

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0035-77

APN: 139-32-403-001

Location: 905 Cashman Dr

Applicant: Leo Schiffman

Project Name:

To allow: Parcel 1 - a 9,875 sq ft lot where 20,000 sq ft is required and 79' in width where 100' is required and a front yard setback of 30' and a rear yard setback of 40' where 50' is required and an east side yard setback of 8' and a west side yard setback of 7' where 10' is required; Parcel 2 - to allow a 13,875 sq ft lot where 20,000 sq ft is required and a front yard setback of 14' and a rear yard setback of 36' where 50' is required.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. Jack Belcher (mtg.) 7
- * representing H.M. Sloan
3. John McFadden (mtg.)
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. V-35-77

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	53	523-77	OK
PUBLIC SERVICES DEPT.	53	519-77	⁽¹⁾ install half-street improvements along Hastings + Cashman frontage; ⁽²⁾ dedicate rad. corner at Hastings and Cashman
FIRE DEPARTMENT	53	55-77	OK
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-35-77

NOTICE OF PUBLIC HEARING

MAY 26, 1977

May 11, 1977

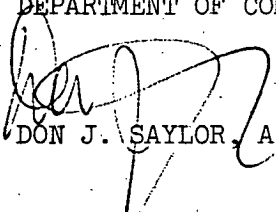
Notice is hereby given that on May 26, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-35-77 LEO SCHIFFMAN FOR A VARIANCE TO ALLOW: PARCEL 1 - A 9,875 SQ. FT. LOT WHERE 20,000 SQ. FT. IS REQUIRED AND 79 FT. IN WIDTH WHERE 100 FT. IS REQUIRED AND A FRONT YARD SETBACK OF 30 FT. AND A REAR YARD SETBACK OF 40 FT. WHERE 50 FT. IS REQUIRED AND AN EAST SIDE YARD SETBACK OF 8 FT. AND A WEST SIDE YARD SETBACK OF 7 FT. WHERE 10 FT. IS REQUIRED; PARCEL 2 - TO ALLOW A 13,875 SQ. FT. LOT WHERE 20,000 SQ. FT. IS REQUIRED AND A FRONT YARD SETBACK OF 14 FT. AND A REAR YARD SETBACK OF 36 FT. WHERE 50 FT. IS REQUIRED, ON PROPERTY LOCATED AT 905 CASHMAN DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 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 the proposed Variance; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

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

INTER-OFFICE MEMORANDUM

Date

May 27, 1977

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:

RECEIVED
MAY 27 3 59 PM '77
CITY CLERK

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

File No. V-35-77

Applicant: Leo Schiffman

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

June 9, 1977
DATE

[Signature]
CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 26, 1977

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) June 6, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) June 9, 1977

bjc

May 27, 1977

Mr. Leo Schiffman
905 Cashman Drive
Las Vegas, Nevada 89104

RE: V-35-77
Variance Application

Dear Mr. Schiffman:

Your request for a Variance to allow: Parcel 1 - a 9,875 sq. ft. lot where 20,000 sq. ft. is required, and 79 feet in width where 100 ft. is required and a front yard setback of 30 ft. and a rear yard setback of 40 ft. where 50 ft. is required for each and an east side yard setback of 8 ft. and a west side yard setback of 7 ft. where 10 ft. is required for each; Parcel 2 - To allow a 13,875 sq. ft. lot where 20,000 sq. ft. is required and a front yard setback of 14 ft. and a rear yard setback of 36 ft. where 50 ft. is required for each, on property located at 905 Cashman Drive in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held May 26, 1977.

It was voted by the Board of Zoning Adjustment to DENY your request because the other properties in the area have only one house on approximate half-acre sites, and nothing is so unique about your lot as to permit such a drastic decrease in size and frontage.

This action by the Board of Zoning Adjustment on May 26, 1977, 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:DWB:bjc

cc: City Clerk

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended to reflect the above conditions.
7. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Miller - yes
 Mrs. Segretti - yes
 Chairman Duncan - yes
 Mr. Canul - yes

Motion for APPROVAL carried unanimously.

Application of LEO SCHIFFMAN for a Variance to allow: Parcel 1 - a 9,875 sq. ft. lot where 20,000 sq. ft. is required and 79 ft. in width where 100 ft. is required and a front yard setback of 30 ft. and a rear yard setback of 40 ft. where 50 ft. is required and an east side yard setback of 8 ft. and a west side yard setback of 7 ft. where 10 ft. is required; Parcel 2 - To allow a 13,875 sq. ft. lot where 20,000 sq. ft. is required and a front yard setback of 14 ft. and a rear yard setback of 36 ft. where 50 ft. is required, on property located at 905 Cashman Drive in Zoning District R-E (Residence Estates). The property is located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.

MR. BROWN gave the staff report indicating the size of the lot is 190 ft. on Hinson and 125 ft. on Cashman. He stated most of the lots in this area are more than a half acre. He is taking a lot which is no larger in the neighborhood, and attempting to put two dwelling units on it resulting in two substandard lots. Staff sees no basis why something like this should be granted.

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

MR. LLOYD KENNER, representing the applicant, appeared. He stated he also represented Mr. Robert Grieves who currently has a portion of the parcel in escrow. He said he gave some pictures to the Planning Department when they submitted this application. Lot #2 currently has a house on the lot; lot #1 is a lot that is currently existing that has a block wall on three sides which has debris on it and is a real eyesore for the neighborhood.

CHAIRMAN DUNCAN stated the ordinance states that only one house is allowed on a R-E lot.

MR. BROWN stated there were no letters of opposition received on this.

MR. KENNER stated Mr. Reeves currently has it in escrow if it can be arranged. Mr. Schiffman, he stated, is currently selling Parcel 1 and is retaining parcel 2.

MR. ROBERT REEVES, appeared and stated the City Commissioners condemned this property at one time for the handball court so he tore it down. He stated he is trying to buy the property not knowing it could not be subdivided.

MR. JACK BELCHER, 217 Garces, appeared in protest representing Mr. H. M. Sloan who lives two lots east of the subject property. Mr. Sloan is against spot zoning, he stated. Even though they split the lot and build one in the back, the one in the front will still be an eyesore, he stated. He said Mr. Sloan asked him to represent him and say he was opposed to this.

V-35-77

5. V-35-77

DENIED

MR. JOHN MCFADDEN, 906 Cashman, appeared in protest. He stated he has five-eighths of an acre and takes pride in the homes in this area. He said he was definitely against the zoning and thought it would start putting tract homes in an R-E area.

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

MR. MILLER made a Motion for DENIAL of V-35-77 because the other properties in the area have only one house on approximate half-acre sites, and nothing is so unique about this lot as to permit such a drastic decrease in size and frontage.

Voting was as follows:

Mr. Miller - yes
Mrs. Segretti - yes
Chairman Duncan - yes
Mr. Canul - yes

Motion for DENIAL carried unanimously.

6. V-36-77

APPROVED

Application of JOHN W. GRAYSON, JR. for a Variance to allow the construction of a two-story garage and studio/workshop which exceeds the height of the main dwelling on property located at 745 Rancho Circle at the west end of Rancho Circle in Zoning District R-A (Ranch Acres). An accessory structure cannot exceed the height of the main dwelling in the R-A District. The above property is also described as part of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.

MR. BROWN gave the staff report indicating the Ordinance specifically states an accessory structure cannot exceed the height of the main dwelling. There are large trees here, he stated and staff has one objection on file.

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

MR. JOHN GRAYSON, 745 Rancho Circle, appeared and stated the mature growth is sufficient to prevent the viewing of this structure by either of the neighbors and is planned to be built in conjunction with the main dwelling house.

MR. WAYNE SIMONDS, 1677 Pawnee Drive, appeared in favor of this request representing Andy Tompkins at 725 Rancho Circle. He stated Mr. Tompkins is definitely for this request.

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

MR. CANUL made a Motion for APPROVAL of V-36-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mr. Canul - yes
Mr. Miller - yes
Mrs. Segretti - yes
Chairman Duncan - yes

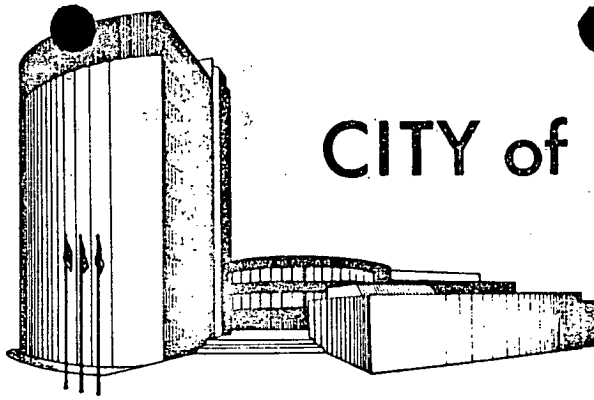
Motion for APPROVAL carried unanimously.

MAYOR WILLIAM H. BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

May 19, 1977

Leo Schiffman
905 Cashman Drive
Las Vegas, Nevada 89104

RE: V-35-77
Variance Application

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 May 26, 1977.

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 yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

INTER-OFFICE MEMORANDUM

Date

May 23, 1977

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT	FROM: <i>AK</i> BUILDING AND SAFETY DIVISION
SUBJECT: V-33-77 V-39-77 V-34-77 V-40-77 V-35-77 V-41-77 V-36-77 V-37-77 U-30-77 V-38-77	COPIES TO: CLAY HYMER LEE LEMMON BOB WEBER FILE

We have no objections to the above applied for Variances, providing that any new construction or remodeling projects obtain proper permits, and all inspections are called for.



INTER-OFFICE MEMORANDUM

Date

May 18, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

V-35-77
Leo Schiffman
905 Cashman Dr.

COPIES TO:



Your memorandum of May 3, 1977 requested comments from the Public Services Department on the application for a Variance to reduce the setbacks on property located at 905 Cashman Dr.

It will be required that the applicant:

- 1) dedicate radius corner at Hastings and Cashman.
- 2) install half street improvements along Hastings and Cashman frontage.

ROBERT D. WEBER, P.E.

RDW/ACW/s

INTER-OFFICE MEMORANDUM

May 4, 1977

<p>TO:</p> <p>DON J. SAYLOR, AIP, DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>GEORGE JUDD, FIRE MARSHAL FIRE PREVENTION DIVISION</p>
<p>SUBJECT:</p> <p>V - 35 - 77 LEO SCHIFFMAN Allow on parcel 1: a 9,875 sq. ft. lot where 20,000 sq. ft. is required. 905 Cashman Drive</p>	<p>COPIES TO:</p>

To be approved under permit from the Las Vegas Building Department, in accordance with applicable codes.

GJ/aj



NOTICE OF PUBLIC HEARING

MAY 26, 1977

MAY 11, 1977

Notice is hereby given that on MAY 26, 1977, 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-35-77 LEO SCHIFFMAN FOR A VARIANCE TO ALLOW: PARCEL 1 - A 9,875 SQ. FT. LOT WHERE 20,000 SQ. FT. IS REQUIRED AND 79' IN WIDTH WHERE 100' IS REQUIRED AND A FRONT YARD SETBACK OF 30' AND A REAR YARD SETBACK OF 40' WHERE 50' IS REQUIRED AND A EAST SIDE YARD SETBACK OF 8' AND A WEST SIDE YARD SETBACK OF 7' WHERE 10' IS REQUIRED: PARCEL 2 - TO ALLOW A 13,875 SQ. FT. LOT WHERE 20,000 SQ. FT. IS REQUIRED AND A FRONT YARD SETBACK OF 14' AND A REAR YARD SETBACK OF 36' WHERE 50' IS REQUIRED, ON PROPERTY ~~GENERALLY LOCATED AT 905 CASHMAN DRIVE ON THE SOUTHEAST CORNER OF CASHMAN DRIVE AND HASTINGS AVENUE~~ IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

The property is located in
~~LEGALLY DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:~~

~~COMMENCING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 32, DISTANT THEREON 515 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°56' WEST, 391 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER (SW¼) A DISTANCE OF 190 FEET TO A POINT; THENCE NORTH 0°56' WEST AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHWEST QUARTER (SW¼) A DISTANCE OF 125 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF THE~~

Initial and date:

SMITH *ml* MAY 8 1977
[REDACTED]
BROWN *do* 5-3-77
CLEMMER *5/6/77*
[REDACTED] *dw* 5/9/77
SAYLOR *OK* 5-9-77

(CONT)
THIS FILE MUST BE RETURNED TO
CUVA BY MAY 5, 1977

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

SAID SOUTHWEST QUARTER ($SW\frac{1}{4}$) A DISTANCE OF 190 FEET ~~TO A POINT~~;
THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHWEST
QUARTER ($SW\frac{1}{4}$) A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING.

INTER-OFFICE COMMUNICATION

DATE: May 3, 1977

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-95-77, BOARD OF ZONING ADJUSTMENT MEETING 5-26-77

APPLICATION SUBMITTED BY: Leo Schiffman

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow on parcel 1: a 9,875 sq. ft. lot where 20,000 sq. ft. is required and 79' in width where 100' is required and a front yard setback of 30' and a rear yard setback of 40' where 50' is required and a east side yard setback of 8' and a west side yard setback of 7' where 10' is required. Parcel 2 -- to allow a 13,875 sq. ft. lot where 20,000 sq. ft. is required and a front yard setback of 14' and a rear yard setback of 36' where 50' is required.

PROPERTY LOCATED AT: 905 Cashman Drive on the southeast corner of Cashman Drive and Hastings Avenue

LAND USE ZONE: R-E (Residence Estates)

LEGALLY DESCRIBED AS:

Your remarks regarding this application prior to May 13, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XX
No _____

Building: Existing _____
Proposed _____

Fire Zone: #3

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

DJS:bjc

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 \$ 100⁰⁰.

The undersigned, Leo Schiffman, the owner, respectfully petitions for a special Variance to allow _____

See Attached Exhibit "A" and Exhibit "B"

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 905 Cashman Drive between Cashman Drive and Campbell Drive in Zoning District RE. Said property is legally described as follows, to wit:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61, MDB & M, described as follows:

SEE ATTACHED EXHIBIT "C"

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

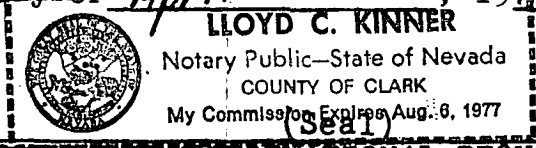
COUNTY OF CLARK)

(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)

Leo S. Schiffman 905 CASHMAN DR., V. 89104 878-6061
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 28th day of April, 1977.

Lloyd C. Kinner
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 \$ 100⁰⁰
Receipt No.: 282044
Case No. 13577

Received by: [Signature]
Date: 5-2-77

M-32-7, m-31-8
R-5-1

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 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.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 18 X 24 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.

EXHIBIT "A"

9,875

PARCEL 1 - To allow a ~~10,112~~ sq. ft. lot where 20,000 sq. ft. is required and 79' in width where 100' is required and a front yard setback of 30' and a rear yard setback of 40' where 50' is required and a East side yard setback of 8' and a ~~NEW~~ side yard setback of 7' where 10' is required.

13,875

PARCEL 2 - To allow a ~~14,336~~ sq. ft. lot where 20,000 sq. ft. is required and a front yard setback of 14' and a rear yard setback of 36' where 50' is required.

EXHIBIT "C"

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at a point in the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 32, distant thereon 515 feet Easterly from the Southwest corner thereof; thence North $0^{\circ} 56'$ West and parallel with the West line of the said Southwest Quarter (SW $\frac{1}{4}$) a distance of 391 feet to the True point of beginning; thence East and parallel with the South line of the said Southwest Quarter (SW $\frac{1}{4}$) a distance of 190 feet to a point; thence North $0^{\circ} 56'$ West and parallel with the West line of the said Southwest Quarter (SW $\frac{1}{4}$) a distance of 125 feet to a point; thence West and parallel with the South line of the said Southwest Quarter (SW $\frac{1}{4}$) a distance of 190 feet to a point; thence South and parallel with the West line of the said Southwest Quarter (SW $\frac{1}{4}$) a distance of 125 feet to the TRUE POINT OF BEGINNING.

GEN. LOCATED ON THE SOUTHEAST CORNER
OF CASHMAN DRIVE AND HASTINGS AVE.