

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0051-82

APN: 139-35-412-052

Location: 205 S 16th St

Applicant: Richard A. & Charlotte L. Bentley

Project Name:

To allow two existing dwelling units where only one is allowed and to allow the rear dwelling unit 3' from the side property line where 5' is required and 7'4" from the rear property line where 15' is required and a non-conforming 3'5" setback from a detached storage building where 6' is required.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. Jack Albright (BZA mtg.)

2. Erma Albright (BZA mtg.)

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

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12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

FILE NO. V-51-82

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	6/3	6/11/82	no objections
FIRE SERVICES	6/3	6/8/82	no objections
PUBLIC SERVICES	6/3	6/14/82	see memo in file
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-51-82

NOTICE OF PUBLIC HEARING

JUNE 24, 1982

Notice is hereby given that on June 24, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-51-82 RICHARD A. AND CHARLOTTE L. BENTLEY FOR A VARIANCE TO ALLOW TWO EXISTING DWELLING UNITS WHERE ONLY ONE IS ALLOWED AND TO ALLOW THE REAR DWELLING UNIT THREE FEET (3') FROM THE SIDE PROPERTY LINE WHERE FIVE FEET (5') IS REQUIRED AND SEVEN FEET FOUR INCHES (7'4") FROM THE REAR PROPERTY LINE WHERE FIFTEEN FEET (15') IS REQUIRED AND A NON-CONFORMING THREE FOOT FIVE INCH (3'5") SETBACK FROM A DETACHED STORAGE BUILDING WHERE SIX FEET (6') IS REQUIRED ON PROPERTY LOCATED AT 205 SOUTH 16TH STREET IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 8, BLOCK 5, MAYFAIR TRACT NO. 1.

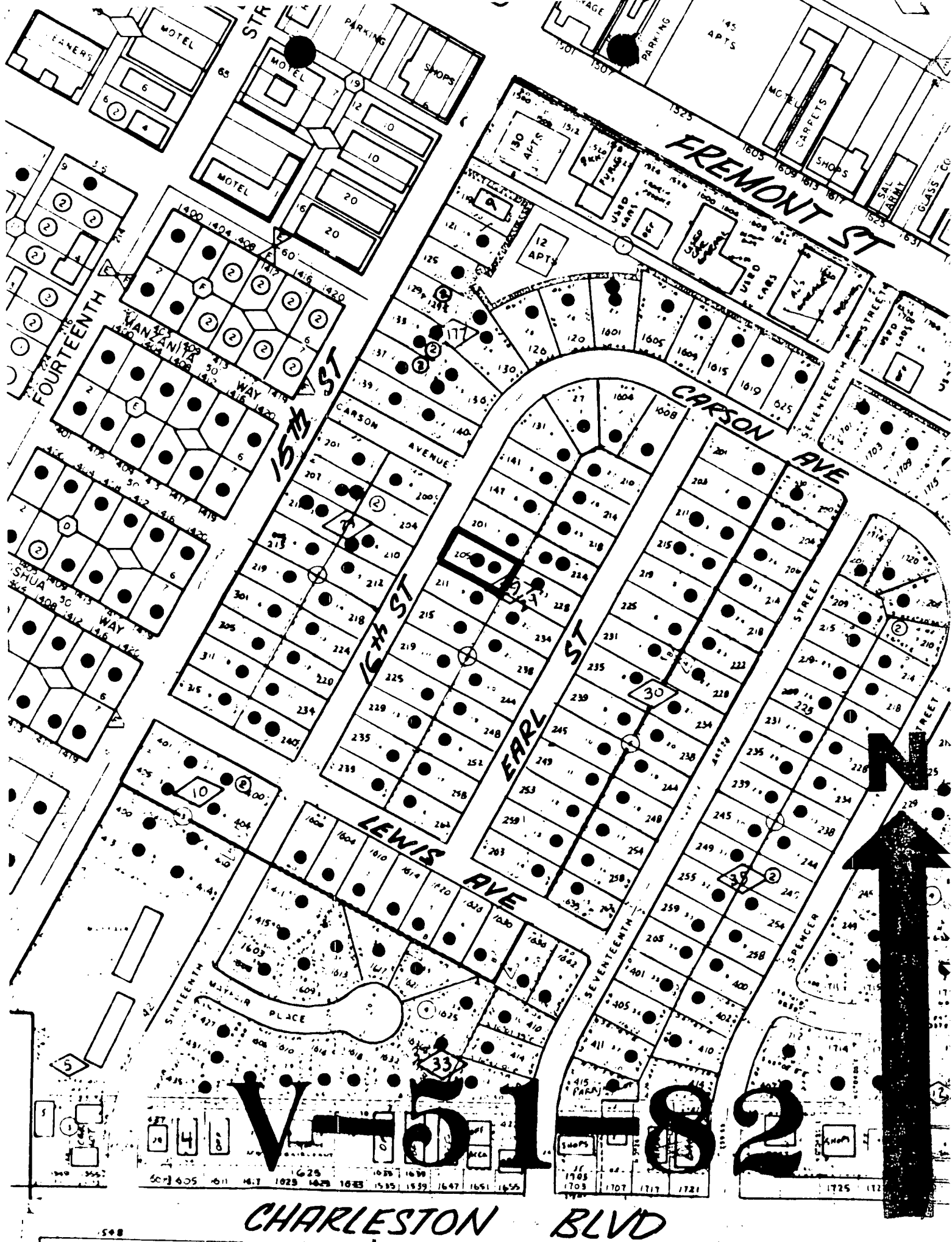
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing, file with the Department of Community Planning and Development written objections thereto or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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)



CHARLESTON BLVD

V-101-182

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-51-82 Date to Be Completed _____
 Remarks _____

Information Needed:

1. Labels No. of Sets 1 Label Tape
 2. Print Format: No Print (A) Valuation (F)
 Name, Address, Legal Description (G)

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
040	08	4,005	040	21	4						
		↓ 008			↓ 5						
		↓ 5,005			— END —						
		↓ 007									
		21 1									
		↓ 2,005									
		↓ 007									
		↓ 012									
		↓ 3									

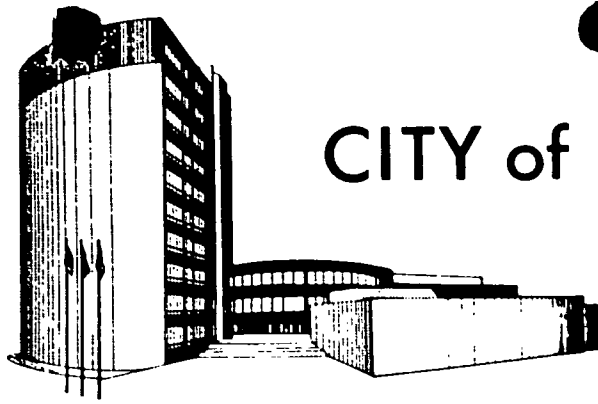
Assessor Approval _____ Billing No. _____

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

June 29, 1982

Richard A. and Charlotte L. Bentley
205 South 16th Street
Las Vegas, Nevada 89101

Re: V-51-82

Dear Mr. and Mrs. Bentley:

Your request for a variance to allow two existing dwelling units where only one is allowed, and to allow the rear dwelling unit three feet (3') from the side property line where five feet (5') is required and seven feet four inches (7'4") from the rear property line where fifteen feet (15') is required, and a non-conforming three foot five inch (3'5") setback from a detached storage building where six feet (6') is required on property located at 205 South 16th Street in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held June 24, 1982.

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:

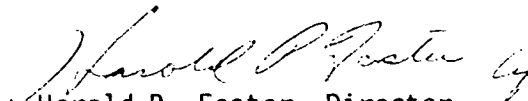
1. Conformance to the plot plan.
2. Obtain a building permit to convert the storage building to a dwelling unit.
3. Enter into an Assessment District Agreement for the installation of sidewalk as required by the Department of Public Services.
4. Obtain an encroachment approval through the Department of Public Services.
5. The occupancy shall be limited to the daughter of the owner and when she vacates it, it shall be converted back to a storage building.



This action by the Board of Zoning Adjustment on June 24, 1982, 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 Commission within fourteen days.

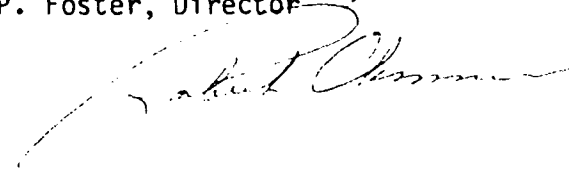
An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,
COMMUNITY PLANNING AND DEVELOPMENT


Harold P. Foster, Director

HPF:bjl

cc: City Clerk
Public Services



6. U-39-82 cont.

APPROVED
Unanimous
(Giles & Emmett
excused)

MR. CLEMMER stated this application would be before the City Commission on July 21. He stated there were no protests on file.

The applicant was present.

MR. CANUL moved for APPROVAL subject to conditions and the motion carried unanimously.

7. V-50-82

APPROVED
Unanimous
(Giles & Emmett
excused)

Application of R. GARY FREEMAN for a variance to allow a patio twelve feet (12') from the rear property line where fifteen feet (15') is required on property located at 5800 Westport Circle in Zoning District R-1.

MR. CLEMMER presented the application. He stated a building inspection revealed the existing patio which is three feet closer to the north property line than permitted in the R-1 District. He stated it was a well constructed patio cover and that staff was not opposed to its retention.

The applicant was present and there were no protests.

MR. BUGBEE moved for APPROVAL and the motion carried by unanimous vote.

8. V-51-82

APPROVED
Unanimous
(Giles & Emmett
excused)

Application of RICHARD A. AND CHARLOTTE L. BENTLEY for a variance to allow two existing dwelling units where only one is allowed, and to allow the rear dwelling unit three feet (3') from the side property line where five feet (5') is required and seven feet four inches (7'4") from the rear property line where fifteen feet (15') is required, and a non-conforming three foot five inch (3'5") setback from a detached storage building where six feet (6') is required on property located at 205 South 16th Street in Zoning District R-1.

MR. CLEMMER presented the application. He stated the existing dwelling unit has a refrigerator and sink constituting a kitchen. He stated a permit was issued in 1968 for a storage building and later in 1968 a small roof addition was made and since then this has evolved into a dwelling unit illegally. The present owner acquired the property in 1976 and was probably not a party to the illegal conversion. He stated staff recommended denial as it was a second dwelling unit in a district that only permits one dwelling. He stated there had been no protests.

CHARLOTTE L. BENTLEY, the applicant, appeared. She stated they bought the house six and a half years prior. She said at the time they bought the house the cottage was rented. She stated even though being told it was a rental unit at the time of sale, they had never rented it since they acquired the property. She said the daughter lives in the main house and sleeps in the cottage. She stated their intent was to close in the porch and at that time the illegal structure, etc. was brought to the attention of her and her husband.

JACK AND ERMA ALBRIGHT, 429 South 16th Street, appeared in protest. He stated he was basically protesting anyone who would purchase a family (one-dwelling) home and then convert it to rental as well. He emphasized the street was narrow and limited parking existing and with additional dwellings it created parking problems.

MRS. BENTLEY stated even if the variance was denied, there would still be the same number of people residing at that address, that they simply wanted to retain existing structures and enclose the porch for a storage area. She further emphasized they would not rent the unit.

*File:
✓ V-51-82*

8. V-51-82 cont.

APPROVED
Unanimous
(Giles & Emmett
excused)

MR. BUGBEE moved for APPROVAL. MR. CLEMMER then stated staff would recommend the following conditions:

1. Use limited to daughter's occupancy only and if and when daughter is no longer using cottage facility, it would be converted back to a storage building.
2. Conformance to the plot plan.
3. Obtain a building permit to convert the storage building to a dwelling unit.
4. Enter an Assessment District Agreement for the installation of sidewalk as required by the Department of Public Services.
5. Obtain an encroachment approval through the Department of Public Services (front construction consisting of walk and planter).

MR. BUGBEE then moved for APPROVAL subject to staff's conditions. The motion carried by unanimous vote.

9. V-52-82

APPROVED
Unanimous
(Giles & Emmett
excused)

Application of MARGARET ELARDI for a variance to allow one 1200 square foot freestanding on-premise sign on property located at 1717 South Decatur Boulevard in Zoning District C-1.

MR. CLEMMER presented the application. Mr. Clemmer explained the applicant had 500 ft. of frontage along Decatur and in a C-1 District four square feet of sign area is allowed for each foot of frontage and theoretically, they could actually have five 400 sq. ft. signs. Staff's position was that they would recommend approval of a larger sign if it consolidates all the signage permitted for the frontage into one structure and recommended approval of the 1200 sq. ft. sign subject to:

1. Conformance to the plot plan and elevations.
2. No other freestanding signs shall be permitted on the Decatur frontage for this parcel.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
4. Provide a planter beneath the sign and refurbish the existing landscaping on the site.

There were no protests to this application.

HARRY BROWN appeared on behalf of the application and stated he was the new owner of subject property and owner of Fantastic Furniture which would be located on the property.

MRS. MYERS asked if the applicant understood staff's stipulations. MR. BROWN stated he might be putting in a shopping center at this site in the future and he was concerned that he would be unable to get another large sign.

BRENT CHADWICK, YESCO, appeared on behalf of applicant. He stated the proposed sign had 760 sq. ft. The variance is for 1200 sq. ft. of overall signage which will accommodate additional signs in the event he wants to put in a shopping center and this way he would be able to handle those signs for the tenants without appearing for a second variance.

No one appeared in protest to this application.

MR. BUGBEE moved for APPROVAL subject to staff's conditions. The motion carried by unanimous vote.

INTER-OFFICE MEMORANDUM

Date

JUNE 25, 1982

TO: DEPARTMENT OF COMMUNITY PLANNING AND 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-51-82

Applicant: Richard A. and Charlotte L. Bentley

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

Review requested by the City Commission: Yes [] No [X]

7/9/82 DATE

Carol A. Hawley CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: June 24, 1982

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) July 6, 1982

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) July 8, 1982

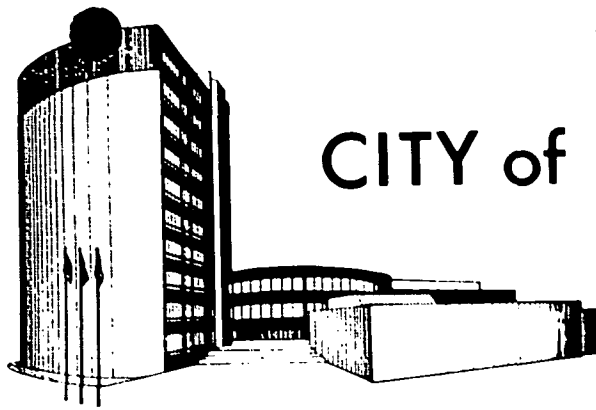
bj1

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

June 14, 1982

Richard A. and Charlotte L. Bentley
205 South 16th Street
Las Vegas, Nevada 89101

Re: V-51-82

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on June 24, 1982.

This meeting will be held at 7:30 P.M. in the Commission 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,
COMMUNITY PLANNING AND DEVELOPMENT

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

Harold P. Foster, Director

HPF:bjl
attachment



INTER-OFFICE MEMORANDUM

June 10, 1982

TO: Community Planning & Development	FROM: Public Services
SUBJECT: Richard A. & Charlotte L. Bentley V-51-82	COPIES TO: C. D. Peterson Right-of-Way Subdivisions & Permits Traffic Engineering

Your inter-office communication dated June 3, 1982 requested comments from this Department prior to June 16, 1982 concerning the application submitted by Richard A. and Charlotte L. Bentley for a Variance to allow a guest house three (3) feet from the side property line and seven feet four inches (7'4") from the rear property line where guest houses are not permitted on property located at 205 South Sixteenth Street in a land use zone designated R-1 (Single Family Residence).

- (1) Execute an Encroachment Agreement with the City of Las Vegas for the existing improvement located on City of Las Vegas property.
- (2) Execute a Special Improvement District Agreement for the installation of portland cement concrete sidewalk and street lighting.
- (3) Obtain all permits and inspections required by the Department of Public Services.

William J. Purves
 WILLIAM J. PURVES, P.E.
 Field Operations Engineer

WJP:DP:bc



2

INTER-OFFICE MEMORANDUM

Date

June 9, 1982

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: DEPARTMENT OF BUILDING & SAFETY

SUBJECT: V-51-82

COPIES TO:

In answer to your memorandum of June 3, 1982, on the above variance request at 205 South 16th. Street, this Department has no objections provided all required permits and inspections are obtained.

JML:dh

RECEIVED
JUN 11 1982
PLANNING AND
DEVELOPMENT

DATE 6/7/82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 11-51-82
205 So. 16th St.

- 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 City Ordinance 2077.
- 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. Two (2) sets of as-builts to be provided this office.
- 8. Must meet requirements of Uniform Fire Code.
- 9. Must meet requirements of Uniform Building Code.
- 10. Building is to conform to the occupancy use requirements.
- 11. To be approved under permit from the Las Vegas Building Department.
- 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____



M. Byrne
FIRE PREVENTION OFFICER

INTER-OFFICE COMMUNICATION

DATE: June 3, 1982

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-51-82, BOARD OF ZONING ADJUSTMENT MEETING 6-24-82.

APPLICATION SUBMITTED BY: Richard A. and Charlotte L. Bentley

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow a guest house three feet from the side property line and 7'4" from the rear property line where guest houses are not permitted

PROPERTY LOCATED AT: 205 South 16th Street

LAND USE ZONE: R-1 (Single Family Residence)

LEGALLY DESCRIBED AS: Lot 8, Block 5, Mayfair Tract No. 1

Your remarks regarding this application prior to June 16, 1982, will be greatly appreciated.

Plot Plan Attached: Yes xxx
No _____

Building: Existing _____
Proposed _____

Fire Zone: #3

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

/bj1

6/3/82

NOTICE OF PUBLIC HEARING

JUNE 24, 1982

June 9, 1982

Notice is hereby given that on June 24, 1982, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-51-82 RICHARD A. AND CHARLOTTE L. BENTLEY FOR A VARIANCE TO ALLOW A ~~GUEST HOUSE~~

~~THREE FEET (3'), FROM THE SIDE PROPERTY LINE AND 7'4" FROM THE REAR PROPERTY LINE WHERE GUEST HOUSES ARE NOT PERMITTED ON PROPERTY LOCATED AT 205 SOUTH 16TH STREET IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).~~

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 8, BLOCK 5, MAYFAIR TRACT NO. 1.

two EXISTING DWELLING UNITS
TO ALLOW ~~ONE~~ DWELLING UNITS ^{when only one is allowed} FROM THE SIDE PROPERTY LINE WHERE 5' IS REQUIRED AND ~~7'4"~~ 7'4" FROM THE REAR PROPERTY LINE WHERE 15' IS REQUIRED AND ^{AND TO ALLOW THE REAR DWELLING UNIT} A NON-CONFORMING 3'-5" SETBACK FROM A DETACHED STORAGE BUILDING WHERE 6' IS REQUIRED ~~THE NON-CONFORMING 3'-5" SETBACK FROM A DETACHED STORAGE BUILDING WHERE 6' IS REQUIRED~~

Addition by its

Initial and date:

DONNA *dp 6/3/82*
HERBERT *[Signature] 6-4-82*
WILLIAMS *[Signature] 6-7*
CLENMER *[Signature] 6/3/82*
FOSTER *[Signature]*

THIS FILE MUST BE RETURNED TO BARBARA

BY 6/4/82

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.

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.)

M-35-3, 4, 7, 8

M 34-6, 8

SEE LOCATION MAP ON REVERSE SIDE.)

1-2-1, 2

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(s) of record of the 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 \$ 100.

The undersigned, RICHARD A. - CHARLOTTE L. BENTLEY the owner, respectfully petitions for a special Variance to allow ENCLOSURE OF EXISTING PORCH ON REAR OF GUEST COTTAGE. (Guest house 3 ft from side) property line and 7 ft 4 in from rear property line) where ^{Guest house is not} ~~enclosure~~ allowed.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 205 So 16TH between LEWIS and CARSON in Zoning District R-1. Said property is legally described as follows, to wit:

LOT EIGHT (8) IN BLOCK FIVE (5) OF MAYFAIR TRACT No. 1, AS SHOWN BY MAP THERE OF ON FILE IN BOOK 2 OF PLATS, PAGE 30, IN THE OFFICE OF COUNTY RECORDER OF CLARK COUNTY, NEV.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

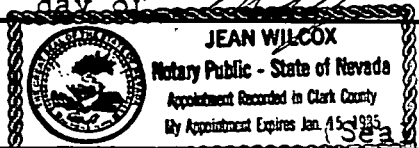
ss:

COUNTY OF CLARK)

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

Charlotte L Bentley 205 So 16TH Las Vegas 89101 386-0775
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 27 day of March, 1982
Charlotte L Bentley AND NO OTHERS
Jean Wilcox
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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100
Receipt No.: 21513
Case No. V-51-82

Received by: SEN
Date: 5/27/82

PHOTOS to BE
SUBMITTED 5/28

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Six~~ ^{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, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. ~~Six~~ ^{SEVEN (7)} copies.
2. Minimum size - 24 x 36 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 layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, 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.

APPLICATION FORM

CASE NUMBER _____

REZONING APPLICATION

USE PERMIT APPLICATION

VARIANCE APPLICATION

OTHER APPLICATIONS

FEE PAID

LEGAL DESCRIPTION AND DEED PROVIDED

LEGAL DESCRIPTION CHECKED

ZONING: EXISTING R-1, PROPOSED _____

PROPOSED USE

APPLICATION SIGNED AND NOTARIZED

AGENT _____ NAME _____ PHONE 3860775

APPLICATION FORM ACCEPTABLE

PLOT PLAN

PLOT PLAN SUBMITTED, NUMBER

PLOT PLAN SIZE (24 x 36)

NORTH ARROW AND SCALE SHOWN

STREETS, ALLEYS AND PUBLIC ACCESS SHOWN

LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED

EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION

FLOOR PLANS SUBMITTED AS REQUIRED

BUILDING ELEVATION PROVIDED

PARKING PROVIDED

NUMBER REQUIRED _____

NUMBER PROVIDED _____

CURB CUTS AND WIDTHS SHOWN

LANDSCAPED AREAS SHOWN

TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED

FENCES, AND WALLS WITH HEIGHT AND LOCATION SHOWN

PLOT PLAN ACCEPTABLE

PRIOR ACTION ON PROPERTY

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

APPLICATION FORM

PAGE #2

DISTRICT MAP NUMBER

PHOTOS or

ELEVATIONS

DRAWINGS

TO BE SUBMITTED 5-28-82

Assignment of Deed of Trust

For Value Received, the undersigned hereby grants, assigns and transfers to BOND REALTY, as to an interest of \$1,290.00 and NEVADA REALTY, as to an interest of \$1,290.00

all beneficial interest under that certain Deed of Trust dated January 8, 1976 executed by RICHARD A. BENTLEY AND CHARLOTTE L. BENTLEY, husband and wife

to CHICAGO TITLE INSURANCE COMPANY, Trustor, and recorded as Instrument No. _____, on _____, in Book _____, Page _____ of the Official Records in the Office of the County Recorder of Clark County, Nevada, describing land in said county as:

Lot Eight (8) in Block Five (5) of MAYFAIR TRACT No. 1; as shown by map thereof on file in Book 2 of Plats, Page 30, in the Office of the County Recorder of Clark County, Nevada.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued to or to accrue under said Deed of Trust.

Dated January 14, 1976

Washington } ss.
STATE OF NEVADA }
COUNTY OF CLARK } King

On January 21, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD G. WEDIG AND KARLA H. WEDIG

Richard G. Wedig
RICHARD G. WEDIG

Karla H. Wedig
KARLA H. WEDIG

known to me to be the persons whose name subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal,

(SEAL) Sharon Larson (Sign)
Notary Public commissioned for said County and State.

Title Order No. _____
Escrow or Loan No. LV 58628 MT

RECORDING REQUESTED BY

AFTER RECORDING MAIL TO

CHICAGO TITLE INSURANCE CO.
P. O. BOX 7360
LAS VEGAS, NEVADA 89101

SPACE ABOVE THIS LINE FOR RECORDER'S USE