OF BEGINNING AND GENERALLY LOCATED APPROXIMATELY 700 FEET EAST OF TEDDY DRIVE ON KINGS WAY AT 2401 KINGS WAY IN LAND USE ZONES R-4 and R-T.

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 Varlance; or may, prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

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

by:

  
HAROLD P. FOSTER  
Deputy Director of Planning

DJS:HPF:kt

January 7, 1976

Mr. Doug Barlow  
2401 Kings Way  
Las Vegas, Nevada 89102

Re: V-72-72

Dear Mr. Barlow:

Your request on behalf of the Camp V.I.P. Sahara to allow the relocation of the entrance sign on property located at 2401 Kings Way in zoning district R-4 and R-T was considered by the Board of Zoning Adjustment at their meeting on January 5, 1976.

It was voted by the Board to approve this request subject to the following conditions:

1. The precise location of the sign shall meet the requirements of the Department of Community Development.
2. Conformance to the plot plan.
3. Conformance to the code requirements and design standards of City Departments.

This action by the Board of Zoning Adjustment on January 5, 1976, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

Sincerely yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

HPF:kt

cc: City Clerk  
Kent Prestwich

INTER-OFFICE MEMORANDUM

January 6, 1976

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION 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-72-72 (Plot Plan Review)

Applicant: CAMP V. I. P. SAHARA (KENT PRESTWICH)

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

\_\_\_\_\_  
CITY CLERK

COMMUNITY DEVELOPMENT  
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

January 5, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

January 16, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.)

January 19, 1976

kt

15. V-83-75 - Application of DAVID M. COX for a Variance to allow an existing nonconforming single family dwelling unit located in the required rear yard area, and to allow an existing duplex to be maintained on the property for a total of three units where only one unit is allowed; and to allow three off-street parking spaces where 5 spaces are required on property located at 248 Spencer Street in zoning district R-1.

The three units have existed on the property since 1942 and at that time the property had an R-5 zoning on it that allowed the three units. The units have been used continuously since that time and there is only one off-street parking space for each unit. The applicant indicated he was in the process of selling the property and could not obtain an appraisal from FHA nor any type of FHA insured commitment until he had the three units sanctioned by the City. The units are legal nonconforming uses, but there are abatement provisions in the Ordinance which require them to conform to the current zoning regulations within 40 years. This means in the early part of the 1980's these units must conform to the Ordinance, however, the applicant was requesting that they be allowed to continue and not be subject to the abatement provisions of the Ordinance.

The Board recommended approval subject to removing an illegal carport adjacent to the duplex that extends to the side property line and was not shown on the plot plan and that the rear unit be upgraded as required by the Building Department. There was a protest factor from neighbors in the area with many of them indicating that the applicant should not be allowed to construct the two additional units because it was a single family area. The notice indicated the units were existing and apparently these protestants were not aware that the three units have existed in their neighborhood since 1942.

DECISION: APPROVED 4-1 VOTE

PROTESTS: 19

16. U-97-75 (HO) - Application of ANGELO ARCARA at 4600 Alta Drive in zoning district R-1 for a Home Occupation Permit - Allow a mobile scissor and cutlery sharpening business operation.

DECISION: APPROVED UNANIMOUSLY  
5-0 VOTE

PROTESTS: 0

17. V-72-72 - Request of CAMP V.I.P. SAHARA (Kent Prestwich) to allow the relocation of the entrance sign on property located at 2401 Kings Way in zoning district R-4 and R-T.

DECISION: APPROVED UNANIMOUSLY  
5-0 VOTE

PROTESTS: 0

18. U-1-76 (HO) - Application of RUFFUS RHODES at 710 Slayton Avenue in zoning district R-1 for a Home Occupation permit - Allow the off-premise sale of commercial staples used in the building trades.

DECISION: APPROVED UNANIMOUSLY  
5-0 VOTE

PROTESTS: 0

EXHIBIT "A"

This land was  
Dedicated back to city  
Exhibit (B)

That portion of the Northeast Quarter (NE-1/4) of Section 8, Township 21 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 8; thence South  $00^{\circ}25'21''$  West along the Easterly line of said Section 8 a distance of 868.08 feet; thence South  $35^{\circ}31'40''$  West a distance of 629.34 feet to a point in the Southeasterly prolongation of the Northeasterly line of that certain parcel of land conveyed to Kent E. Prestwich, et al, by deed recorded July 8, 1971 as Instrument No. 112330 of Official Records of Clark County, Nevada; thence North  $54^{\circ}28'20''$  West along said Southeasterly prolongation and said Northeasterly line a distance of 175.00 feet to the TRUE POINT OF BEGINNING; thence continuing North  $54^{\circ}28'20''$  West along said Northeasterly line a distance of 240.00 feet to the most Northerly corner of said conveyed parcel; thence South  $35^{\circ}31'40''$  West along the Northwesterly boundary of said conveyed parcel a distance of 55.00 feet; thence from a tangent which bears South  $54^{\circ}28'20''$  East, Southeasterly along the arc of a curve to the left, concave Northeasterly having a radius of 225.00 feet, through a central angle of  $14^{\circ}19'46''$ , an arc distance of 56.27 feet to a point of reverse curvature; thence from a tangent at said point which bears South  $68^{\circ}49'06''$  East, continuing Southeasterly along the arc of a curve to the right, concave Southwesterly, having a radius of 225.00 feet, through a central angle of  $14^{\circ}19'46''$ , an arc distance of 56.27 feet to the point of tangency of said curve with a line that is parallel with and distant 41.00 feet Southwesterly, measured at right angles, from the aforementioned Northeasterly line of said Prestwich parcel; thence South  $54^{\circ}28'20''$  East along said parallel line a distance of 113.63 feet to the beginning of a tangent curve to the right, concave Westerly, having a radius of 15.00 feet; thence Southerly along said tangent curve, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 23.56 feet to the point of tangency of said curve with a line that is parallel with and distant 175.00 feet Northwesterly, measured at right angles, from the centerline of Interstate Highway No. 15; thence North  $35^{\circ}31'40''$  East along said last mentioned parallel line a distance of 56.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT therefrom the interest in and to that portion of said land conveyed to the City of Las Vegas by Parcel No. 2. of the deed recorded July 19, 1972 as Instrument No. 207223 in Book 243 of Official Records, Clark County, Nevada.

PROOFREAD

January 6, 1976

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

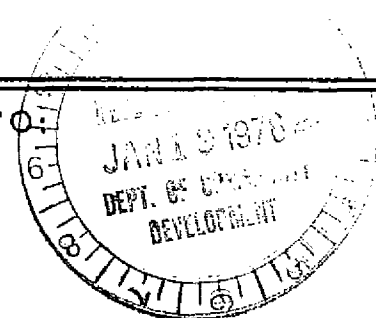
FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION 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-72-72 (Plot Plan Review)

Applicant: CAMP V. I. P. SAHARA (KENT PRESTWICH)

Appeal by applicant or any other aggrieved person: Yes  No

Review requested by the City Commission: Yes  No

*[Handwritten Signature]*  
CITY CLERK  
1/19/76

COMMUNITY DEVELOPMENT  
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: January 5, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) January 16, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) January 19, 1976

kt

INTER-OFFICE MEMORANDUM

11/30/76

TO:

Robert C. Clemmer  
Senior Planner

FROM:

JL

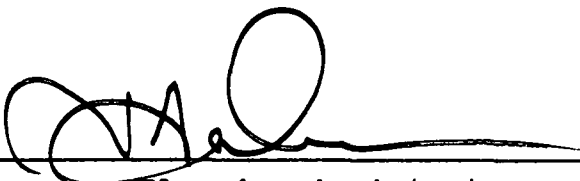
SUBJECT:

V-72-72

COPIES TO:

FILE

On the above date, a permit was issued to VIP CAMP SAMIRA  
for RELOCATION OF SIGN  
at 2401 KINGSWAY  
in accordance with conditions listed V-72-72

  
\_\_\_\_\_  
Planning Assistant

21 V-72-72

Request to  
Revise  
Plot Plan

APPROVED

Request of CAMP V.I.P. SAHARA (KENT PRESTWICH) to allow the relocation of the entrance sign on property located at 2401 Kings Way in zoning district R-4 and R-T.

MR. FOSTER pointed out the area in question indicating the sign in question was now on the central portion of the frontage, but because of the motel sign to the north, the view of this sign had been blocked and they wished to move it for better exposure. Staff felt this was a minor change and recommended approval, subject to the sign location being in accord with the requirements of the Department of Community Development.

MR. JENKINS said since staff had no objection, he would make a Motion for APPROVAL of the relocation of the entrance sign on V-72-72, subject to the following conditions:

1. The precise location of the sign shall meet the requirements of the Department of Community Development.
2. Conformance to the plot plan.
3. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

Mr. Jenkins - yes.  
Mrs. Emmett - yes.  
Mr. Duncan - yes.  
Mrs. Segretti - yes.  
Chairman Reinhardt - yes.

Motion for APPROVAL carried unanimously.

22. U-1-76 (HO)

APPROVED

Application of RUFFUS RHODES at 710 Slayton Avenue in zoning district R-1 for a Home Occupation Permit - Allow the off-premise sale of commercial staples used in the building trades.

MR. FOSTER stated the applicant answered the questionnaire favorably and met the criteria. He said this was not a public hearing and the Board could either deny, approve or hold the matter for a public hearing.

CHAIRMAN REINHARDT asked to hear from the applicant.

MR. RUFFUS RHODES appeared and stated he was the applicant. He said he worked in this industry and some of his employers had asked him to bring staple goods which he said he would do if he could obtain this license. He said he would not be advertising and would just be doing this for the people he worked for. He said he could fit enough supplies in the trunk of his car to last him a year, so storage was no problem.

MR. DUNCAN made a Motion for APPROVAL of U-1-76 (HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Duncan - yes.  
Mrs. Emmett - yes.  
Mr. Jenkins - yes.  
Mrs. Segretti - yes.  
Chairman Reinhardt - yes.

Motion for APPROVAL carried unanimously.

December 30, 1975

Attention: Mr. Hal Foster of Community Planning

Dear Mr. Foster,

We would like to apply for approval to relocate our entrance sign to the North-East corner of our property. This would be on the corner of Rancho Road and Kingsway, thus making it visible from Rancho Road.

The sign was originally installed in the middle of the North side of our property. The construction of the Mini Price Motel has blocked it's view and rendered it useless to us.

We appreciate your attention in this matter.

Sincerely yours,

*Doug Barlow*

Doug Barlow  
Manager of Camp VIP Sahara  
2401 Kingsway  
Las Vegas Nevada

P.S. Mr. Kent Prestwich as land owner has given his approval.

~~118~~

## INTER-OFFICE MEMORANDUM

December 13, 1974

TO:

DEPARTMENT OF BUILDING AND SAFETY  
HANK ELDER, DIRECTOR

ATTN: CLAY HYMER

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

R. C. CLEMMER, SUPERVISOR OF ZONING

SUBJECT:

TRAILER PARK COMPLAINT  
2401 KINGS WAY - CAMP SEHARA VIP

COPIES TO:

Z-27-68  
V-72-72 ✓  
City Manager

Please be advised that as of November 16, there were seventy six (76) duplex trailer units as cited on the complaint sent to your office December 2. A recent field inspection revealed that there are currently seventy eight (78) duplex trailer units in the park. Would you please take the necessary steps to halt any further growth of the improper placement of these duplex trailer units within this park.

RCC:ld

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE May 24, 1973

TO: Director of License and Revenue  
FROM: Planning Department  
SUBJECT: License Application No. G05-05204

NAME OF BUSINESS CAMP VIP SAHARA  
TYPE OF BUSINESS small store  
ADDRESS 2401 King Way ZONE R-1 ROI RT

Z-27-68  
U-72-72

|                               | YES  | NO                                  |                  |   |
|-------------------------------|--|-------------------------------------|------------------|---|
| THIS IS A CHANGE OF NAME      | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                  |   |
| THIS IS A CHANGE OF OWNERSHIP | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                  |   |
| THIS IS A CHANGE OF LOCATION  | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |                  |   |
| Application is                | Approved <input checked="" type="checkbox"/> | Denied <input type="checkbox"/>     | and forwarded to | Bldg. License <input checked="" type="checkbox"/> |

Logged By: \_\_\_\_\_

DIRECTOR OF PLANNING

*Legal of Park*

... DESCRIBED AS COMMENCING AT THE  
NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 21  
SOUTH, RANGE 61 EAST, MDB&M; THENCE NORTH 89° 26' 29" WEST A DISTANCE OF  
1263.32 FEET; THENCE SOUTH 00° 33' 31" WEST ALONG THE EAST LINE OF TEDDY  
DRIVE (80.0 FEET WIDE) A DISTANCE OF 870.0 FEET; THENCE SOUTH 89° 26' 29"  
EAST A DISTANCE OF 115.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE  
TO THE SOUTH HAVING A RADIUS OF 190.0 FEET AND SUBTENDING A CENTRAL ANGLE  
OF 34° 53' 09"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF  
115.96 FEET; THENCE SOUTH 54° 28' 20" EAST A DISTANCE OF 421.65 FEET TO THE  
TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54° 28' 20" EAST A DISTANCE  
OF 288.15 FEET; THENCE NORTH 89° 10' 31" WEST A DISTANCE OF 46.40 FEET TO  
A POINT, SAID POINT BEING 165.0 FEET DISTANT FROM THE CENTER LINE OF INTER-  
STATE HIGHWAY NO. 15, MEASURED AT RIGHT ANGLES; THENCE SOUTH 35° 31' 40"  
WEST, AND PARALLEL WITH THE CENTER LINE OF SAID INTERSTATE HIGHWAY NO. 15,  
A DISTANCE OF 1228.35 FEET; THENCE SOUTH 01° 42' 22" EAST A DISTANCE OF  
66.11 FEET TO A POINT, SAID POINT BEING 125.0 FEET DISTANT FROM THE CENTER  
LINE OF SAID INTERSTATE NO. 15; THENCE SOUTH 35° 31' 40" WEST, AND PARALLEL  
WITH THE CENTER LINE OF SAID INTERSTATE NO. 15 A DISTANCE OF 189.74 FEET;  
THENCE NORTH 89° 26' 29" WEST A DISTANCE OF 165.33 FEET TO THE MOST SOUTHERLY  
SOUTHEAST CORNER OF RICHFIELD VILLAGE UNIT NO. 4-A; THENCE NORTH 00° 33' 31"  
EAST A DISTANCE OF 128.50 FEET; THENCE SOUTH 89° 26' 29" EAST A DISTANCE OF  
58.65 FEET; THENCE NORTH 00° 33' 31" EAST A DISTANCE OF 338.0 FEET; THENCE  
NORTH 89° 26' 29" WEST A DISTANCE OF 103.0 FEET; THENCE NORTH 00° 33' 31"  
EAST A DISTANCE OF 284.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE  
TO THE WEST, HAVING A RADIUS OF 226.0 FEET AND SUBTENDING A CENTRAL ANGLE OF

Continued

26° 16' 14"; THENCE NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 103.62 FEET;  
THENCE NORTH 64° 17' 17" EAST A DISTANCE OF 64.66 FEET TO A POINT OF CURVATURE  
OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 167.0 FEET AND SUBTENDING  
A CENTRAL ANGLE OF 61° 14' 23"; THENCE EASTERLY ALONG SAID CURVE AN ARC  
LENGTH OF 178.50 FEET; THENCE SOUTH 54° 28' 20" EAST A DISTANCE OF 81.16 FEET  
TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF  
130.0 FEET AND SUBTENDING A CENTRAL ANGLE OF 90° 00' 00"; THENCE EASTERLY  
ALONG SAID CURVE AN ARC LENGTH OF 204.20 FEET; THENCE NORTH 35° 3' 40" EAST  
A DISTANCE OF 660.0 FEET TO THE TRUE POINT OF BEGINNING AND GENERALLY LOCATED  
ON THE WEST SIDE OF INTERSTATE ROUTE NO. 15 APPROXIMATELY 1050 FEET SOUTH OF  
SAHARA AVENUE, IN LAND USE ZONE R-T.

5/21/73

ROBERT C. CLEMMER  
SENIOR PLANNER

FINAL FIELD INSPECTION

On May 21, 1973 a field inspection  
was made at L.V. Expressway + Sahara  
VIP Camp Sahara  
revealed that the conditions of V-72-72 have/~~have not~~  
~~been met.~~

*All conditions met.*

*License issued  
5-21-73 JBA*

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PLANNING ASSISTANT

LAW OFFICES

GEORGE, STEFFEN & SIMMONS  
A PROFESSIONAL CORPORATION  
300 TITLE INSURANCE & TRUST BUILDING  
309 SOUTH THIRD STREET  
LAS VEGAS, NEVADA 89101

LLOYD D. GEORGE  
THOMAS L. STEFFEN  
DENNIS E. SIMMONS

TELEPHONE  
AREA CODE 702  
385-2244

March 7, 1973

Mr. Harold P. Foster  
Deputy Director of Planning  
City of Las Vegas  
821 Las Vegas Blvd. North  
Las Vegas, Nevada 89101

Re: V-72-72

Dear Mr. Foster:

Thank you for providing me with a carbon copy of your February 23, 1973, letter to Mr. Kent E. Prestwich with reference to the captioned matter.

On March 5, 1973, my secretary called your office to determine if any appeals had been filed in writing. It is my understanding that she was advised that no appeals had been filed, and I, therefore, assume that this variance approval is final.

If this is not the case, please advise me at your earliest convenience.

Sincerely,

  
Dennis E. Simmons

DES:jg

cc: Mr. Kent E. Prestwich



INTER-OFFICE MEMORANDUM

February 23, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-72-72 (Humble Brothers)

*Christina M. DeLa*  
CITY CLERK 3/5/73

Planning Department information:

Date Notice sent to applicant:

February 23, 1973

Last day for filing an appeal as per the City Code. (Appeal period is 10 days after the notice was mailed to the applicant.)

March 5, 1973

*City of* **LAS VEGAS**  
N E V A D A

Planning Department  
February 23, 1973

Mr. Kent E. Prestwich  
1280 W. North Temple  
Salt Lake City, Utah 84116

Re: V-72-72 - APPROVED

Dear Mr. Prestwich:

At a regular meeting of the Board of Zoning Adjustment held February 22, 1973, consideration was given to the request of Humble Brothers for a Variance to allow the following on the premises of the V.I.P. Overnight Trailer Park:

1. A sign 10' x 10' in size to a height of 16 ft. to be located at the entrance of the park on Kings Way.
2. A sign 10' x 40' in size to a height of 45 ft. to be located on the southeast portion of the development.
3. To allow the sale of merchandise exclusively to the occupants of the overnight trailer park from a building located within the interior of the overnight trailer park.
4. To add a small parcel of land approximately .085 acres in size to the land area of the overnight trailer park located on the west central portion of the overnight trailer park.

All of the above located on property approximately 700 feet east of Teddy Drive on Kings Way at 2401 Kings Way in land use zones R-4 and R-T.

It was voted by the Board of Zoning Adjustment to APPROVE the above items subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Public Works Fire and Building Departments.
3. All lighting for the sign located on the southeast portion of the development shall be directed away or shielded from the residential area to the west.

Continued . . .

**r. Kent Prestwich**  
**Re: U-72-72**

**Page #2**  
**February 23, 1973**

**This action by the Board of Zoning Adjustment becomes effective ten days after the date stamped below unless an appeal in writing is filed with the City Clerk within this ten-day period.**

**Sincerely yours,**

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

**by:**

**HAROLD P. FOSTER**  
**Deputy Director of Planning**

**DJS:HPF:kt**

**FEB 23 1973**

**cc: City Clerk**  
**Dennis Simmons**

INTER-OFFICE MEMORANDUM

February 23, 1973

TO:

PLANNING DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL INFORMATION

COPIES TO:

This is to certify that no appeal has been filed with this office on the following action, as of the date stated below:

V-72-72 (Humble Brothers)

\_\_\_\_\_  
CITY CLERK

Planning Department information:

Date Notice sent to applicant:

February 23, 1973

Last day for filing an appeal as per the City Code. (Appeal period is 10 days after the notice was mailed to the applicant.)

March 5, 1973

permitted (previous variance granted for the two signs in excess of the one permitted) on property located at 3100 East Sahara Avenue in land use zone C-2, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Building, Fire and Public Works Departments.
3. All lighting on the property shall be directed away from the residential development to the north.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried by a unanimous vote.

5. ✓ V-72-72  
APPROVED

Application of HUMBLE BROTHERS for a Variance to allow the following on the premises of the V.I.P. Overnight Trailer Park:

- (1) A sign 10' x 10' in size to a height of 16' to be located at the entrance of the park on Kings Way.
- (2) A sign 10' x 40' in size to a height of 45' to be located on the southeast portion of the development.
- (3) To allow the sale of merchandise exclusively to the occupants of the overnight trailer park from a building located within the interior of the overnight trailer park.
- (4) To add a small parcel of land approximately .085 acres in size to the land area of the overnight trailer park located on the west central portion of the overnight trailer park.

All of the above located on property legally described as: Parcel I: All of that portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 8, Township 21 South, Range 61 East, MDB&M, bounded by a line described as follows: Commencing at the northeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Said Section 8; Thence North 89°26'29" West 1268.32 feet; Thence South 00°33'31" West 930.00 feet; Thence North 89°26'29" West 40.00 feet; Thence from a tangent bearing north 89°26'29" West, turn left along the arc of a 286.00 foot radius curve, subtending a central angle of 90°00'00", 449.25 feet; Thence South 00°33'31" West 70.00 feet; Thence South 89°26'29" East 419.68 feet; Thence South 00°33'31" West 424.51 feet to the point of beginning; Thence North 89°26'29" West 95.27 feet; Thence South 54°28'20" East 14.52 feet; Thence from a tangent bearing south 54°28'20" East turn left along the arc of a 130.00 foot radius curve, subtending a central angle of 75°54'14" a distance of 172.22 feet; thence north 89°26'29" West 76.31 feet to the point of beginning. Parcel II. Being a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 8, Township 21 South, Range 61 East, MDB&M more particularly described as follows: Commencing at the Northeast corner of said Section 8; Thence South 00°25'21" West 868.08 feet; Thence South 35°31'40" West 629.34 feet; Thence North 54°28'20" West 176.00 feet to the true point of beginning; and Thence continuing North 54°28'20" West 239.00 feet; Thence South 35°31'40" West 660.00 feet to a point of curvature; Thence southwesterly and to the right along an arc of a curve having a radius of 130.00 feet, through a central angle of 90°00'00" an arc distance of 204.20

feet; Thence North 54°28'20" West 14.52 feet; Thence North 89°26'29" West 73.28 feet; Thence South 0°33'31" West 362.00 feet; Thence South 89°26'29" East 17.40 feet; Thence South 0°33'31" West 387.06 feet; Thence North 35°31'40" East 1435.88 feet to the point of beginning and generally located approximately 700 feet east of Teddy Drive on Kings Way at 2401 Kings Way in land use zones R-4 and R-T.

MR. FOSTER pointed out the area in question and stated it was adjacent to the freeway. The property is zoned R-T, to the west is R-4 which is partially developed with high density apartments, and to the northwest is the Reynolds Electric Building. To the southwest there is a small strip under Resolution of Intent to R-3 and abutting are some single family homes. The remainder of the property to the west is the Richfield Village Subdivision and zoned R-1. Sometime ago this was zoned for an overnight trailer park and at the time it was requested, staff realized there was no ordinance for this type of use, but felt the Mobile Home Park Ordinance could be applied, with certain adjustments. They have constructed the facility and feel they need the signs requested. Mr. Foster pointed out one sign requested would be a 10' x 40' sign and would have a height of 45 ft. and would be located on the southeast portion of the development near the freeway. The other sign would be 10' x 10' in size to a height of 16 ft. and would be located at the entrance of the park. Eventually there will be a street which will be Rancho Road extended south from Sahara and bordering the development along the east side. The applicant is requesting an identification sign so that the persons coming to the park will be able to see it when they get on Kings Way and not end up driving around through the residential area. They further are requesting a sign adjacent to the freeway for people looking for an overnight trailer park and feel the 45 ft. in height is necessary. The sign will have yellow letters on a green background. The other two items requested in the variance is a retail sale operation for merchandise to be sold exclusively to the occupants of the park and also that a small corner piece of land be added for a park facility. This additional piece of land would square off the westerly portion of the property. Staff, in considering an Ordinance for an overnight park, has felt that the use is more closely related to a commercial type use such as a hotel or motel since the occupants are transients. The zoning pattern in the area is commercial to the north and industrial on the south. He pointed out if this land were zoned commercial, the signs he is requesting would be permitted. He stated for these reasons, this request is well within the thinking of staff to allow the requests and staff does not feel there will be any adverse effects on the residences in the area. The Planning Department referred this application to the Beautification Committee and they recommended denial. There were no approvals or protests on record, with the exception of the Beautification Committee.

CHAIRMAN PYES declared the public hearing open and asked to hear from the applicant.

MR. DENNIS SIMMONS, Attorney at Law, appeared and stated he was representing the applicant in this matter. He indicated as far as the small parcel of R-4 land is concerned, after the zoning was changed on the property, the apartments to the west were built prior to the construction of this. It was later discovered that the

apartments encroached on the property and this is the reason for the exchange. He felt the retail store would be a convenience to the occupants of the overnight park and also would benefit the surrounding area because they would not have to leave the park and go into the surrounding areas looking for a convenience market. He indicated the applicant has some \$800,000 invested in the park at the present time and did not feel their requests were out of order.

CHAIRMAN PYES asked how the 45 ft. high sign would be lighted.

MR. SIMMONS stated it would be a billboard type with external lighting.

CHAIRMAN PYES asked if it would be shielded from the residences.

MR. SIMMONS stated due to the height of the sign and it being perpendicular to the freeway, he doubted if it would be a nuisance.

MR. McGARRY asked what type of merchandise would be sold in the retail store.

MR. SIMMONS stated it would be food stuffs, something like a 7-11 store with special equipment for campers, etc.

CHAIRMAN PYES asked to hear from any protesters.

MR. GROVER LEWIS, 2711 Milo Way, appeared in protest. He indicated his home was right at the end of Milo Way where it dead ends. He indicated they were led to believe this development would be a mobile home park and not an overnight trailer park. He indicated this was introduced under the guise of being a very attractive overnight park which is not the case. He indicated there are other signs in the area, one being approximately 100 yards south which has lights and is a nuisance to the property owners. He indicated in the general area he counted six very large signs and he endorsed the Beautification Committee recommendation for denial and felt this would be just another eyesore. He said if anyone wanted to construct a one-story apartment in the area, they would not want this large sign there and he did not feel it would enhance the area. He asked staff how many buildings were allowed on that property.

MR. FOSTER said the development plan shows two buildings.

MR. LEWIS stated there were three buildings constructed and presented photographs of them to the Board.

CHAIRMAN PYES stated this Board originally denied the request for this park; however, it was appealed to the City Commission and they passed it.

MR. FOSTER stated when it came before the City Commission the applicant withdrew it. Mr. Foster said the zoning was approved for an overnight park and then a variance was applied for for many deviations such as the size of the spaces, etc. which was later withdrawn by the applicant. They now conform to the required size.

MR. LEWIS stated he was not sure of the exact location of the buildings on the property. He indicated they dislike the proposal and particularly dislike the large sign.

CHAIRMAN PYES stated there is a vacant space between the protesters house and the trailer park and asked its use.

MR. LEWIS stated this was to be turned into one-story apartments.

MR. FOSTER stated it was approximately 100 ft. away and under Resolution of Intent for R-3 and Milo is the street frontage.

MR. LEWIS stated the plans were to have Milo become a cul-de-sac. He felt this large sign would discourage people from building there.

MR. McGARRY asked Mr. Simmons if there were two or three buildings on the property.

MR. KENT PRESTWICH, 1280 W. North Temple, Salt Lake City, Utah, appeared and stated he was one of the owners. He indicated there were only two buildings on the property and stated in the photographs presented by Mr. Lewis, one building was photographed from the front and back. He stated the R-3 was in the process of being gifted. He indicated he gifted the property.

MR. SIMMONS stated even the members of the Board who were present at the inception of this proposal should remember there was never any intention to make this a mobile home park. He stated this sign is not as high as the first one requested.

MR. LEWIS stated the first variance was granted in 1969 or 1970 and they were led to believe it would be a mobile home park.

MR. FOSTER stated the zoning action was in 1969 and the zoning file will indicated it was for an overnight park and there was never any mention of a mobile home park.

CHAIRMAN PYES stated if this is approved, he would like to see the lights from the sign oriented away from the residences to the north.

MR. PRESTWICH said it is a double faced sign. He stated they were required to heavily light their parking area and there are street lights at every canopy. He stated there would be more light from the camp ground than from the sign and stated it was 700 ft. from the closest apartment house.

CHAIRMAN PYES stated he was concerned for the people living there.

MR. PRESTWICH stated it would be an external lighted sign. This type of sign will prevent most of the light from going into the residential area due to the design.

CHAIRMAN PYES asked if anyone else wished to be heard. There being no one, he declared the public hearing closed.

MR. HANES made a Motion for APPROVAL of the request of HUMBLE BROTHERS for a Variance to allow the following on the premises of the V.I.P. Overnight Trailer Park:

1. A sign 10' x 10' in size to a height of 16' to be located at the entrance of the park on Kings Way.

2. A sign 10' x 40' in size to a height of 45' to be located on the southeast portion of the development.
3. To allow the sale of merchandise exclusively to the occupants of the overnight trailer park from a building within the interior of the overnight trailer park.
4. To add a small parcel of land approximately .085 acres in size to the land area of the overnight trailer park located on the west central portion of the overnight trailer park.

All of the above located on property approximately 700' east of Teddy Drive on Kings Way at 2401 Kings Way in land use zones R-4 and R-T, subject to the following conditions:

- (1) Conformance to the plot plan.
- (2) Conformance to the requirements of the Building Fire and Public Works Departments.
- (3) All lighting for the sign located on the southeast portion of the development shall be directed away or shielded from the residential area to the west.

Motion for APPROVAL was seconded by Mr. Reinhardt and carried unanimously.

6. V-1-73

APPROVED

Application of GEORGE AND BEATRICE HOWARD for a Variance to allow a duplex in a commercial zone (one single family residence presently exists as a non-conforming structure) for a total of three units on the property where no residential use is permitted on property legally described as Lot 7, Block 19, Valley View Addition and located at 1318 "C" Street and generally located on the southeast corner of "C" Street and Jackson Avenue in land use zone C-2.

MR. FOSTER pointed out the surrounding area and indicated there was R-3 zoning to the north, R-4 zoning to the northwest and residential on the south side of Monroe. He stated in the general area the uses are primarily residential with some commercial development. He pointed out the existing single family residence on the property which is non-conforming because the Ordinance does not allow the residential uses to be constructed on this parcel. The request was to move a duplex from the interstate freeway area onto the southeast portion of this property. The applicant made a request for a moving permit and during the inspection the inspector felt that the building was suitable to be moved and the inspectors signed the permit. When the permit was brought to the Planning Department it was immediately determined it could not be moved to that particular site because it was in a commercial zone. In the meantime before bringing the permit to the Planning Department the applicant contracted with the State to purchase the home and with a mover to move it to this address and was contracted with the two agencies in the amount of \$2,000. When it was discovered he could not move the home to this site, he contacted the City Attorney's office and they felt under the circumstances the applicant should be permitted to move the building onto the property and indicated he should apply for a Variance. It was necessary for the applicant to move the house because of the time factor involved. The

NOTICE OF PUBLIC HEARING

JANUARY 25, 1973

January 10, 1973

Notice is hereby given that on January 25, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-72-72 HUMBLE BROTHERS FOR A VARIANCE TO ALLOW THE FOLLOWING ON THE PREMISES OF THE V.I.P. OVERNIGHT TRAILER PARK:

- (1) A SIGN 10' x 10' IN SIZE TO A HEIGHT OF 16 FEET TO BE LOCATED AT THE ENTRANCE OF THE PARK ON KINGS WAY.
- (2) A SIGN 10' x 40' IN SIZE TO A HEIGHT OF 45 FEET TO BE LOCATED ON THE SOUTHEAST PORTION OF THE DEVELOPMENT.
- (3) TO ALLOW THE SALE OF MERCHANDISE EXCLUSIVELY TO THE OCCUPANTS OF THE OVERNIGHT TRAILER PARK FROM A BUILDING LOCATED WITHIN THE INTERIOR OF THE OVERNIGHT TRAILER PARK.
- (4) TO ADD A SMALL PARCEL OF LAND APPROXIMATELY .085 ACRES IN SIZE TO THE LAND AREA OF THE OVERNIGHT TRAILER PARK LOCATED ON THE WEST CENTRAL PORTION OF THE OVERNIGHT TRAILER PARK.

ALL OF THE ABOVE LOCATED ON PROPERTY LEGALLY DESCRIBED AS:

PARCEL I: ALL OF THAT PORTION OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDBM, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST 1268.32 FEET; THENCE SOUTH 00°33'31" WEST 930.00 FEET; THENCE NORTH 89°26'29" WEST 40.00 FEET; THENCE FROM A TANGENT BEARING NORTH 89°26'29" WEST, TURN LEFT ALONG THE ARC OF A 286.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", 449.25 FEET; THENCE SOUTH 00°33'31" WEST 70.00 FEET; THENCE SOUTH 89°26'29" EAST 419.68 FEET; THENCE SOUTH 00°33'31" WEST 424.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'29" WEST 95.27 FEET; THENCE SOUTH 54°28'20" EAST 14.52 FEET; THENCE FROM A TANGENT BEARING SOUTH 54°28'20" EAST TURN LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 75°54'14" A DISTANCE OF 172.22 FEET; THENCE NORTH 89°26'29" WEST 76.31 FEET TO THE POINT OF BEGINNING.

PARCEL II: BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

Continued . . . .

THENCE SOUTH  $00^{\circ}25'21''$  WEST 868.08 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 629.34 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 176.00 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE CONTINUING NORTH  $54^{\circ}28'20''$  WEST 239.00 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 660.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG AN ARC OF A CURVE HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AN ARC DISTANCE OF 204.20 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 14.52 FEET; THENCE NORTH  $89^{\circ}26'29''$  WEST 73.28 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 362.00 FEET; THENCE SOUTH  $89^{\circ}26'29''$  EAST 17.40 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 387.06 FEET; THENCE NORTH  $35^{\circ}31'40''$  EAST 1435.88 FEET TO THE POINT OF BEGINNING AND GENERALLY LOCATED APPROXIMATELY 700 FEET EAST OF TEDDY DRIVE ON KINGS WAY AT 2401 KINGS WAY IN LAND USE ZONES R-4 and R-T.

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 City Planning Director written objections thereto or approval thereof.

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

by:

  
HAROLD P. FOSTER  
Deputy Director of Planning

DJS:HPF:kt

INTER-OFFICE MEMORANDUM

Jan. 24, 1973

TO:  
PLANNING DEPARTMENT

FROM:  
DEPUTY DIRECTOR OF PUBLIC WORKS

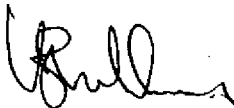
SUBJECT:  
V-72-72

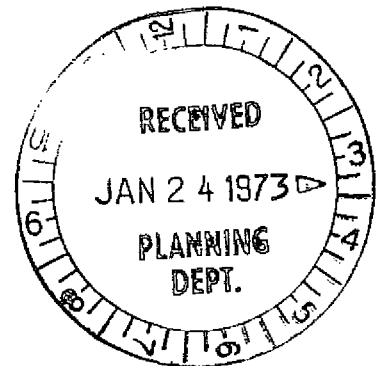
COPIES TO:

Your memorandum of January 5, 1973 requested comments from the Engineering Dept. on the application for a variance to allow two signs, add a parcel of land to the trailer park and allow the sale of merchandise on property located west of I-15 south of Kings Way.

All of the required offsite improvements are covered under bond and agreement for this location, therefore there are no further requirements from this office.

VBU:DN:jf

  
V. B. Uehling



Planning Department  
January 26, 1973

Mr. Kent E. Prestwich  
1280 West North Temple  
Salt Lake City, Utah 84116

Re: V-72-72

Dear Mr. Prestwich:

This letter is to confirm the telephone call from this office on January 24, 1973, that your item as referred to above and scheduled for the January 25, 1973, meeting of the Board of Zoning Adjustment was not heard due to the meeting being cancelled. The meeting was cancelled as a result of January 25th being declared an official day of observance due to the death of former President Lyndon B. Johnson. The City Attorney has advised this office all items on the agenda shall be carried over to the next regular meeting of the Board and this office must readvertise for the new public hearings.

Please be advised your item will be heard at the next regularly scheduled meeting of the Board on February 22, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

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

Sincerely yours,

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

by:

HAROLD P. FOSTER  
Deputy Director of Planning

DJS:HPP:kt

Rieger, Laub & Downey - No.  
All other B. C. members present - Yes.

Motion for Denial carried.

MRS. JOHNSON made a recommendation they seek a design for a flush sign to identify the truck service and sales area.

MR. ALEXANDER stated he felt the business was identified and they did not need to add to the clutter.

MRS. JOHNSON made a recommendation and Motion that the company seek an alternative to the street sign by having a sign flush on the building solely to identify the truck sales. Motion was seconded by Mrs. Dondero and voting was as follows:

Mr. Rieger - Abstained.  
All other B. C. members present - Yes.

Motion carried.

Sign Variance V-72-72.

MR. FOSTER presented the next sign variance to the Committee (V-72-72). He stated this was southwest of the freeway and was an overnight trailer park. He stated they wished approval on two signs, one on the southeast portion of the development abutting the freeway which would be 10' x 40' in size and 45 ft. in height and one at the entrance to the park 10' x 10' in size to a height of 16 ft. When people see the sign from the freeway they will be able to get off and eventually Rancho Road will be extended to intersect with Sahara. He indicated there is R-4 zoning for Reynolds Electric to the northwest, some multi-family zoning directly west and C-1 to the north for a shopping center at Sahara. We do not have a specific Ordinance for overnight trailer parks; however, this is permitted in the R-T zone. This was allowed in this zone; however, it was done so with the understanding there would have to be certain modifications to make it acceptable for this type of use. In this Variance the applicant has also applied for other deviations from the Ordinance. They are proposing landscaping in the area. In the R-T zone, only a 32 sq. ft. identification sign is permitted. This type of use in the overnight trailer park is probably best compared to commercial zoning such as hotels and motels since it is not permanent residency.

MRS. DONDERO presented slides of the property in question.

MR. RIEGER asked for staff's recommendation.

MR. FOSTER stated he would like to give the committee some background information. He stated this particular development more closely resembles commercial zoning than residential, and in comparing what they are asking for and what the Sign Ordinance permits in the C-1 zone, this would be essentially the same. This particular development is buffered from the development of residential homes to the west so there shouldn't be any adverse effects to the property owners there. The freeway is elevated and that is the reason they are asking for the 45 ft. in height.

MR. RIEGER asked the closest backyard of the residences to this property.

MR. FOSTER stated probably about 300 ft.

MR. RIEGER stated he would like to know what type of sign this was, either plastic and how many poles. He stated there were homes in the area and felt they should know if the sign was to be lighted.

MR. RIEGER stated his shop is right across the freeway from this sign and he would be looking at it every day and did not feel this size sign was necessary, and felt a smaller sign was in keeping.

MR. SAYLOR stated he might be able to clear up this. He indicated when they proposed to put in an overnight trailer park, the City had no Ordinance for this use. The City has an Ordinance for mobile home estates and mobile home parks both of which are considered to be residential uses. The overnight facility is considered to be different since it is a transient facility and more comparable to a hotel or motel and these are in commercial zones. For this reason it was decided to handle it on a Variance basis in the R-T zone. We knew the mobile home park zone was not able to accommodate this type of facility and realized there would have to be certain variations from the provisions, simply because our Ordinance does not allow this type of facility. There is commercial to the north and Industrial to the south both of which could have the size of sign requested by this applicant.

MRS. BARTLETT asked what size sign a mobile home park would be allowed.

MR. SAYLOR stated this is different since it is not a permanent residency. This is compared to a hotel or motel in a commercial zone, and in the C-1 zone a 400 sq. ft. sign is allowed and he is requesting this size.

MRS. GRONBORG felt they were taking their chances when building this.

CHAIRMAN LAUB asked about the off-site improvements.

MR. FOSTER stated this is half-street construction.

MR. SAYLOR stated when the street is completed they will have to pay their share along there just like everyone else if it is an assessment district. When development is completed the other half will be on the other side.

CHAIRMAN LAUB stated the first thing you see coming down the street is the fire plug. Reynolds put in the south side of the street and asked why it did not come down straight.

MR. DOWNEY stated when this is completed it would give a better turn to come into Rancho.

MRS. CAHILL asked if height of 45 ft. was necessary stating this is more height than allowed for a billboard.

MR. FOSTER stated the applicant feels this height is necessary because of the freeway elevation.

MRS. CAHILL stated if the entrance sign is for identification it should be flush with the wall.

MR. FOSTER stated once they get off the freeway they have to go one-quarter mile from the off-ramp and then another one-quarter mile south. He is traveling quite a distance to get there and if the sign is not provided he could miss it and end up driving through the residential area.

MR. SAYLOR stated the entrance sign is very important and necessary or these people will be wandering around in the residential area and we would not like to see that.

MR. RIEGER stated he did not feel they could give an honest conclusion based on the information presented to them and felt the applicant should be required to provide planning with art work on these

signs so they could see the design, size and structure of the signs and made a recommendation these things be provided.

CHAIRMAN LAUB asked if this should be tabled.

MR. FOSTER stated it would be heard by the Board of Zoning Adjustment on the 25th.

MR. ALEXANDER stated the KOA Park on Boulder Highway has a small sign and felt it was adequate for locating their park.

MR. RIEGER pointed out the KOA Park would like to have a larger sign.

MR. RIEGER made a Motion this variance be denied due to the fact that property information was not furnished to the committee to make a decision. Motion was seconded by Mrs. Dondero and voting was as follows:

Mrs. Bartlett and Mrs. Reaney - No.  
All other B. C. members present - Yes.

Motion for DENIAL carried.

5. Funds for Supplies and Equipment.

MRS. CAHILL stated slides are very important to the Committee for presentations and the Executive Committee asked her to contact Mr. Trelease regarding this expense. She stated she talked to him and said Mrs. Johnson and Mrs. Dondero have spent their own money for these items approximating their expense at about \$100.00. The City Manager said we should put in our requests in detail for purchases to Mr. Saylor who will make the purchase request to the City. Mr. Trelease further indicated when the films are ready the City would develop them. She asked Mr. Saylor regarding procedure on the request.

MR. SAYLOR stated a request from the Committee showing all detail for items needed should be sent to Planning. We will order the merchandise and have it delivered.

MRS. BARTLETT stated they would also make the same request of the County.

CHAIRMAN LAUB stated Mrs. Dondero was using her own projector and felt it would help presentations a good deal if they could use two projectors at

INTER-OFFICE MEMORANDUM

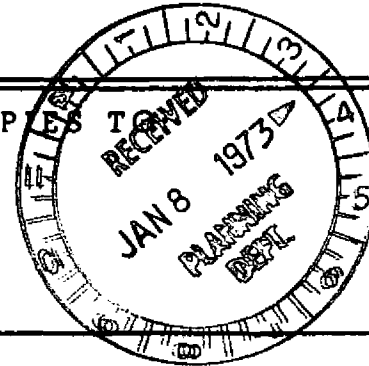
JANUARY 8, 1973

TO: PLANNING DEPARTMENT

FROM: SR. BUILDING INSPECTOR  
DEPARTMENT BUILDING & SAFETY

SUBJECT: V-72-72  
HUMBLE BROTHERS  
2401 KINGS WAY

COPIES TO



The Department of Building & Safety has no objection to the subject variance.

*E. S. Stubbs*  
E. S. STUBBS

INTER-OFFICE COMMUNICATION

DATE: January 5, 1973

TO: BUILDING DEPARTMENT  
FIRE DEPARTMENT  
ENGINEERING DEPARTMENT

FROM: PLANNING DEPARTMENT

SUBJECT: File No. V-72-72, Board of Zoning Adjustment meeting 1-25-73.

Application submitted by: KUNGLER BROTHERS.

For a ~~USE PERMIT~~/Variance to: (SEE ATTACHED NOTICE)

Property located at: 2401 Kings Way.

Land Use Zone: R-4 and R-T.

Legally Described as: (SEE ATTACHED NOTICE)

Your remarks regarding this application prior to Jan. 15, 1973 will be greatly appreciated.

Plot Plan Attached Yes XX  
No \_\_\_\_\_

Building - Existing \_\_\_\_\_  
Proposed \_\_\_\_\_

Fire Zone \_\_\_\_\_

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

DJS:kt

NOTICE OF PUBLIC HEARING

JANUARY 25, 1973

January 10, 1973

Notice is hereby given that on January 25, 1973, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-72-72 HUMBLE BROTHERS FOR A VARIANCE TO ALLOW THE FOLLOWING ON THE PREMISES OF THE V.I.P. OVERNIGHT TRAILER PARK:

- (1) A SIGN 10' x 10' IN SIZE TO A HEIGHT OF 16 FEET TO BE LOCATED AT THE ENTRANCE OF THE PARK ON KINGS WAY.
- (2) A SIGN 10' x 40' IN SIZE TO A HEIGHT OF 45 FEET TO BE LOCATED ON THE SOUTHEAST PORTION OF THE DEVELOPMENT.
- (3) TO ALLOW THE SALE OF MERCHANDISE EXCLUSIVELY TO THE OCCUPANTS OF THE OVERNIGHT TRAILER PARK FROM A BUILDING LOCATED WITHIN THE INTERIOR OF THE OVERNIGHT TRAILER PARK.
- (4) TO ADD A SMALL PARCEL OF LAND APPROXIMATELY .085 ACRES IN SIZE TO THE LAND AREA OF THE OVERNIGHT TRAILER PARK LOCATED ON THE WEST CENTRAL PORTION OF THE OVERNIGHT TRAILER PARK.

ALL OF THE ABOVE LOCATED ON PROPERTY LEGALLY DESCRIBED AS:

PARCEL I: ALL OF THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDBM, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 8; THENCE NORTH 89°26'29" WEST 1268.32 FEET; THENCE SOUTH 00°33'31" WEST 930.00 FEET; THENCE NORTH 89°26'29" WEST 40.00 FEET; THENCE FROM A TANGENT BEARING NORTH 89°26'29" WEST, TURN LEFT ALONG THE ARC OF A 286.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", 449.25 FEET; THENCE SOUTH 00°33'31" WEST 70.00 FEET; THENCE SOUTH 89°26'29" EAST 419.68 FEET; THENCE SOUTH 00°33'31" WEST 424.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'29" WEST 95.27 FEET; THENCE SOUTH 54°28'20" EAST 14.52 FEET; THENCE FROM A TANGENT BEARING SOUTH 54°28'20" EAST TURN LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, SUBTENDING A CENTRAL ANGLE OF 75°54'14" A DISTANCE OF 172.22 FEET; THENCE NORTH 89°26'29" WEST 76.31 FEET TO THE POINT OF BEGINNING.

PARCEL II: BEING A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8;

Continued . . . .

THENCE SOUTH  $00^{\circ}25'21''$  WEST 868.08 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 629.34 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 176.00 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE CONTINUING NORTH  $54^{\circ}28'20''$  WEST 239.00 FEET; THENCE SOUTH  $35^{\circ}31'40''$  WEST 660.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG AN ARC OF A CURVE HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  AN ARC DISTANCE OF 204.20 FEET; THENCE NORTH  $54^{\circ}28'20''$  WEST 14.52 FEET; THENCE NORTH  $89^{\circ}26'29''$  WEST 73.28 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 362.00 FEET; THENCE SOUTH  $89^{\circ}26'29''$  EAST 17.40 FEET; THENCE SOUTH  $0^{\circ}33'31''$  WEST 387.06 FEET; THENCE NORTH  $35^{\circ}31'40''$  EAST 1435.88 FEET TO THE POINT OF BEGINNING AND GENERALLY LOCATED APPROXIMATELY 700 FEET EAST OF TEDDY DRIVE ON KINGS WAY AT 2401 KINGS WAY IN LAND USE ZONES R-4 and R-T.

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 City Planning Director written objections thereto or approval thereof.

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

by:

  
HAROLD P. FOSTER  
Deputy Director of Planning

INTER-OFFICE MEMORANDUM

January 8, 1973

TO:

DON J. SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
GEORGE JUDD  
ASSISTANT FIRE MARSHAL

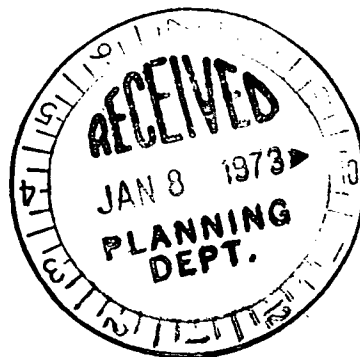
SUBJECT: V-72-72

HUMBLE BROTHERS, 2401 Kings Way  
1. Sign  
2. Sign  
3. Merchandise Sales  
4. Additional Land

COPIES TO:

This department has no objection to granting these provided all work is done under permit and approved by the Las Vegas Building Department.

GJ/vh  
Attachments



BOARD OF ZONING ADJUSTMENT --CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 75.00 .

The undersigned, Humble Brothers, The owner, respectfully petitions for a special Variance to allow 1 each 10' X 40' outdoor type on premise sign - 1 each 10' X 10' outdoor on premise entrance sign - 45' high (2) Permission to have recreational game machines. 76 h x Permission to sell groceries, sundreis, fittings, and supplies. Permission to include small piece of land zoned R4 traded with Mr. Howard to be used as part of the park. See attached legal. Exhibit A

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HERE WITH SUBMITTED: The property is situated at 2401 Kingsway between Freeway and R4 in Zoning District R-44 R-T. Said property is legally described as follows, to wit;

See attached legal. Exhibit B

OWNER'S AFFIDAVIT

STATE OF Utah NEVADA  
COUNTY OF Clark ss: CLARK

(I, We) the undersigned, being duly sworn, depose and say that (we are, I am) the (owner, owners) 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 knowledge and belief. (SIGNED IN INK)

[Signature]  
SIGNATURE OF OWNER, 1280 West North Temple SLC UT MAILING ADDRESS, 328-0261 TELEPHONE NUMBER

Subscribed and sworn to before me this 21st Day of December 19 72

[Signature]  
Notary Public in and for said County & State  
Clark County, Utah

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS & FURTHER INFORMATIONAL REQUIREMENTS.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 75.00  
Receipt No: 123680  
Case No: V-72-72

Received by: [Signature]  
Date: 12/19/72

[Signature]  
Atty. Dennis Simmons

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) Copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photograph showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

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PLOT PLAN SPECIFICATIONS FOR VARIANCES

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



HUMBLE BROTHERS FOR A VARIANCE TO ALLOW THE FOLLOWING ON THE PREMISES OF THE VIP TRANSIENT TRAILER PARK: (1) A SIGN 10' x 10' IN SIZE TO A HEIGHT OF 16 FT. TO BE LOCATED AT THE ENTRANCE OF THE PARK ON KINGS WAY, (2) A SIGN 10' x 40' IN SIZE TO A HEIGHT OF 45 FEET TO BE LOCATED ON THE SOUTHEAST PORTION OF THE DEVELOPMENT, ~~AND~~ (3) TO ALLOW THE SALE OF MERCHANDISE EXCLUSIVELY TO THE OCCUPANTS OF THE OVERNIGHT TRAILER PARK FROM A BUILDING LOCATED WITHIN THE INTERIOR OF THE ~~MOBILE HOME PARK, AND~~ <sup>overnight trailer</sup> ~~MOBILE HOME PARK, AND~~ (4) TO ADD A SMALL PARCEL OF LAND APPROXIMATELY .085 ACRES IN SIZE TO THE LAND AREA OF THE ~~MOBILE HOME PARK, AND~~ <sup>overnight trailer</sup> ~~MOBILE HOME PARK, AND~~ located on the west central portion of the <sup>overnight trailer</sup> ~~MOBILE HOME PARK, AND~~ park.

ALL OF THE ABOVE LOCATED  
ON PROPERTY LEGALLY DESCRIBED AS:



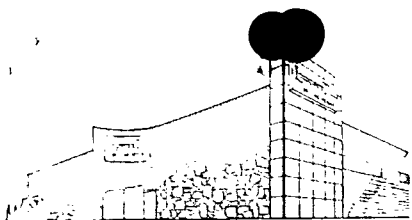
TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG AN  
ARC OF A CURVE HAVING A RADIUS OF 130.00 FEET; THROUGH A CENTRAL ANGLE  
OF 90°00'00" AN ARC DISTANCE OF 204.20 FEET; THENCE NORTH 54°28'20" WEST  
14.52 FEET; THENCE NORTH 89°26'29" WEST 73.28 FEET; THENCE SOUTH 0°33'31"  
WEST 362.00 FEET; THENCE SOUTH 89°26'29" EAST 17.40 FEET; THENCE SOUTH  
0°33'31" WEST 387.06 FEET; THENCE NORTH 35°31'40" EAST 1435.88 FEET TO

THE POINT OF BEGINNING ~~AND SITUATED~~ <sup>W</sup> AT 2401 KINGSWAY <sup>and generally located</sup> ON THE ~~SOUTHWEST~~ CORNER  
~~OF KINGSWAY AND RANCHO DRIVE SOUTH (PROPOSED)~~ <sup>W</sup> IN LAND USE ZONES R-4 and

R-T.

approximately 700

feet east of Teddy Dine on Kings Way



Lawyers Title  
OF LAS VEGAS

P. O. BOX 1957 • 333 SOUTH THIRD STREET • LAS VEGAS, NEVADA - 89101  
385-4141

*This was exchanged with Howard*  
*Exhibit (A)* October 22, 1971

Messrs. Lloyd and Kent E. Prestwich  
1260 W. No. Temple  
Salt Lake City, Utah 84116

Subject: Our Escrow No. 44058-L

Dear Lloyd and Kent:

We hasten to enclose herewith a plat map, left this afternoon by Mr. Howard. We also enclose a copy of the description which he deposited for Parcel F and Parcel G.

The above number has been assigned to an escrow through which we understand Mr. Howard will convey Parcel G to you in exchange for Parcel F.

Escrow instructions will be prepared in the next few days and after you advise what value should be shown for these properties. Mr. Howard has asked that you furnish this information and he will be agreeable to whatever value you designate.

We will be anxious to hear from you at the earliest possible date, so we may proceed with this exchange.

Sincerely yours,

LOIS K. RODMAN  
Escrow Supervisor

LKR:  
Encls. (4)

Vista  
International  
parks

one of the  
fastest growing  
industries in  
the nation

October 30, 1971

Dear Lois:

We made the trade with Mr. Howard as a concession to him, so he would not be required to tear out the block wall and asphalt to replace it.

We would like him to establish the price and pay all the costs on the transfer.

Thank you,

Lloyd Prestwich

LP/af



DELUXE CAMPGROUND ACCOMMODATIONS

Office: 1380 West North Temple - Salt Lake City, Utah 84116  
Phone Area Code (801) 328-0251

✓  
KRAMER Engineering and Surveying Company

3008-A WEST CHARLESTON BLVD.

LAS VEGAS, NEVADA 89102

PHONE: 878-6487

Parcel G

PARCEL I

All of that portion of the Northeast Quarter of Section 8, Township 21 South, Range 61 East, M.D.M., bounded by a line described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 8; thence North  $89^{\circ}26'29''$  West ~~along the north line of said Northeast Quarter~~ a distance of 1218.32 feet; thence South  $00^{\circ}33'31''$  West along the east line of Teddy Drive (80 feet wide) a distance of 930.00 feet; thence North  $89^{\circ}26'29''$  West 40.00 feet; thence from a tangent bearing North  $89^{\circ}26'29''$  West, turn left along the arc of a 285.00 foot radius curve, subtending a central angle of  $90^{\circ}00'00''$ , a distance of 449.25 feet; thence South  $00^{\circ}33'31''$  West 70.00 feet; thence South  $89^{\circ}26'29''$  East 419.68 feet; thence South  $00^{\circ}33'31''$  West 424.51 feet to the Point of Beginning; thence North  $89^{\circ}26'29''$  West 95.27 feet; thence South  $54^{\circ}28'20''$  East 14.52 feet; thence from a tangent bearing South  $54^{\circ}28'20''$  East turn left along the arc of a 130.00 foot radius curve, subtending a central angle of  $75^{\circ}54'14''$  a distance of 172.22 feet; thence North  $89^{\circ}26'29''$  West 76.31 feet to the Point of Beginning.

Contains 0.085 Acres, more or less.

Located on on the Southwest corner of Kings Way  
and ~~Felipe~~ Radio Drive South (Proposed at  
2401 Kings Way

Kramer Engineering and Surveying Company

3008-A WEST CHARLESTON BLVD.

LAS VEGAS, NEVADA 89102

PHONE: 578-6487

Parcel F

All of that portion of the Northeast Quarter of Section 8, Township 21 South, Range 61 East, N.D.M., bounded by a line described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 8; thence North  $89^{\circ} 25' 29''$  West along the north line of said Northeast Quarter a distance of 1268.32 feet; thence South  $00^{\circ} 33' 31''$  West along the east line of Teddy Drive (80 feet wide) a distance of 960.00 feet; thence North  $89^{\circ} 25' 29''$  West, 100 feet; thence from a tangent bearing North  $89^{\circ} 25' 29''$  West, turn left along the arc of a 286.00 foot radius curve, subtending a central angle of  $90^{\circ} 00' 00''$  a distance of 449.25 feet; thence South  $00^{\circ} 33' 31''$  West 70.00 feet; thence South  $89^{\circ} 25' 29''$  East 419.68 feet; thence South  $00^{\circ} 33' 31''$  West 424.51 feet; thence North  $89^{\circ} 25' 29''$  West 95.27 feet to the Point of Beginning; thence North  $54^{\circ} 20' 20''$  West 66.64 feet; thence from a tangent bearing North  $54^{\circ} 23' 20''$  West turn left along the arc of a 167.00 foot radius curve, subtending a central angle of  $07^{\circ} 29' 43''$  a distance of 21.85 feet; thence South  $00^{\circ} 33' 31''$  West 49.51 feet; thence South  $89^{\circ} 25' 29''$  East 73.28 feet to the Point of Beginning.

Contains 0.043 Acres, more or less.

PARCEL II

LEGAL DESCRIPTION

Being a portion of the NE $\frac{1}{4}$  of Section 8, T.21 S., R. 61 E., M.D.B.&M.  
more particularly described as follows:

Commencing at the northeast corner of Section 8, T.21 S., R.61 E., M.D.B.&M.;  
thence ~~S.0°25'21"W. along the easterly line of said Section 8, 868.08 feet;~~  
thence S.35°31'40"W. 629.34 feet; thence N.54°28'20"W. 176.00 feet to the  
true POINT OF BEGINNING; and ~~running~~ thence continuing N.54°28'20" W. 239.00  
feet; thence S.35°31'40"W. 660.00 feet to a point of curvature; thence  
southwesterly and to the right along the arc of a curve having a radius of  
130.00 feet, through a central angle of 90°00'00", an arc distance of 204.20 feet;  
thence on tangent N.54°28'20"W. 14.52 feet; thence N 89°26'29" W 73.28 feet; thence  
S.0°33'31"W. 362.00 feet; thence S.89°26'29"E. 17.40 feet; thence S.0°33'31"W.  
387.06 feet to the intersection with a line drawn parallel to and distant  
176.00 feet northwesterly, measured at right angles from the centerline of  
Interstate-15 freeway as it presently exists at 250.00 feet in width; thence  
N.35°31'40"E. along said parallel line 1435.68 feet to the POINT OF BEGINNING.

*Green Background*

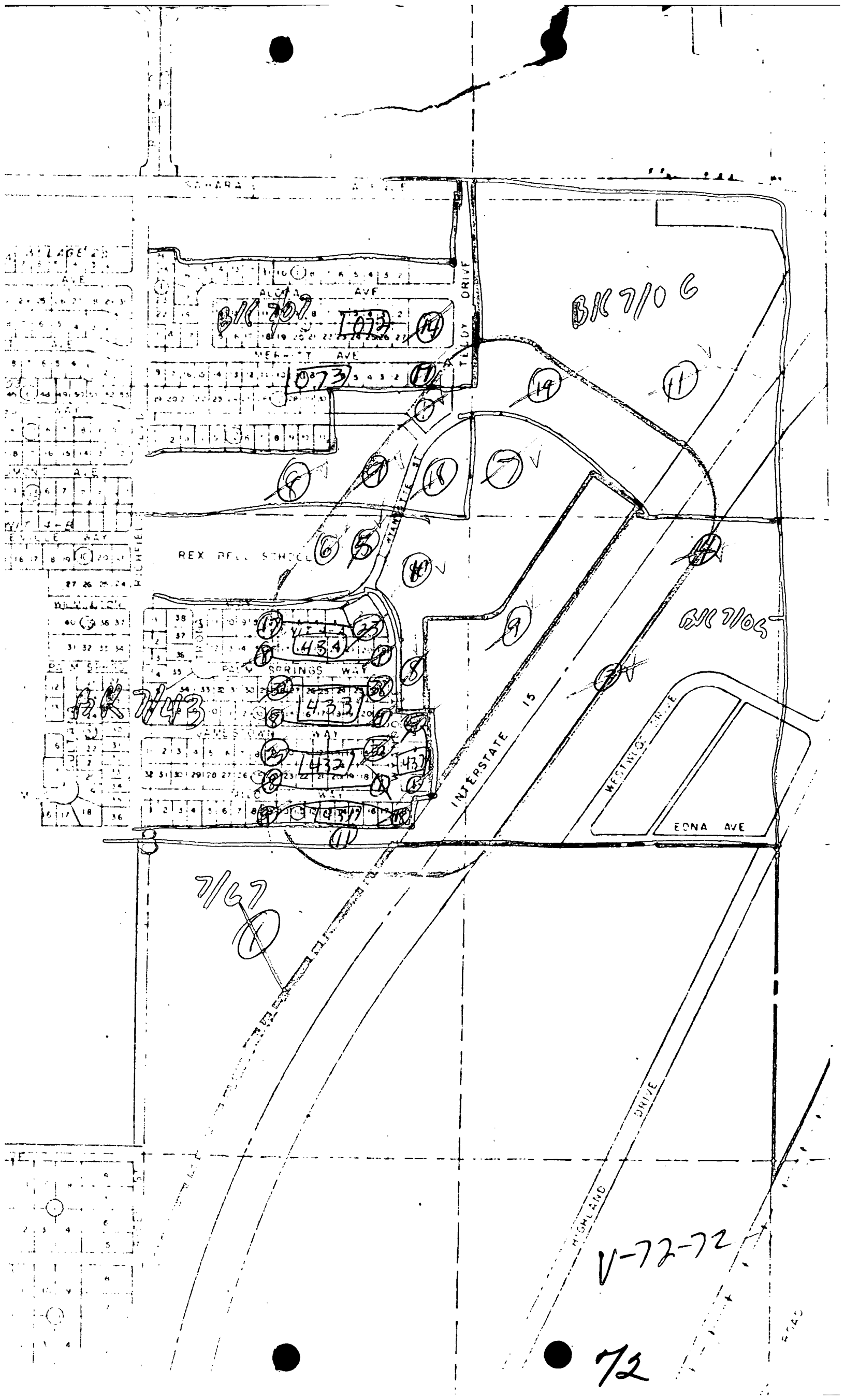
**CAMP**



*yellow Letters -*  
**SAHARA**

**THIS EXIT**

**THEN LEFT**



BIC 7107

1073

BIC 7106

1073

REX REEF SCHOOL

434

433

432

431

BIC 7105

BIC 7143

7167

V-72-72

72

5745



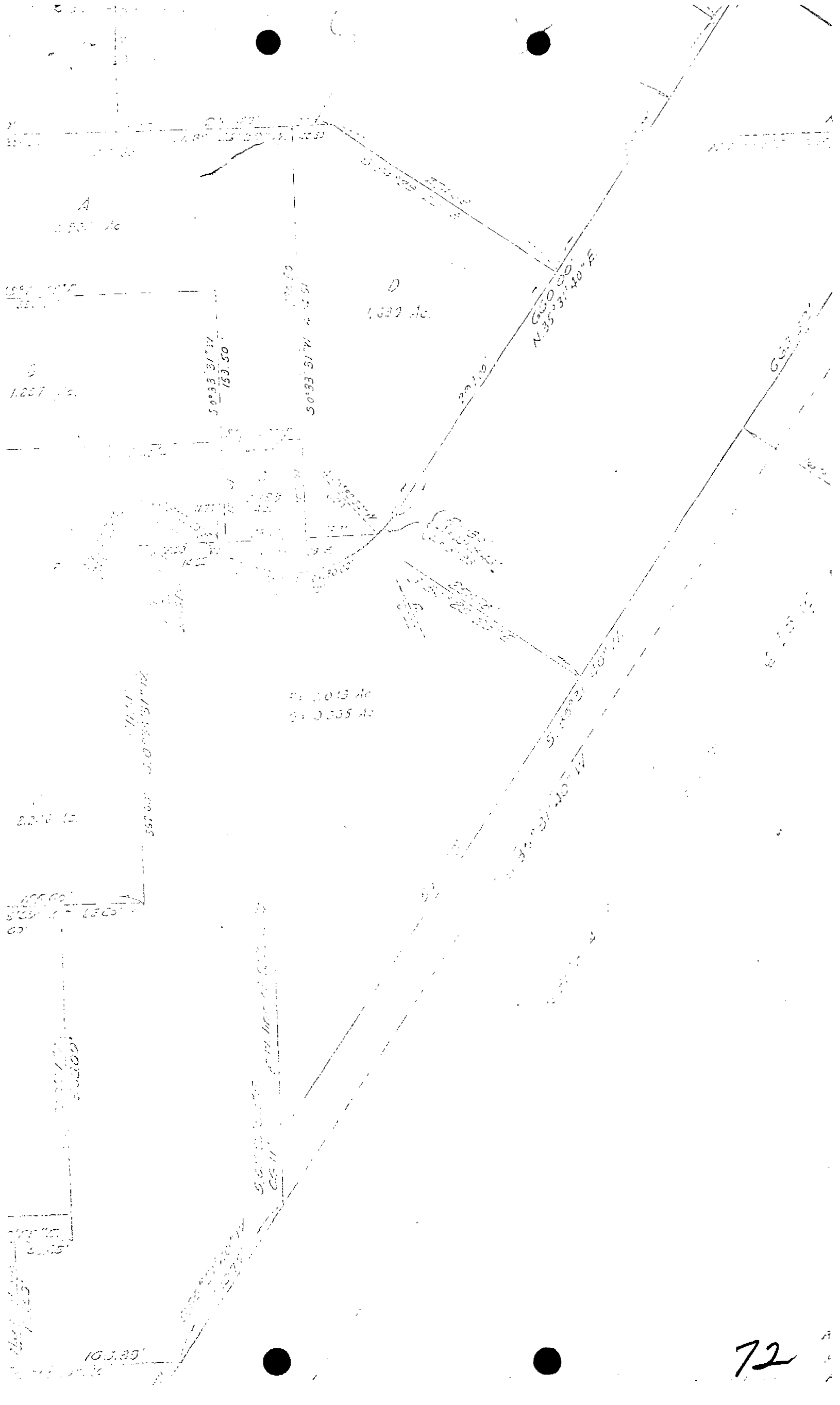
419.60  
N. 89° 25' 29\"/>

214.40  
N. 89° 25' 29\"/>

5053.3177  
153.50

5053.3177

5053.3177  
to all west

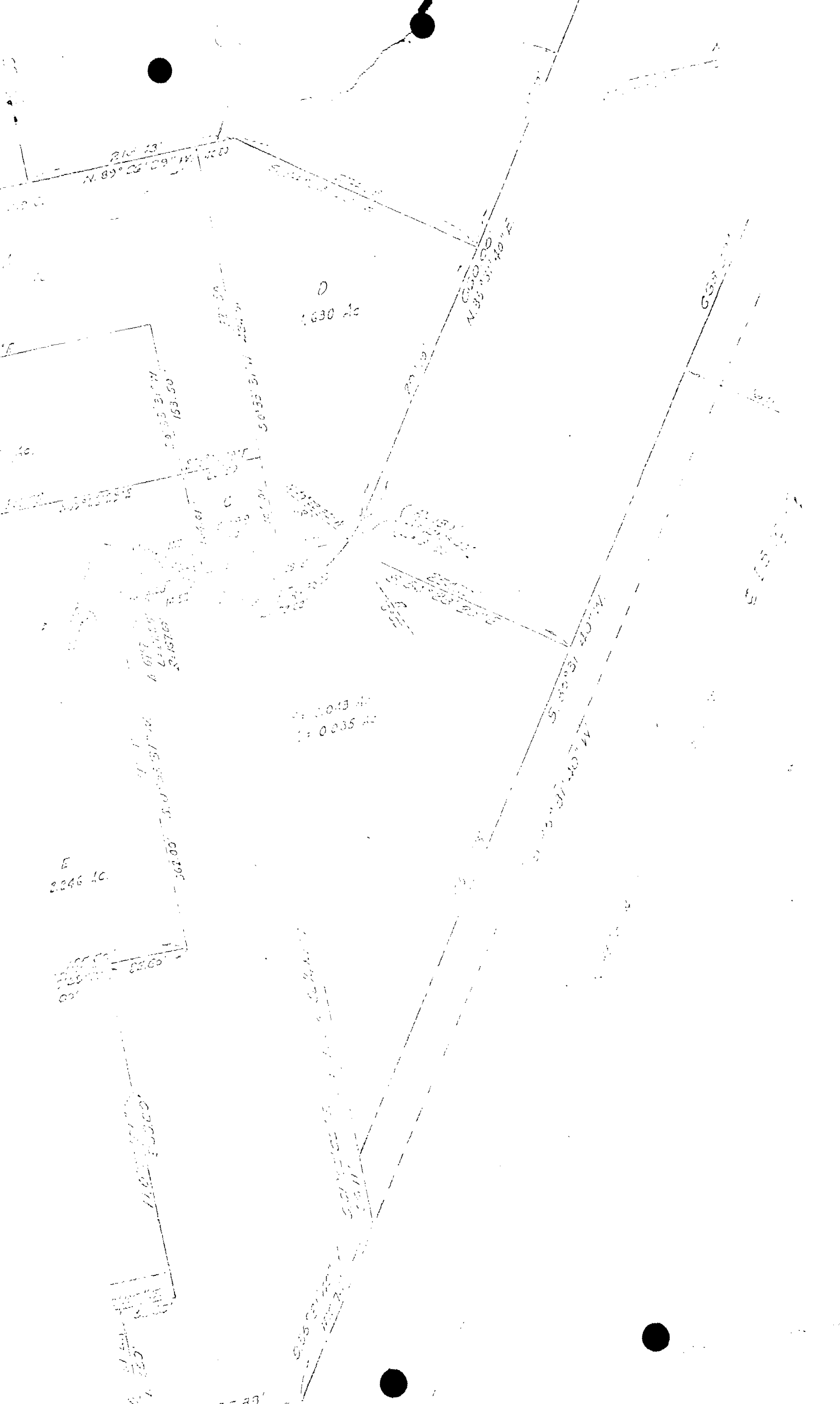


A  
1,530 Ac.

D  
1,630 Ac.

B  
1,237 Ac.

2,103 Ac.  
2,500 Ac.



210' 23'  
N 89° 25' 29" W 42' 00"

1630 Ac

650' 00"  
N 33° 51' 40" E

153.50'  
S 85° 31' W

5035' 31" W

2137.60'  
S 85° 31' W

16003 Ac  
160035 Ac

2246 Ac

362' 00" S 0° 33' 51" W

2260'  
S 85° 31' W

149' 11" 11" W

110' 00" S 85° 31' W

1600' 16.40' S  
140' 10' 10" W

650' 00"

S 70° 31' 11" W

S 85° 31' W

