

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0045-89

APN: 138-22-501-001

Location: West side of Rock Springs Dr btwn Smoke
Ranch Rd and Eugene Ave

Applicant: Smoke Ranch Verandas Limited Partnership

Project Name:

To allow a proposed 6' high decorative wrought iron fence with 6'8" high stuccoed pilasters along the north, south and east property lines where 6' is the maximum height permitted on the south and east, and 4' with the top 2' 50% open is the maximum height permitted on the north.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1989	DATE RETURNED 1989	COMMENTS
BUILDING & SAFETY	4/6	4-19	No objections - see comment =
FIRE SERVICES	"	4-24	No Objections
PUBLIC WORKS - R/W, ELEC.	"	4-21	No obj's
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-45-89

PROPERTY OWNERS

PROTESTS

APPROVALS

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

FILE NO. V-45-89

NOTICE OF PUBLIC HEARING

APRIL 27, 1989

Notice is hereby given that on April 27, 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-45-89

Application of SMOKE RANCH VERANDAS LIMITED PARTNERSHIP, for a Variance to allow a proposed six foot (6') high decorative wrought iron fence with six foot eight inch (6'8") high stuccoed pilasters along the north, south and east property lines where six feet (6') is the maximum height permitted on the south and east, and four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted on the north, on property located on the west side of Rock Springs Drive between Smoke Ranch Road and Eugene Avenue, in Zoning District N-U (under Resolution of Intent to R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) 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

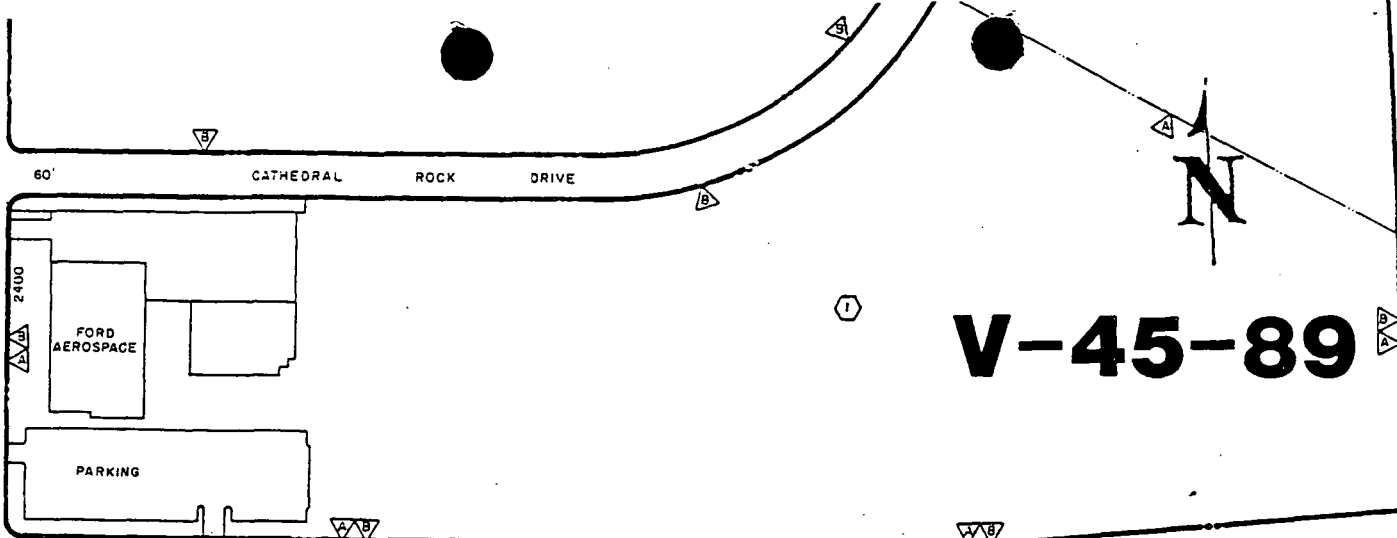


HAROLD P. FOSTER, DIRECTOR

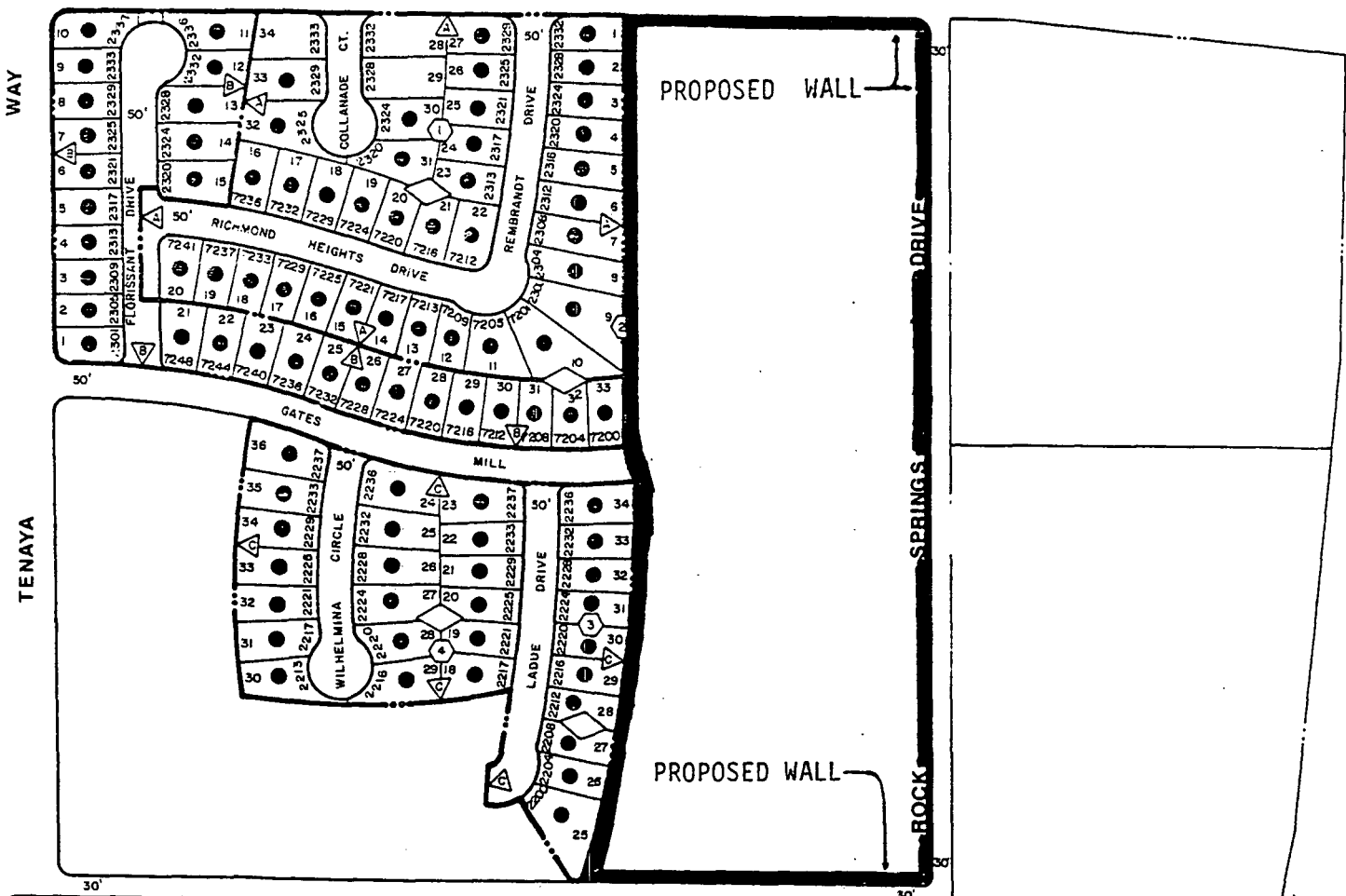
HPF:gm

(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



SMOKE RANCH ROAD



HIGHWAY

ORAN K. GRAGSON

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 4/12/89
Page of

Requested by:

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code V-45-89 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
290	60	2	009	300	63	2	020								
300	63	0	002			↓	↓ 028								
			008				63 3 008								
			009				↓ ↓ 029								
			016				63 4 018								
			018				↓ ↓ ↓ 030								
			019				— ENDS —								
			037												
			63 1 001												
			015												
			024												
			036												

Assessor Approval

Billing No.

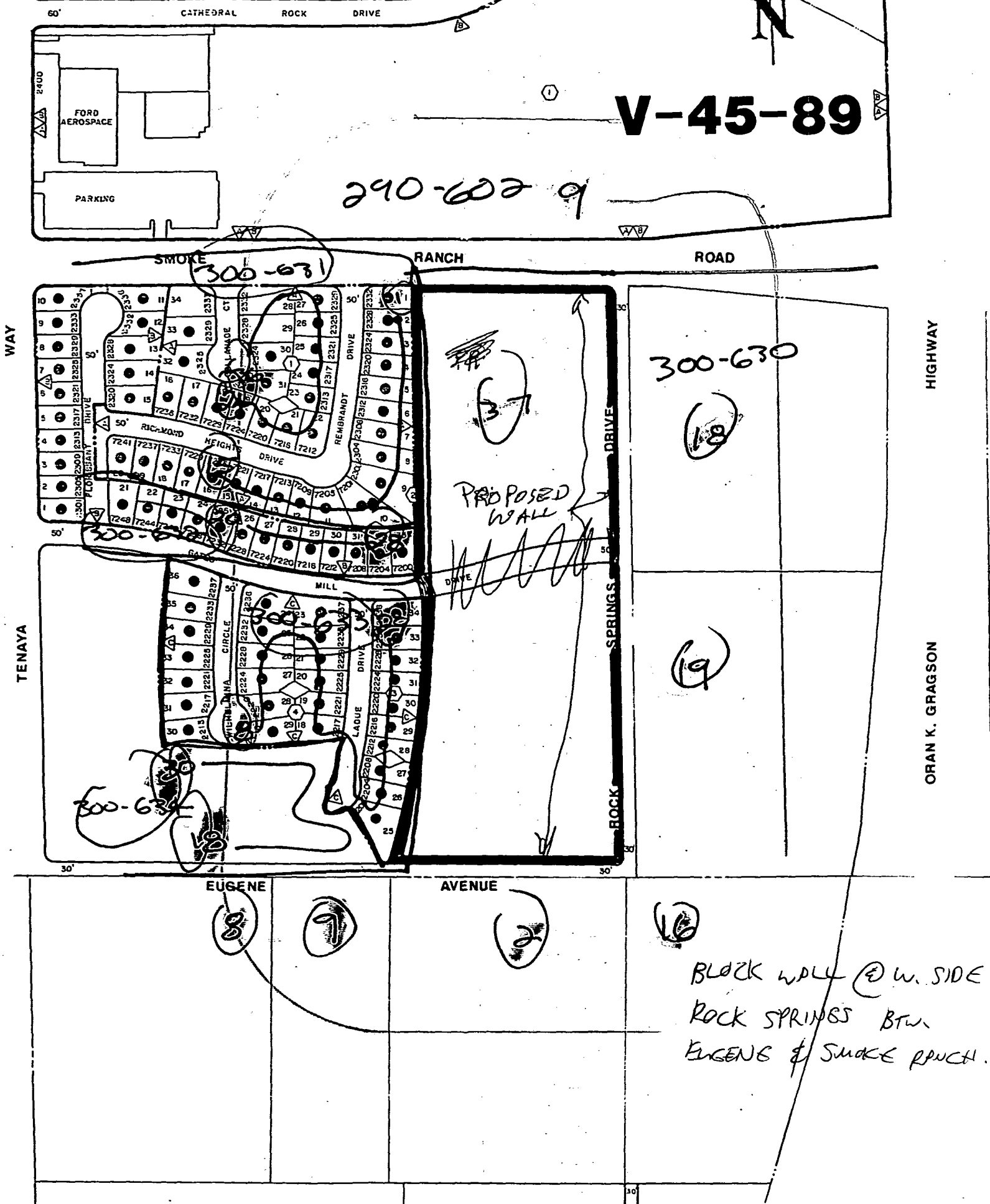
66

Handwritten initials/signature



V-45-89

290-602 9



SMOKE RANCH 300-631

300-630

PROPOSED WALL

300-630

BLOCK WALL @ W. SIDE
ROCK SPRINGS BTW.
EUGENE & SMOKE RANCH.

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-45-89

Applicant: SMOKE RANCH VERANDAS LIMITED PARTNERSHIP

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

5-16-89
DATE

[Signature]
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: APRIL 27, 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.) May 15, 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.) May 16, 1989

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



CITY of LAS VEGAS

May 2, 1989

Smoke Ranch Verandas Limited Partnership
1700 East Desert Inn Road #405
Las Vegas, Nevada 89109

Attn: Todd and Larry Larkin

Re: V-45-89

Dear Applicant:

Your request for a Variance to allow a proposed six foot (6') high decorative wrought iron fence with six foot eight inch (6'8") high stuccoed pilasters along the north, south and east property lines where six feet (6') is the maximum height permitted on the south and east, and four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted on the north, on property located on the west side of Rock Springs Drive between Smoke Ranch Road and Eugene Avenue, in Zoning District N-U (under Resolution of Intent to R-3), was considered by the Board of Zoning Adjustment on April 27, 1989.

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

1. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

continued



V-45-89 - Page 2
Smoke Ranch Verandas Limited Partnership
Todd and Larry Larkin
May 2, 1989

This action by the Board of Zoning Adjustment on April 27, 1989 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

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

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

Sincerely,

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

Richard L. Williams
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:dr

cc: R. J. Construction Company
2907 Meade Avenue
Las Vegas, Nevada 89102

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

35. V-45-89 - SMOKE RANCH VERANDAS LIMITED PARTNERSHIP

APPLICATION: Variance to allow a proposed six foot (6') high decorative wrought iron fence with six foot eight inch (6'8") high stuccoed pilasters along the north, south and east property lines where six feet (6') is the maximum height permitted on the south and east, and four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted on the north

LOCATION: West side of Rock Springs Drive between Smoke Ranch Road and Eugene Avenue

ZONE: N-U (under Resolution of Intent to R-3

STAFF RECOMMENDATION: APPROVAL, subject to:

- 1. Standard conditions 1 and 5.

PROTESTS: 0

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

Rick Williams explained the site plan for this apartment complex. The variance concerns a decorative fence around the perimeter of the development set back for landscaping on the exterior side of the wall. The wall is to buffer the apartment development from the surrounding area. It will have a stucco finish with stucco pilasters, wrought iron between them. Staff recommended approval.

Todd Larkin, General Partner in this project, stated he agreed with staff.

No one appeared in opposition.

(22:37 - 22:38)

INTER-OFFICE MEMORANDUM

4/20/89

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

FROM:
 Richard D. Goecke, Director
 Department of Public Works
Richard D. Goecke

SUBJECT: COMMENTS RE:
 V-45-89
 Smoke Ranch Verandas

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)

APR 21 1989
 DEPT. OF COMMUNITY PLANNING AND DEVELOPMENT

1. No objection to the variance request allowing a decorative stucco and wrought iron wall to be constructed.
2. Site to comply with the previous conditions of approval.

MAC:sdw

INTER-OFFICE MEMORANDUM

4.17.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

APR 19 1989
PLANNING AND
DEVELOPMENT

SUBJECT:

COPIES TO:

V-45.89 VARIANCE
SMOKE RANCH UBRANDAS ZONE; OUT 23
PARCEL NO 300.630.037

In answer to your memorandum, Dated 4.6.89
on the above Variance request at, Loc. 7100 SMOKE RANCH

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

- 1. IF SIGHT IS OBLURRED AT EXITS STOP
SIGNS SHOULD BE INSTALLED.



DATE: APR 1 24 1989

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: V 75-89

NO OBJECTIONS

NO OBJECTIONS, SUBJECT
TO CONDITIONS LISTED

OBJECTIONS

UNIFORM FIRE CODE VIOLATIONS: _____

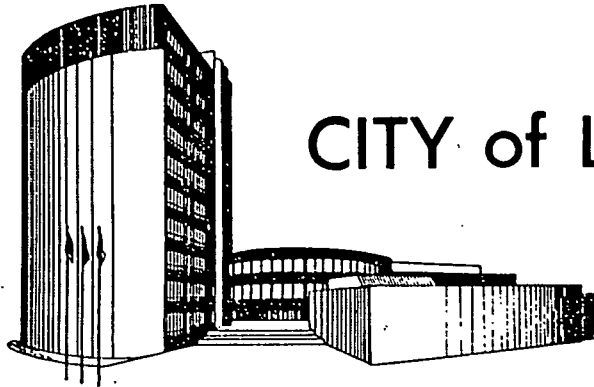
FIRE DEPARTMENT ACCESS: _____

EXPOSURES: _____

RECOMMENDATIONS/SUGGESTED CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

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



CITY of LAS VEGAS

April 17, 1989

Smoke Ranch Verandas Limited Partnership
1700 East Desert Inn Road #405
Las Vegas, Nevada 89109

Attn: Todd and Larry Larkin

Re: V-45-89

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 April 27, 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: R. J. Construction Company
2907 Meade Avenue
Las Vegas, Nevada 89102



APRIL 27, 1989

(Date)

Notice is hereby given that on **April 27, 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-45-89

Application of SMOKE RANCH VERANDAS LIMITED PARTNERSHIP, ~~A NEVADA LIMITED PARTNERSHIP~~, for a Variance to allow

a proposed ^{six foot high} decorative wrought iron fence with six foot ~~ten~~ ^{EIGHT} inch (6' ~~10'~~ ^{8" HIGH STUCCO}) pilasters ~~ten feet (10')~~ ^{is along the} from the

See drawing

north, south and east property lines where six feet (6') is the maximum height permitted on the south and east, and four feet (4') with the top two feet (2') fifty percent (50%) open is the maximum height permitted on the north, on property located on the west side of Rock Springs Drive between Smoke Ranch Road and Eugene Avenue, in Zoning District N-U (under Resolution of Intent to R-3).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>4/6/89</u>
R. GENZER	<u>[Signature]</u>	<u>4/7</u>
R. WILLIAMS	<u>[Signature]</u>	<u>4/7</u>
H. FOSTER	<u>[Signature]</u>	<u>4/7</u>
D. PARTIN	<u>[Signature]</u>	<u>4/7</u>

PLEASE RETURN THIS FILE TO GRETA BY: 4/6/89

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.)

INTER-OFFICE MEMORANDUM

April 6, 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-45-89 SMOKE RANCH VERANDAS LTD. PARTNERSHIP PARCEL NO.: 300-630-037	COPIES TO:

Subject item will be heard at the APRIL 27, 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 APRIL 18, 1989 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

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, Larry Larkin, the Owner(s), respectfully petition(s) for a special Variance to allow a decorative wrought-iron fence with 6'8" stuccoed pilasters 10' from the north, south and east property lines where a 6' fence is permitted on the south and east property lines and 4' with the top 2' 50% open, bottom 2' solid is permitted on the north property line ~~and to increase the sign to a 80 sq. ft. lighted sign where a 32 sq. ft. nonlighted sign is permitted.~~ ¹⁸ _{ster-} _{to-}

Assessor's Parcel No.:

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

The property is situated at 7100 Smoke Ranch, (street name and number) between O.K. Gragson and Tenaya Way, (street name) (street name) in Zoning District ROIR-3. Said property is legally described as follows, to wit:

The portion of NW corner of NE corner of Sec.22.T.20 South range 60 East M.D.B.N. further Lots 2 & 3 as shown by MAP File 47 of parcel maps page 35 in office of county records.

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), (Todd) - Larry Larkin, (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)

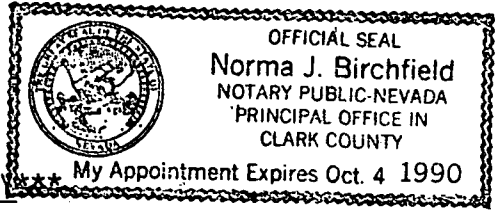
(1) [Signature] 2907 MEADE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
Partner
796-9096 LAS VEGAS NEVADA 89102
PHONE NUMBER CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 15th day of Feb., 1989,

Norma J. Birchfield
Notary Public in and for said County and State

10-4-90
My Commission Expires



FOR DEPARTMENT USE ONLY

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

Filing Fee: \$ 100.⁰⁰ Case No.: V-45-89 Received by: R.P.
Receipt No.: 056426 Meeting Date: 48/27/89 Date: 3/1/89

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Smoke Ranch Verandas Ltd. Partnership
REP'S NAME Todd / Larry Larkin
ADDRESS 1700 E. Desert Inn Rd. #405
LV, NV 89109
PHONE 796-9096

AGENT: NAME Larkin Properties
REP'S NAME Todd / Larry Larkin
ADDRESS SAME AS ABOVE
PHONE SAME AS ABOVE

APPLICATION TYPE:

- REZONING
- PLOT PLAN REVIEW
- VARIANCE
- USE PERMIT
- QTA
- OTHER _____

PUBLIC HEARING: IF YES, LEGAL Por. NW¹/₄, NE¹/₄, Sec 22, T 20S, R 60E, MDB & M

ZONING: EXISTING N-U (R.O.I. R-3) PROPOSED _____

LAND USE: EXISTING VACANT
PROPOSED Decorative wrought-iron fence w/ 6' 10" pilasters 10' from N., S., & E. ppty lines where 6' permitted on S. & E., 4' permitted on N.

PAST ACTIONS:
CASE NO. Z-94-84 ACTION App'd. DATE 2/6/85
CASE NO. Z-94-84(1) ACTION App'd. DATE 9/21/88
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-22-2 ASSESSOR'S PARCEL NO. 300-630-037

GENERAL LOCATION: W. side of Rock Springs Dr. between Smoke Ranch Rd. & Eugene Ave.; 7101 Smoke Ranch Rd.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

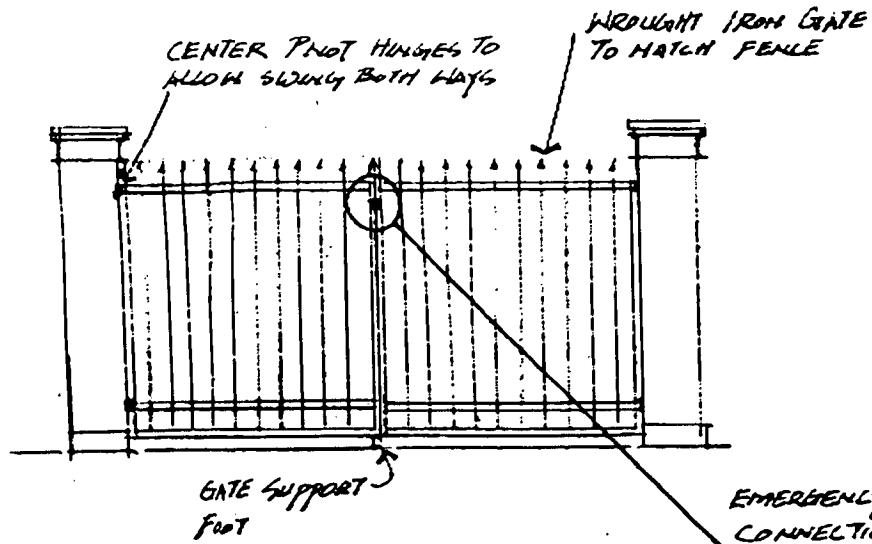
SPECIAL NOTICE REQUIRED?: YES X NO _____

IF YES: Tanglewood H.O.A.
% Lee Stickney 6440 Gumwood Rd. 89108

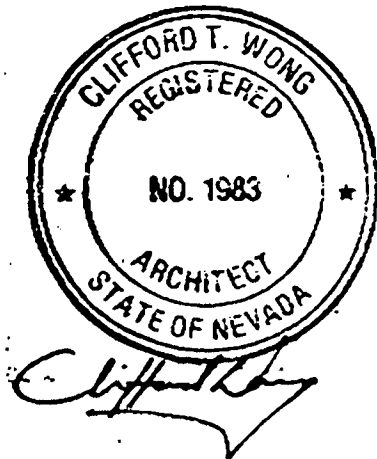
CHECKED BY: R.P. DATE 3/1/89

GENERAL RECEIPT NO. 056426 CASE NO. V-45-89

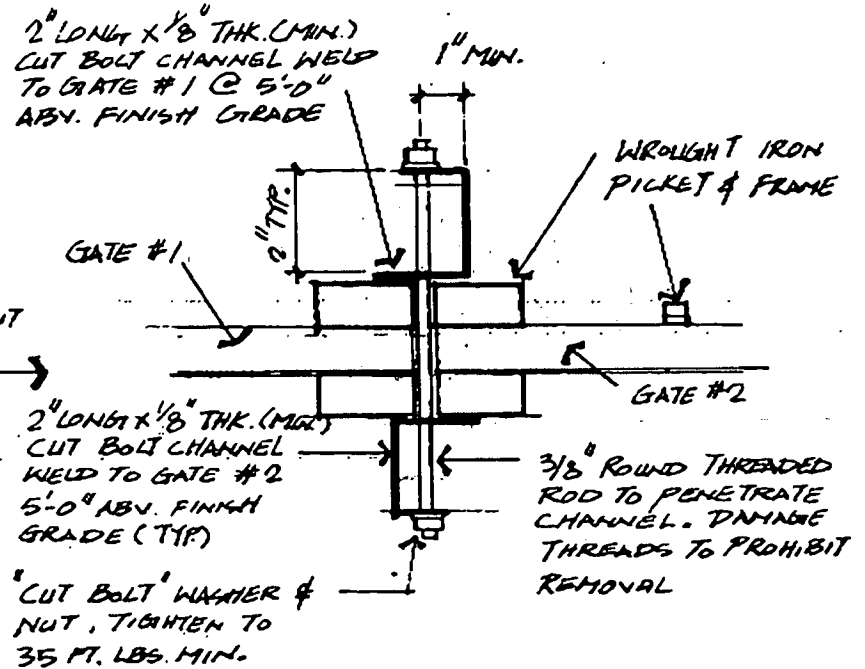
PC DATE: _____ BZA DATE: 4/25/89



SWING TYPE GATE



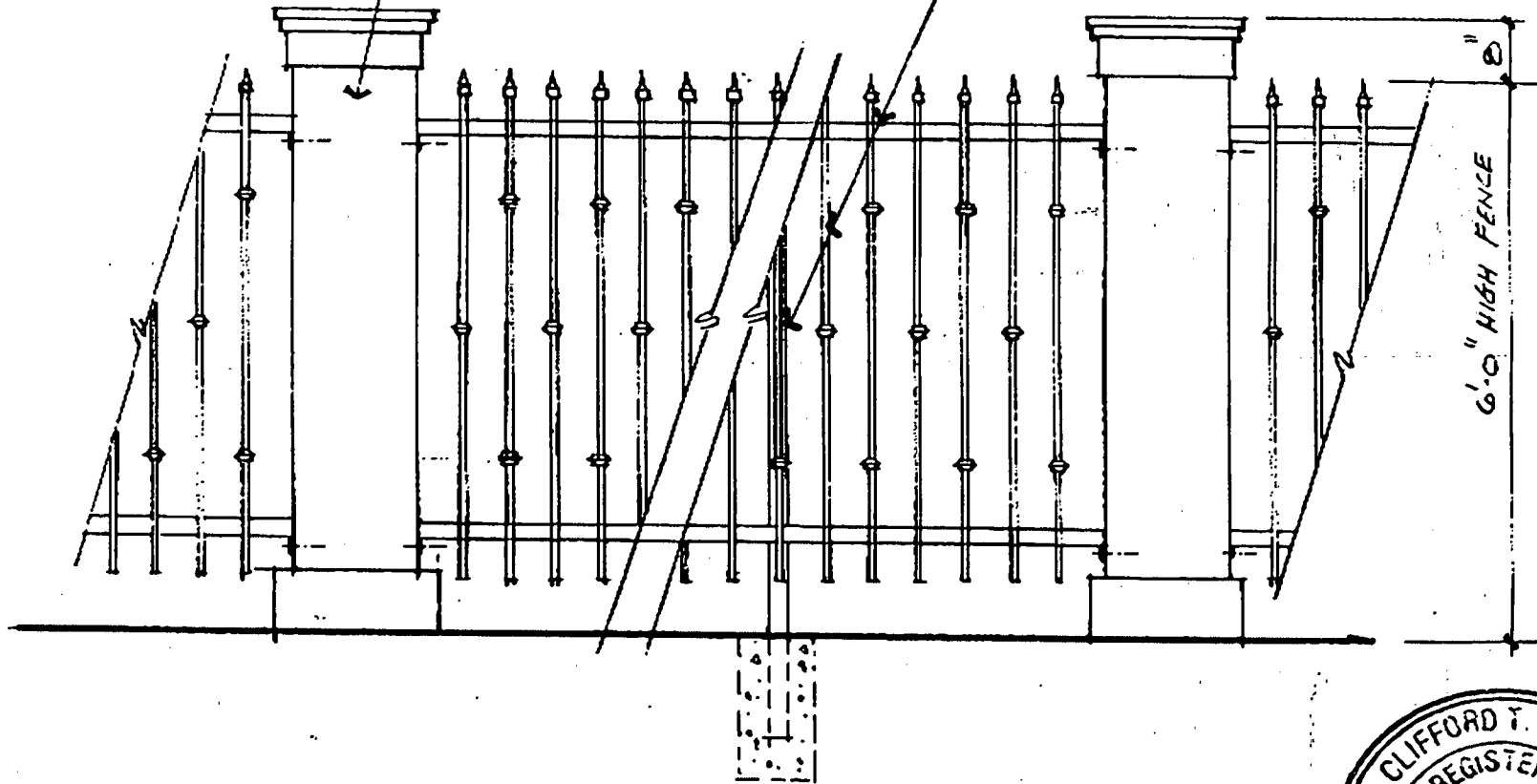
V-45-89
4/27/89 B2A



EMERGENCY CUT CONNECTION

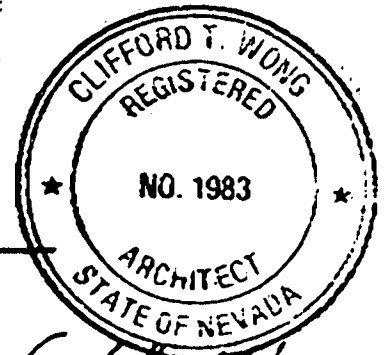
1'-4" x 1'-4" PILASTER
W/ STUCCO FINISH

WROUGHT IRON FENCE -
1/2" x 1/2" VERTICALS @ 6" O.C.
1" x 1" HORIZ. TOP & BOT.
W/ 1" x 1" VERT. SUPPORT @ 10'-0" O.C.



WROUGHT IRON FENCE DETL. - THE VERANDAS

SC: 1/2" = 1'-0"



Clifford Wong

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GATES MILL DEVELOPMENT CORPORATION,

A Nevada corporation.

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to Smoke Ranch Verandas Limited Partnership, a Nevada Limited
Partnership

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 20 South, Range 60 East, M.D.B. & M., further described as follows:

Parcels Two (2) and Three (3) as shown by map thereof in File 47 of Parcel Maps, Page 35 recorded July 31, 1985 as Document No. 2116727 in the Office of the County Recorder of Clark County, Nevada.

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

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

Witness our hand s this 9th day of November, 19 88

STATE OF NEVADA }
COUNTY OF Clark } SS.

GATES MILL DEVELOPMENT CORPORATION, a Nevada
Corporation

Renaldo M. Tiberti, President

John R. Blood, Secretary

On November 9, 1988

Before me, a Notary Public, personally appeared
Renaldo M. Tiberti and John R. Blood,
known to me to be the President and
Secretary of said corporation

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 (she or they) executed it.

Signature Wanda A. Hathaway
(Notary Public)

(Notarial Seal)
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WANDA A. HATHAWAY
My Appointment Expires May 11, 1991

ESCROW NO:
88-07-0457 WH
MAIL TAX STATEMENTS TO: Smoke Ranch Verandas,
1700 E. Desert Inn., #405, Las Vegas, NV 89119

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE CO

11-10-88 08:00 SAW 1
OFFICIAL RECORDS
BOOK: 881110 INST: 00323
FEE: 5.00 RPTT: 1,925.00



R.J. Construction Company

2907 Meade Avenue
Las Vegas, Nevada 89102
(702) 364-1033

1/11/89

VERANDAS APARTMENTS

LEGAL DESCRIPTION

That NW corner of NE corner of SEC 22 Township 20 South Range 60 East.
M.D.B.N. further lots 2 & 3 as shown by map file 47 of parcel maps Page
35 in office of County Records.

Recorded 7/31/85

#2116727



R.J. Construction Company

2907 Meade Avenue
Las Vegas, Nevada 89102
(702) 364-1033

1/11/89

VERANDAS APARTMENTS

LEGAL DESCRIPTION

That NW corner of NE corner of SEC 22 Township 20 South Range 60 East.
M.D.B.N. further lots 2 & 3 as shown by map file 47 of parcel maps Page
35 in office of County Records.

Recorded 7/31/85

#2116727