

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0047-89

APN: 138-22-802-001

Location: 1701 Rock Springs Dr

Applicant: SRE Realty Partners I Limited Partnership

Project Name:

To allow one additional wall mounted property identification sign for an existing apartment project, where only one sign is permitted; and to allow the sign to be 60 sq ft, illuminated and at a height of 18', where a non-illuminated, 32 sq ft sign with a maximum height of 5' is permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	C O M M E N T S
BUILDING & SAFETY	5/5		
FIRE SERVICES	"		
PUBLIC WORKS - R/W, ELEC.	"		
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-47-89

PROPERTY OWNERS

PROTESTS

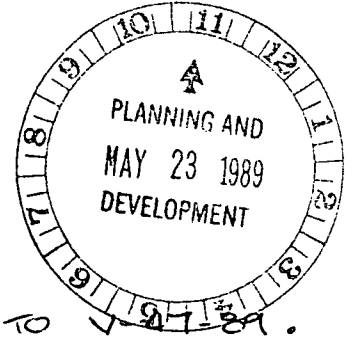
APPROVALS

1. <i>John Rinaldi</i>	
2.	
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10.	
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19.	
20.	

FILE NO. V-47-89

JOHN RINALDI JR.
1820 STARBUCK DR.
LAS VEGAS, NV 89108
MAY 20, 1989

CITY OF LAS VEGAS
DEPT. OF COMMUNITY PLANNING
400 E. STEWART
LAS VEGAS, NV 89101



THIS LETTER IS TO VOICE MY OBJECTION TO V-47-89.

I BELIEVE THAT AN APARTMENT COMPLEX WITH ONE IDENTIFICATION SIGN AND AN APPEALING APPEARANCE ADEQUATELY ADVERTISES THAT COMPLEX. AN APARTMENT COMPLEX SHOULD IN NO WAY BE PERMITTED TO ADVERTISE IN A FASHION MORE SIMILAR TO A COMMERCIAL CENTER.

I THEREFORE REQUEST THAT V-47-89 BE DENIED.
THANK YOU.

John Rinaldi Jr.

NOTICE OF PUBLIC HEARING

MAY 25, 1989

Notice is hereby given that on **May 25, 1989**, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-47-89

Application of SRE REALTY PARTNERS I LIMITED PARTNERSHIP, for a Variance to allow one additional wall mounted property identification sign for an existing apartment project, where only one sign is permitted; and to allow the sign to be sixty (60) square feet, illuminated and at a height of eighteen feet (18'), where a non-illuminated, thirty-two (32) square foot sign with a maximum height of five feet (5') is permitted, on property located at 1701 Rock Springs Drive, in Zoning District R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST HALF ($W\frac{1}{2}$) OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



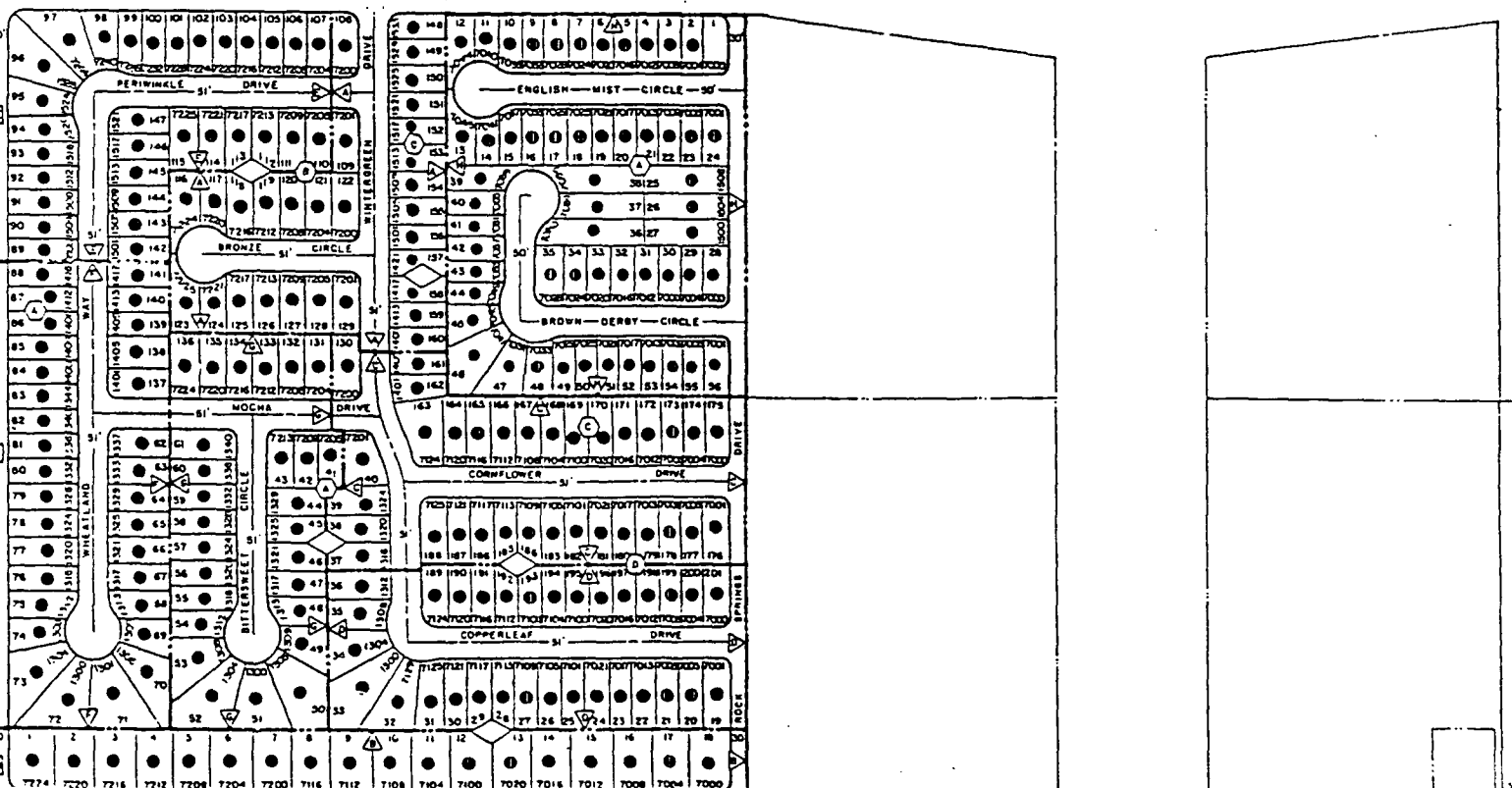
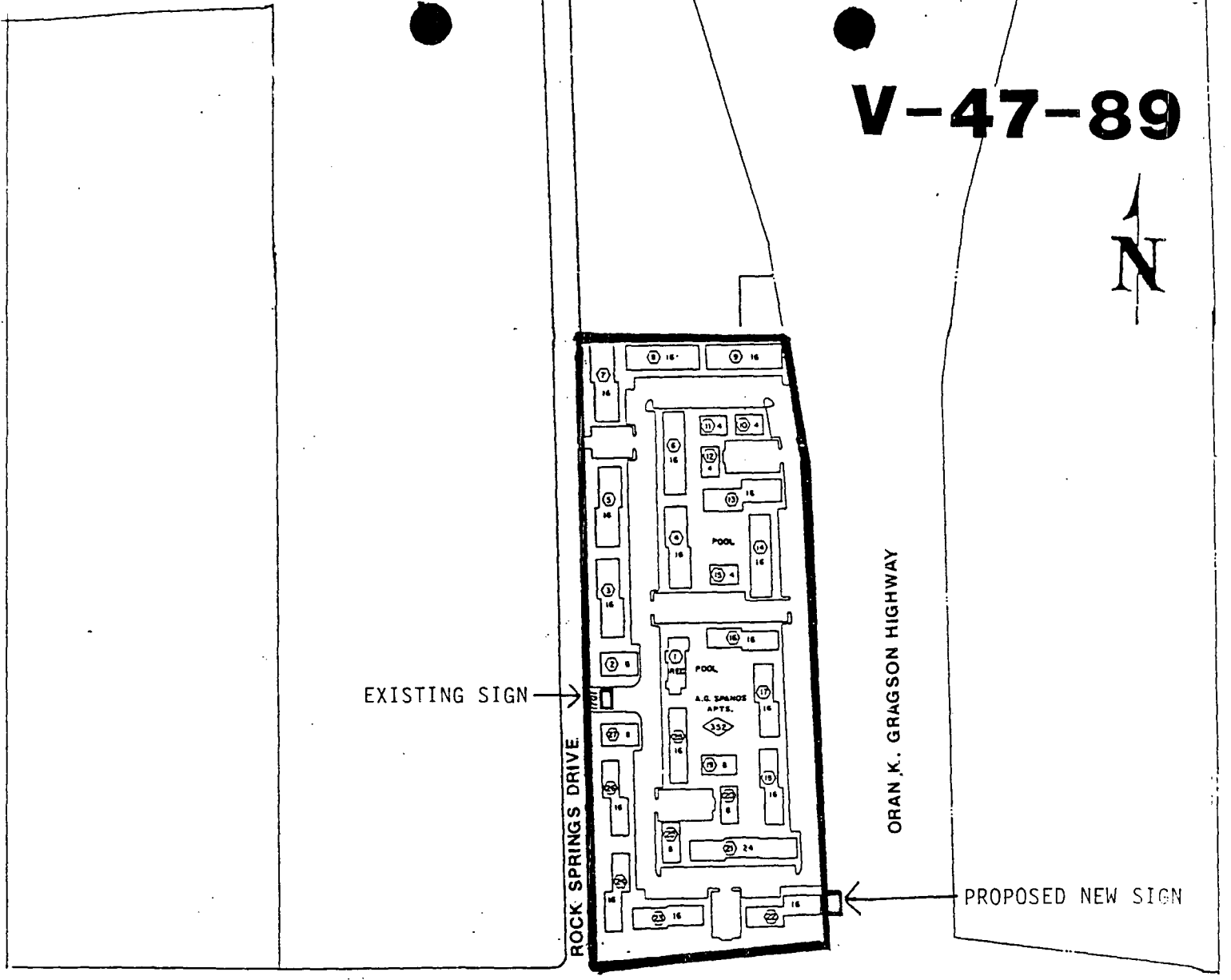
HAROLD P. FOSTER, DIRECTOR

HPF:gm

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

SEE LOCATION MAP ON REVERSE SIDE

V-47-89



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 5 MAY 89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code V-47-89 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels XXX No. of Sets 2 Label Tape

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

Name, Address, Legal Description (G) XXX

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
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
300	64	0	002	310	13	1	002								
			003	↓	↓	↓	006								
			019	-END-											
↓	↓	↓	022												
310	12	1	001												
			024												
	13	0	013												
			014												
↓	13	1	001												

Assessor Approval _____ Billing No. 34

Handwritten signature

V-47-89

2ND ILLUMINATED SIGN

300-640

19

3 N

EXISTING SIGN

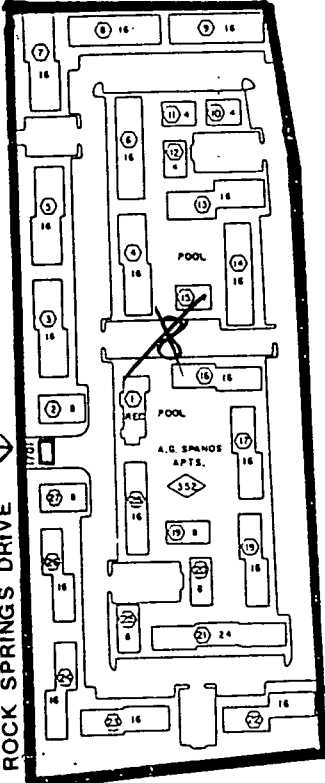
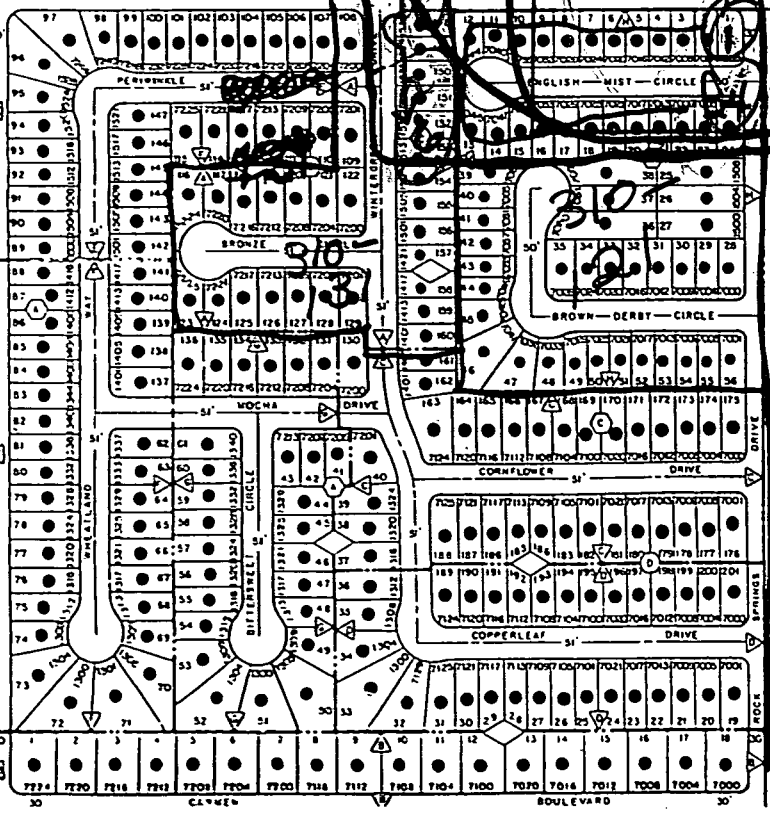
ROCK SPRINGS DRIVE

ORAN K. GRAGSON HIGHWAY

PROPOSED NEW SIGN

LAKE MEAD BLVD. VEGAS DRIVE

13 310-130 14



Handwritten signature or initials

Date 6-13-89

INTER-OFFICE MEMORANDUM

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

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

File No. V-47-89

Applicant: SRE Realty Partners I Limited Partnership

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

6-13-89
DATE

[Signature]
CITY CLERK

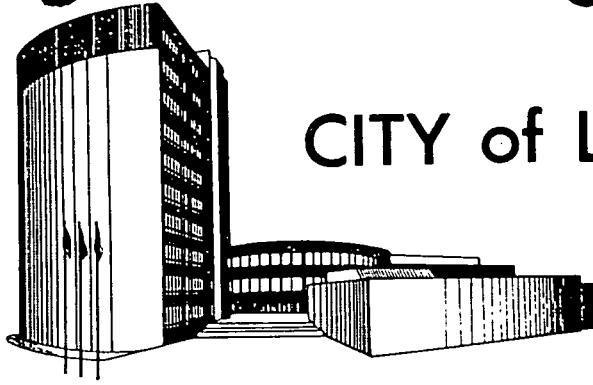
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: MAY 25, 1989

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) JUNE 12, 1989

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) JUNE 13, 1989

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



CITY of LAS VEGAS

May 30, 1989

SRE Realty Partners I Limited Partnership
1290 Avenue of the Americas
New York, New York 10104

Re: V-47-89

Dear Applicant:

Your request for a Variance to allow one additional wall mounted property identification sign for an existing apartment project, where only one sign is permitted; and to allow the sign to be sixty (60) square feet, illuminated and at a height of eighteen feet (18'), where a non-illuminated, thirty-two (32) square foot sign with a maximum height of five feet (5') is permitted, on property located at 1701 Rock Springs Drive, in Zoning District R-3, was considered by the Board of Zoning Adjustment on May 25, 1989.

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

This action by the Board of Zoning Adjustment on May 25, 1989 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm

cc: Dale L. Morris
Larsen Electric Sign
3625 Polaris
Las Vegas, Nevada 89103



BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

14. V-47-89 - SRE REALTY PARTNERS I LIMITED PARTNERSHIP

APPLICATION: Variance to allow one additional wall mounted property identification sign for an existing apartment project, where only one sign is permitted; and to allow the sign to be sixty (60) square feet, illuminated and at a height of eighteen feet (18'), where a non-illuminated, thirty-two (32) square foot sign with a maximum height of five feet (5') is permitted

LOCATION: 1701 Rock Springs Drive

ZONE: R-3

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2 (1 on record; 1 at meeting)

ASHWORTH
DENIED
Unanimous
(Dixon excused)

Harold Foster stated this property is on the west side of the Oran K. Gragson Highway. This is a variance for an additional sign to be placed on the back of one building orientated towards the Expressway and Vegas Drive. It will have the apartment name and logo on it. Staff is concerned with starting a pattern of allowing signs orientated toward the Expressway and recommended denial.

Sheilah Spelic appeared representing SRE Realty Partners I for Mountain Springs Apartments and stated this additional sign is needed for identity and the current sign is not visible from Vegas Drive and Highway 95.

Elizabeth Snead appeared in opposition and stated she agreed with staff.

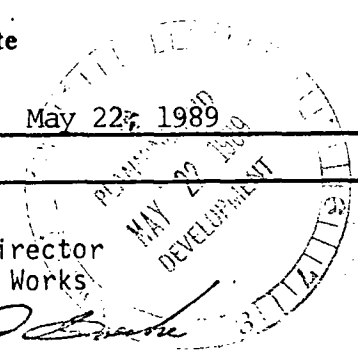
(20:16 - 20:29)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 22, 1989



TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK

Richard D. Goecke

SUBJECT:

COMMENTS RE:

V-47-89
SRE Realty Partners

COPIES TO:

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

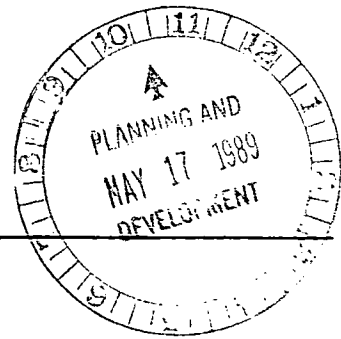
- i. We have no objection to the variance request for a second lighted oversized sign.

DATE: 5-15-89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V 47-89



NO OBJECTIONS

NO OBJECTIONS, SUBJECT TO CONDITIONS LISTED

OBJECTIONS

UNIFORM FIRE CODE VIOLATIONS: _____

FIRE DEPARTMENT ACCESS: _____

EXPOSURES: _____

RECOMMENDATIONS/SUGGESTED CONDITIONS: _____

Ronald L. Linner
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

5.8.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:
DEPARTMENT of BUILDING
SAFETY

SUBJECT:

V- 47.89 VARIANCE
S. RE. REALTY PART. 1 ZONE; R-3
PARCEL NO 300.640.008

COPIES TO:

TO ALLOW 60" SIGN @
18' HEIGHT WHERE 32" SIGN
@ 5' HEIGHT ALLOWED NOW.

In answer to your memorandum, Dated 5.5.89
on the above Variance request at, Loc. 1701 ROCK SPRING, S DR.

This department (~~has~~ has no) objections, provided that all
required permits and inspections are obtained through Building
Safety. PROVIDING, IF ALLOWED!

PERMITS & INSPECTIONS REQUIRED.

N.E.C. & U.B.C. DESIGN SHALL PREVAIL



NOTICE OF PUBLIC HEARING

MAY 25, 1989

(Date)

Notice is hereby given that on May 25, 1989 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-47-89

Application of ~~SRE REALTY PARTNERS I LIMITED PARTNER-~~

~~SHIP~~, for a Variance to allow ~~a~~ ^{ONE SIGN} wall mounted ~~proposed~~ ~~second~~

property

identification sign ^{for advertising of project} where only one sign is permitted;

and to allow the sign to be ~~illuminated~~, sixty (60)

square feet, ^{ILLUMINATED AND OF} a height of eighteen feet (18'), where

a non-illuminated, thirty-two (32) square ^{foot sign} feet with a

maximum height of five feet (5') is permitted, on

property located at 1701 Rock Springs Drive, in Zoning

District R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

Rick ?
↓

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

PLEASE RETURN THIS FILE TO GRETA
BY: 5/8/89

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

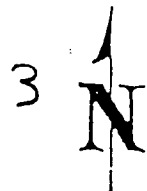
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

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

V-47-89



2ND
ILLUMINATED
SIGN

300-640
22

EXISTING SIGN

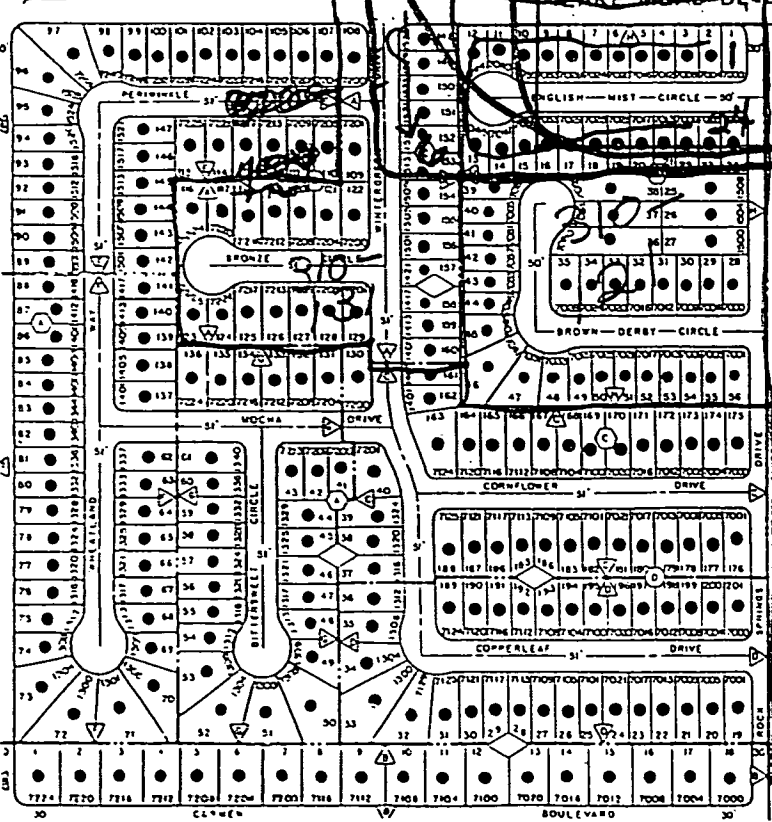
ROCK SPRINGS DRIVE

ORAN K. GRAGSON HIGHWAY

PROPOSED NEW SIGN

LAKE MEAD BLVD. UEGAS DRIVE

13 310-130 14



Las Vegas Metropolitan
An Advisory Board To The City & County



Beautification Committee

Commissioners on Area Beauty
CITY CLERKS OFFICE
400 E. Stewart Avenue
Las Vegas, Nevada 89101
386-6311

Chairperson: Tom Rubidoux

May 9, 1989

TO: HAROLD FOSTER, DIRECTOR, COMMUNITY PLANNING AND DEVELOPMENT
FROM: LAS VEGAS METROPOLITAN BEAUTIFICATION COMMITTEE
SUBJECT: VARIANCES: V-46-89 and V-47-89

The Executive Board of the Las Vegas Metropolitan Beautification Committee at their meeting on May 9, 1989 reviewed Sign Variances and made the following recommendations to be considered at the Board of Zoning Adjustment meeting to be held on May 25, 1989:

V-46-89

Application of JOSEPH BOLOGNESE, TRUSTEE for a Variance to allow two proposed 14 foot x 48 foot off-premise advertising (billboard) signs; and to allow the signs to be 140 feet apart, where a 300 foot minimum distance separation is required, on property located on the northwest corner of Sahara Avenue and Valley View Boulevard in Zoning District C-C.

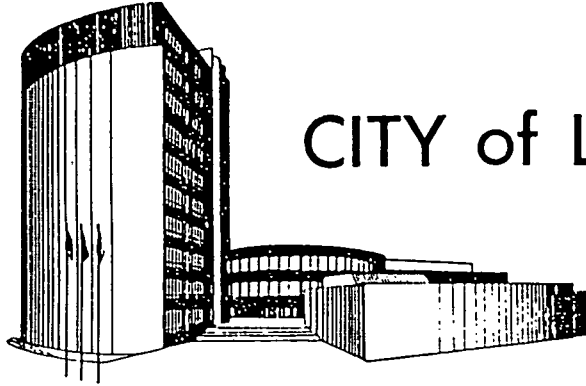
VOTED UNANIMOUSLY TO RECOMMEND DENIAL.

V-47-89

Application of SRE REALTY PARTNERS I LIMITED PARTNERSHIP for a Variance to allow one additional wall mounted property identification sign for an existing apartment project, where only one sign is permitted; and to allow the sign to be sixty (60) square feet, illuminated and at a height of eighteen feet (18'), where a non-illuminated, thirty-two (32) square foot sign with a maximum height of five feet (5') is permitted on property located at 1701 Rock Springs Drive in Zoning District R-3.

VOTED UNANIMOUSLY TO RECOMMEND DENIAL OF THE WALL MOUNTED SIGN, BUT SUGGESTED A SMALL GROUND SIGN OR MONUMENT TYPE SIGN IN CORNER OF PROPERTY.

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



CITY of LAS VEGAS

May 15, 1989

SRE Realty Partners I Limited Partnership
1290 Avenue of the Americas
New York, New York 10104

Re: V-47-89

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on May 25, 1989.

This meeting will be held at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda

cc: Dale L. Morris
Larsen Electric Sign
3625 Polaris
Las Vegas, Nevada 89103



INTER-OFFICE MEMORANDUM

MAY 5, 1989

TO: DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.) DIVISION OF LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: REQUEST FOR COMMENTS RE: V-47-89 SRE REALTY PARTNERS I LIMITED PARTNERSHIP PARCEL NO.: 300-640-008	COPIES TO:

Subject item will be heard at the MAY 25, 1989 Board of Zoning Adjustment Meeting (BZA).

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

Your recommendations and comments prior to MAY 16, 1989 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

The undersigned, S.R.E. REALTY PARTNERS 1 (dba MOUNTAIN SPRINGS),
the Owner(s), respectfully petition for a special Variance to allow a
second identification sign where only one sign is permitted; to allow the
sign to be 60 (sixty) square feet in size where 32 (thirty-two) square feet
is the maximum size permitted; to allow the sign to a height of 18 (eighteen)
feet where 5 (five) feet is the maximum height permitted; and to allow the
sign to be illuminated where illumination is not permitted.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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

The undersigned, S.R.E. REALTY PARTNERS I (dba MOUNTAIN SPRINGS), the Owner(s), respectfully petition(s) for a special Variance to allow Lighted sign at express way 95 and Vegas drive on the building

- SEE ATTACHED -

Assessor's Parcel No.: 300 - 640 - 008

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 1701 Rock Springs Dr. L.V., Nv. 89128, (street name and number) between N.95 (street name) and Vegas Drive (street name) in Zoning District R-3. Said property is legally described as follows, to wit:

W 1/2, SE 1/4, SE 1/4 OF SEC. 22 TOWNSHIP 20. SOUTH
RANGE 60 EAST MDB & M

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), S.R.E. REALTY PARTNERS I, (please print or type)

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

(SIGN IN INK)

(1) [Signature]
SIGNATURE OF OWNER OF RECORD
Sr. Vice President
(212) 408-2909
PHONE NUMBER

1290 Ave. of the Americas
MAILING ADDRESS
NYC N Y 10104
CITY STATE ZIP

(2) [Signature]
SIGNATURE OF OWNER OF RECORD
Vice President
(212) 408-2922
PHONE NUMBER

1290 Ave. of the Americas
MAILING ADDRESS
N Y C N Y 10104
CITY STATE ZIP

Subscribed and sworn to before me this 21st day of MARCH, 1989,

NEW YORK, NEW YORK - Antonio Barrios
Notary Public in and for said County and State

2-29-90
My Commission Expires

(seal)

ANTONIO BARRIOS
Notary Public, State of New York
No. 41-492209
Qualified in Queens County
Commission Expires February 28, 1990

FOR DEPARTMENT USE ONLY

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

Filing Fee: \$ 100.00 Case No.: V-47-89 Received by: Ben

Receipt No.: 057715 Meeting Date: 5/25/89 Date: 4/7/89

AM: RPT: 072100551

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That A.G. SPANOS CONSTRUCTION, INC.
a California corporation

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to SRE REALTY PARTNERS I LIMITED PARTNERSHIP
a Delaware Limited Partnership

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the
Southeast Quarter (SE 1/4) of Section 22, Township 20 South,
Range 60 East, M.D.B. & M., Clark County, Nevada.

EXCEPT the parcel of land and abutter's rights or easement of
access thereto condemned by the State of Nevada, on relation
of its Department of Highways in Order of Condemnation recorded
May 31, 1978 in Book 895 as Document No. 854377 of Official Records.

FURTHER EXCEPTING THEREFROM the interest in and to the South 40.00
feet as conveyed to the City of Las Vegas by Grant Deed recorded
April 29, 1985 in Book 2101 as Document No. 2060979 of Official
Records.

ALSO EXCEPTING THEREFROM the West Thirty (30) feet and that spandrel
area as conveyed by Grant Deed to the City of Las Vegas dated August
6, 1987 and recorded September 9, 1987 in Book 870909 as Document No.
00761 of Official Records, Clark County, Nevada.

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

Witness its hand this 21st day of July, 1988

STATE OF NEVADA
COUNTY OF Clark

} SR.

A.G. SPANOS CONSTRUCTION, INC.

by: George G. Spanos

George G. Spanos
its Vice-President

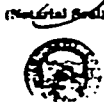
On July 21, 1988

Before me, a Notary Public, personally appeared

George G. Spanos

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

Signature Jane M. Ackers
(Notary Public)



JANE M. ACKERS
Notary Public - State of Nevada
COUNTY OF CLARK

My Appointment Expires: Sept. 10, 1993

FDG PRINTING 878-1701

ESCROW NO: 87-11-0541 JM RETURN TO: SRE Realty Partners I
MAIL TAX STATEMENTS TO: Limited Partnership
1290 Avenue of the Americas
New York, New York 10104

Attn: Michael J. Weinberger

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
J. WATHEBY
07-21-88 14:03 CJN 1
OFFICIAL RECORDS
BOOK: 888721 INST: 00551
FEE: 5.00 RPT: 16,461.50

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME S.R.E REALTY PARTNERS I LTD PARTSHIP
REP'S NAME _____
ADDRESS 1290 AVENUE OF THE AMERICAS
NEW YORK, N.Y. 10104
PHONE (212) 408-2909

AGENT: NAME LARSEN ELECTRIC SIGN
REP'S NAME DALE L. MORRIS
ADDRESS 3625 POLARIS
L.V. NEV. 89103
PHONE (702)



APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE
 QTA OTHER _____
 PUBLIC HEARING: IF YES, LEGAL _____

Dale L. Morris ✓

3625 Polaris
Las Vegas, Nevada 89103
FAX (702) 876-3873
(702) 876-4765

ZONING: EXISTING R-3 PROPOSED SM

LAND USE: EXISTING APARTMENTS

PROPOSED 2ND LIGHTED SIGN 60" AND 18' HIGH

PAST ACTIONS: CASE NO. 2-74-84^(S) ACTION APPROVED DATE 4/1/87
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-22-8 ASSESSOR'S PARCEL NO. 300-640-008

GENERAL LOCATION: N.E. CORNER OF ROCK SPRINGS DRIVE
AND VEGAS DRIVE

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Don DATE 4/7/89

GENERAL RECEIPT NO. 057715 CASE NO. V-47-89

PC DATE: _____ BZA DATE: 5/25/89

Memorandum of Closing

Re: Purchase of Mountain Springs Apartments
July 21, 1988

This memo supplements Project Submission #1 for SRE Realty Partners I Limited Partnership. The acquisition was closed and the deed was recorded on July 21, 1988. The closing took place at the offices of Nevada Title Company.

The following people were present at closing:

For Purchaser: SRE Realty Partners I Limited Partnership

Michael J. Weinberger, Senior Vice President
Noel G. Belli, Vice President
Doug E. Brout, Associate

For Purchaser's Counsel: Shea & Gould

Bernard J. Michael, Esq.

For Seller: A.G. Spanos Construction, Inc.

George E. Spanos
Kim A. Smith, Esq.

For Title Company: Nevada Title Company

Jerry Matheny

The pertinent details of the transaction are as follows:

Location: Mountain Springs Apartments
1701 Rock Springs Drive
Las Vegas, Nevada 89128

Price: \$14,965,000

Terms: All Cash

Closing Statement: See attached closing statement

Additional Closing Information:

All closing costs were split 50/50 between Seller and Buyer. In addition to the normal prorations, the Seller received the following credits for construction change orders requested by the Buyer:

1. Stackable washer/dryer machines were purchased and installed in 119 units at a total cost of \$68,172.72 (\$572.88 per unit).
2. The kitchen flooring in the 16 three-bedroom units was replaced at a total cost of \$4,700.

We received a \$7,568.65 check from the title company representing \$6,020.59 of interest on our \$300,000 downpayment and \$1,548.06 of excess monies which had been wired to the closing.

NEVADA TITLE COMPANY

SELLER'S STATEMENT

Escrow No. 87-11-0451 JM

Date July 21, 1988

Seller A. G. SPANOS CONSTRUCTION, INC.

Buyer SRE REALTY PARTNERS I LIMITED PARTNERSHIP

MOUNTAIN SPRINGS APARTMENTS (LV 352)
1701 Rock Springs Drive, Las Vegas, NV

	CHARGES	CREDIT
TOTAL CONSIDERATION		14,965,000.
RENT PRORATIONS - 7/20/88 to 8/1/88	61,798.69	
10 days rent	25,875.00	
Prepaid Rents	680.36	
Washer/Dryer Income Adjust.	453.33	
Pet Income	70.00	
Security Deposits	32,100.00	
Pet Deposits	2,800.00	
TAX PRORATION - Real Property 7/21/88 to 7/1/89		2,226.
Supplemental 7/21/88 to 10/1/88		18,076.
} ALTA POLICY OF TITLE INSURANCE	16,206.00	
} ZONING ENDORSEMENT	2,363.50	
ESCROW FEE	WAIVED	
} REAL PROPERTY TRANSFER TAX	8,230.75	
RECORDING FEES	25.00	
ALTA PROPERTY INSPECTION	150.00	
EXPRESS DELIVERY	100.00	
RECONVEYANCE FEE	55.00	
WASHER/DRYER UNITS CREDIT FROM BUYER		68,172.
CHANGE ORDER CREDIT FROM BUYER		4,700.
PAID GREAT WESTERN BANK	11,700,240.19	
Principal	11,616,000.00	
Interest from 6/25/88 through 7/22/88	84,140.49	
Statement Fee	50.00	
Reconveyance Fee	50.00	
PAID 1988-89 PROPERTY TAXES	2,356.44	
PROCEEDS OF SALE	3,266,649.81	
This Statement Covers Money Settlement THROUGH ESCROW ONLY	15,058,175.38	15,058,175.38
<small>Keep it as reference for tax purposes</small>		

ESCROW SETTLEMENT

NEVADA TITLE COMPANY

BUYER'S STATEMENT

Escrow No 87-11-0541 JM

Date July 21, 1988

Seiler A. G. SPANOS CONSTRUCTION, INC.

Buyer SRE REALTY PARTNERS I LIMITED PARTNERSHIP

MOUNTAIN SPRINGS APARTMENTS
1701 Rock Springs Drive, Las Vegas, Nevada

	CHARGES	CREDIT
TOTAL CONSIDERATION	14,965,000.00	
CASH DEPOSITED BY BUYER		15,025,000.00
RENT PRORATIONS - 7/20/88 to 8/1/88		61,798.60
10 days rent	25,875.00	
Prepaid Rents	680.36	
Washer/Dryer Income Adjust.	453.33	
Pet Income	70.00	
Security Deposits	32,100.00	
Pet Deposits	2,800.00	
TAX PRORATION - Real Property 7/21/88 to 7/1/89	2,226.56	
Supplemental 7/21/88 to 10/1/88	18,076.10	
½ ALTA POLICY OF TITLE INSURANCE	16,206.00	
½ ZONING ENDORSEMENT	2,363.50	
ESCROW FEE	WAIVED	
½ REAL PROPERTY TRANSFER TAX	8,230.75	
RECORDING FEES	25.00	
ALTA PROPERTY INSPECTION	150.00	
EXPRESS DELIVERY	100.00	
WASHER/DRYER UNITS CREDIT TO SELLER	68,172.72	
CHANGE ORDER CREDIT TO SELLER	4,700.00	
INTEREST EARNED ON \$300,000.00 - EARNEST MONEY DEP.		6,020.00
REFUND	7,568.65	



A. G. SPANOS CONSTRUCTION, INC.
 1341 W. ROBINHOOD DRIVE • STOCKTON, CALIFORNIA 95207
 TELEPHONE (209) 478-7954

July 5, 1988

Mr. Jerry Matheny
 Nevada Title Company
 3320 W. Sahara, Suite 200
 Las Vegas, NV 89102

RE: Las Vegas 352 - Mountain Springs

Dear Jerry:

The closing statement in connection with the sale of the above-referenced property to Security Capital Real Estate Corporation should reflect the following credits in favor of the Seller:

~~\$49,840.56~~ ^{68,172.72} (Installation of ¹¹⁹~~87~~ stacked washer/dryer units at \$572.88 per unit)

\$ 4,700.00 (change order requested by Buyer re: tile in "D" units)

Please call me if you have any questions concerning this matter.

Very truly yours,

K.A. Smith

KIM A. SMITH
 Associate Corporate Counsel

KAS/tjl

cc: George Filios
 George G. Spanos
 Jerry Murphy
 Michael Weinberger
 Noel Belli
 Samuel Ingram, Esq.

7/21/88

SRE REALTY PARTNERS

by: *[Signature]*

SRE
 INITIAL
 AGC
 INITIAL
 KAS

ECON THE APPLIANCE PEOPLE

300 WALL STREET • LAS VEGAS, NEVADA 89101
PHONE (702) 384-4882

PROPOSAL

JOB NAME: Spring Mountain Apartments QUOTED TO: A.G. Spanos
 LOCATION: Vegas Drive & 95 ADDRESS: 1785 E. Sahara, LV. NV. 89109
256 Units PHONE: 733-3930 George Filias

MFR/SPECIFICATION/DESCRIPTION	MODEL NO./COLOR	QUANTITY	PRICE	TOTAL
FRIGIDAIRE / Stack Laundry	LC248D	256	519.00	132,864.00
TAPPAN		600	541.50	
Loss 16				
SE 14-12				
same 10-12				
HOOD TAIL	3'			
DISHWASHER TAIL	6'			
RANGE TAIL	4'			
ELEC. DRYER TAIL	4'	256	4.00	1024.00
PRICES GOOD FOR:			SUB TOTAL EQUIPMENT: 133,888.00	
ORDERS PLACED BY _____			SALES TAX: 8,033.28	
SHIPMENTS MADE BY _____			TOTAL EQUIPMENT/INCL. TAX: 141,921.28	
OPTIONAL	INSTALLATION OF HOODS, SPACESAVERS (NO DUCT WORK INCLUDED) FILLER STRIPS IF REQUIRED BY OTHERS	HOLE IN CAB PRE-CUT		X
		WE CUT		X
	LABOR TO INSTALL PIGTAILS	RANGE		X
		DISHWASHER		X
		HOOD / DRYER		X
	UNBOX, PUT IN PLACE, INSPECT & HAUL TRASH	(PER LIVING UNIT)		X
INSTALL LAUNDRY	PER SET	256	X 18.50	4736.00
GRAND TOTAL:				146,657.28

WE ARE PLEASED TO QUOTE SUBJECT TO THE FOLLOWING CONDITIONS: All sales subject to approval of an officer of this corporation. Invoices net due and payable 10th of month following shipment. Prices firm for 30 days from date of quotation. No material furnished other than that listed above or attached hereto. Delivery dates based upon current information, and contingent upon delays beyond ECON's control. All equipment quoted FOB shipping point. Title passes to buyer upon delivery to common carrier. ECON extends same guarantees and warranties as it receives. ECON not liable for sales or engineering assistance rendered, upon request, in connection with application of products sold. Neither party may claim consequential damages. Prices include freight prepaid and allowed to first standard destination, unless otherwise stated. Prices do not include sales and use taxes.

NOTE: HOODS DO NOT HAVE LIGHT BULBS

QUOTED BY: Vince McDonough ACCEPTED BY: _____
Print Name Print Name

March 11, 1988

Signature

PAGE _____ OF _____ DATE QUOTED _____

Ceramic Tile and
Marble Installations

Bob Jose, President

Lifetime Tile & Marble, Inc.

3073 So. Valley View
Las Vegas, Nevada 89102
(702) 876-4468

Residential - Commercial

Distributors of
Greek Marble

DATED THIS 7th DAY OF June 1988

JOB NAME, LOCATION, DESCRIPTION: LV352 "D" Unit Floors

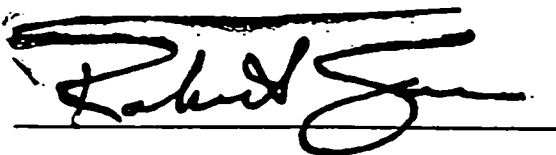
INVOICE AMOUNT AND NUMBER 4700.00 # 4634 Kitchen Patch

P.O. _____

FOR A VALUABLE CONSIDERATION THE UNDERSIGNED LIFETIME TILE AND MARBLE, INC. HEREBY RELEASES THE PROPERTY AT THE ABOVE MENTIONED JOB, AND LOCATION IN THE CITY OF Las Vegas, STATE OF NEVADA, FROM ANY LIABILITY FOR ANY LIEN ON ALL MATERIALS AND OR LABOR USED ON THE ABOVE MENTIONED PROPERTY, ON THE ACCOUNT OF Spanas Const.

THIS RELEASE IS CONDITIONED UPON CLEARANCE BY THE BANK IN WHICH THE CHECK IS DRAWN OF THE SAID PAYMENT FOR THE ABOVE MENTIONED MATERIALS AND LABOR PERFORMED ON SAID PROPERTY:

LIFETIME TILE AND MARBLE, INC.



ROBERT H. JOSE
PRESIDENT

H. Architectural information:

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

(2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

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

B. Required fees.

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

D. Drawing Submittals:

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

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

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

*** FOR DEPARTMENT USE ONLY ***

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

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

NEED DEED (2) TWO SITE PLAN DWGS

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

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

Dale L. Morrison
(Applicant's Signature)

4/7/89
(Date)

(Owner of Record)

(Date)

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

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

ITEMS
COMPLETED

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I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--