

**Planning & Development Department
Scanning Cover Sheet**

Case No V-0029-62

APN 139-34-512-086

Location STEWART AV BTWN 8TH & 9TH

Applicant TRUDI FURS INC

Subject

A VARIANCE TO COMPLETE THE SECONDARY LIVING
QUARTERS THAT ARE SHOWN ON THE ORIGINAL PLANS
ON PROPERTY LEGALLY DESCRIBED AS THE W 45 FT
OF THE E 95 FT OF LOTS 15 & 16, BUCK'S SUB
DIVISION OF LAS VEGAS & GENERALLY LOCATED ON
THE S SIDE OF STEWART ST BTWN 8TH & 9TH STS
IN LAND USE ZONE C-2.



NOTICE OF PUBLIC HEARING

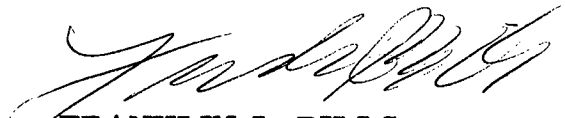
October 25, 1962

October 10, 1962

Notice is hereby given that on October 25, 1962, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-29-62 TRUDI FURS, INC. FOR A VARIANCE TO COMPLETE THE SECONDARY LIVING QUARTERS THAT ARE SHOWN ON THE ORIGINAL PLANS ON PROPERTY LEGALLY DESCRIBED AS THE WEST 45 FEET OF THE EAST 95 FEET OF LOTS 15 AND 16, BLOCK 16, BUCK'S SUBDIVISION OF LAS VEGAS AND GENERALLY LOCATED ON THE SOUTH SIDE OF STEWART STREET BETWEEN EIGHTH AND NINTH STREETS, IN LAND USE ZONE C-2.

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


FRANKLIN J. BILLS
Director of Planning

FJB:mfr

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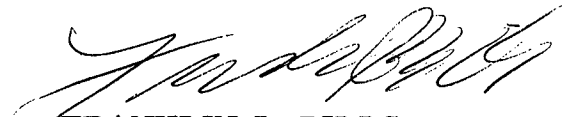
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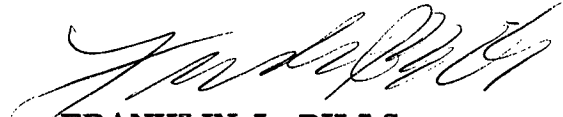
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FRANKLIN J. BILLS
Director of Planning

FJB:mfr

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. V-29-62

November 1, 1962

**Mrs. Trudi Murray, President
Trudi Furs, Inc.
818 East Stewart Street
Las Vegas, Nevada**

Dear Mrs. Murray:

At the regular meeting of the Board of Zoning Adjustment held on October 25, 1962, consideration was given to your request for a Variance to complete the secondary living quarters that are shown on the original plans on property legally described as the west 45 feet of the east 95 feet of lots 15 and 16, Block 16, Buck's Subdivision of Las Vegas and generally located on the south side of Stewart Street between Eighth and Ninth Streets, in land use zone C-2.

It was voted by the Board of Zoning Adjustment to approve this item.

This action of the Board of Zoning Adjustment becomes effective ten days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten day period.

Very truly yours,

**FRANKLIN J. BILLS
Director of Planning**

FJB:mfr

V-29-62

a five foot setback from alley instead of fourteen feet, because additional parking is available on south black-topped parking lot on property generally located on the southwest corner of 13th and Carson, be approved subject to the following conditions:

1. In accord with plot plan.
2. Signing of an agreement for assessment improvements.

Mr. Hoggard seconded the motion and upon roll call the vote was carried unanimously by the Board.

5. V-29-62

Approved

Application of TRUDI FURS, INC. for a Variance to complete the secondary living quarters that are shown on the original plans, on property legally described as the west 45 feet of the east 95 feet of Lots 15 and 16, Block 16, Buck's Subdivision of Las Vegas and generally located on the south side of Stewart Street between Eighth and Ninth Streets, in land use zone C-2.

The application is in order. There is no record of protests or approvals. Staff recommends approval.

The Chairman declared the public hearing open.

Mr. William Ruymann, Attorney, 122 North Third Street, appeared in behalf of the applicant, stating that the application was made for security purposes only in order to have someone on the premises at all times.

The Chairman declared the public hearing closed.

After discussion, Mr. Hoggard moved that the application of TRUDI FURS, INC. for a Variance to complete the secondary living quarters that are shown on the original plans on property generally located on the south side of Stewart Street between Eighth and Ninth Streets, be approved. Mr. White seconded the motion and upon roll call the vote was carried unanimously by the Board.

INTER-OFFICE MEMORANDUM

Oct. 19, 1962

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

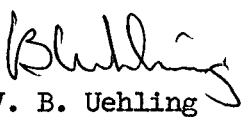
Variance V-29-62, Trudi Furs Inc.

COPIES TO:

Your memorandum of October 9th requested comments from the Engineering Department on the application of Trudi Furs, Inc., for a variance to complete secondary living quarters on property adjacent to the south side of Stewart Avenue adjacent to 9th Street. The following comments are made in connection with this application.

1. It would be required that the applicant sign an agreement to enter into an assessment district for the installation of the street lights. All the other improvements have been installed at this location.

VBU:jf


V. B. Uehling
Deputy Director of Public Works

PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION

Date: October 9, 1962

✓
TO: Engineering, Building and Fire Departments

FROM: Planning Department

SUBJECT: File No. V-29-62, Board of Zoning Adjustment Meeting Oct. 25, 1962

Application has been submitted by: Trudi Furs, Inc.

for a ~~Use/Permit~~ Varlance to: complete the secondary living quarters that are shown
in the original plans

The property is located at: the south side of Stewart Street between Eighth and Ninth
Street

in Land Use Zone: C-2

Legally described as: the west 45 feet of the east 95 feet of lots 15 and 16, Block 16,
Buck's Subdivision of Las Vegas



Your remarks regarding this application prior to October 19, 1962
will be greatly appreciated.

Plot plan submitted: yes

///no///

DSJ
DON J. SAYLOR
Assistant Director
of Planning

Ms comment
H. T. Elder
Bldg Dept.

**PLANNING DEPARTMENT
INTER-OFFICE COMMUNICATION**

Date: **October 9, 1962**

TO: Engineering, Building and Fire Departments

FROM: Planning Department

SUBJECT: File No. V-29-62, Board of Zoning Adjustment Meeting Oct. 25, 1962

Application has been submitted by: **Trudi Furs, Inc.**

for a ~~Use/Rezone~~/Variance to: **complete the secondary living quarters that are shown in the original plans**

The property is located at: **the south side of Stewart Street between Eighth and Ninth Street**

In Land Use Zone: **C-2**

Legally described as: **the west 45 feet of the east 95 feet of lots 15 and 16, Block 16, Buck's Subdivision of Las Vegas**

Your remarks regarding this application prior to **October 19, 1962**
will be greatly appreciated.

Plot plan submitted: **yes**

//dd///

**DON J. SAYLOR
Assistant Director
of Planning**

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned. . . . Trudi W. Murray, owner Trudi Furs, Inc., the owner, respectfully petitions for a zoning variance to: Complete the secondary living quarters that are shown on the original plans.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at . . . 818 East Stewart Street. . . . C-2 between. Eighth Street. and. Ninth Street. In Land Use Zone. Commercial Said property is legally described as follows: . . See attached.

Situate in the City of Las Vegas Valley Water District, described as follows:

A portion of Lots Fifteen (15) and Sixteen (16) in Block Sixteen (16) of Buck's Subdivision of Las Vegas, situated in the County of Clark State of Nevada, as shown by Map thereof on file in Book 1 of Plats, Page 15, in the Office of the County Recorder of Clark County, Nevada.

COMMENCING at the Northeast corner of said lot Sixteen (16); thence Westerly along the Northerly side line of said Lot Sixteen (16) a distance of 50 feet to the place of beginning; thence Southerly on a line parallel with the Easterly line of said Lots Sixteen (16) and Fifteen (15), a distance of 100 feet to the Southerly side line of said Lot Fifteen (15) a distance of 45 feet; thence Northerly on a line parallel with the Easterly line of said Lots Fifteen (15) and Sixteen (16) to the Northerly side line of said Lot Sixteen (16); thence Easterly along said Northerly side line of Lot Sixteen (16), a distance of 45 feet to the Place of beginning.

(Signed in Ink)

TRUDI FURS, INC.

Trudi W. Murray PRES.

Signature of Owner
Trudi W. Murray

818 East Stewart St., Las Vegas, Nev. Du 2-7613
Mailing Address Phone No.

Subscribed and sworn to before me this 24th day of September 19 62

William G. Ruymann
Notary Public

My Commission Expires

WILLIAM G. RUYMANN
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK
STATE OF NEVADA
MY COMMISSION EXPIRES JULY 26, 1965

Name of Owner's Representative Address Phone No.

Name of Lessee, Rentor or Prospective Buyer Address Phone No.

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 75.00

Received by

Receipt No.

Date

Case No.

10/9/62

Justin J. Hill
9/27/62

ANSWERS TO THE FOLLOWING QUESTIONS MUST BE COMPLETE AND IN DETAIL

1. What special circumstances or conditions apply to the land or use involved in your application which do not apply generally to lands or uses in the same Land Use Zone?

Owner and/or employee continually on the premises for security purposes.

Valuable furs stored on the premises must be safe guarded at all times.

2. Why is a special permit necessary for the enjoyment of a substantial property right? (If your property can reasonably be developed and devoted to uses permitted in the Land Use Zone in which said property is situated, you are probably not being deprived of the enjoyment of any substantial property right).

The owner-occupant's business is wholesale and retail furs. During buying periods, she must make business trips to Los Angeles, San Francisco, Chicago, or elsewhere, and security is a major problem at the business site.

3. Why will a Variance and the Use sought thereunder not affect adversely the health, safety, morals or general welfare of persons residing or working in the vicinity of the property involved in the application?

There will be no adverse effect on the health, safety, morals, or general welfare of persons in the general vicinity of the property. This modernization and development will actually add to the surrounding properties and community.

4. Will a Variance, as requested, affect adversely the Master Plan or any Section or portion of said Plan?

Granting of this variance will not adversely affect any master development plan.

Trudi Furs, Incorporated
818 East Stewart Street
Las Vegas, Nevada

September 25, 1962

Mr. Franklin J. Bills, Director
Planning Commission
City of Las Vegas
City Hall
400 Stewart Street
Las Vegas, Nevada

Dear Mr. Bills:

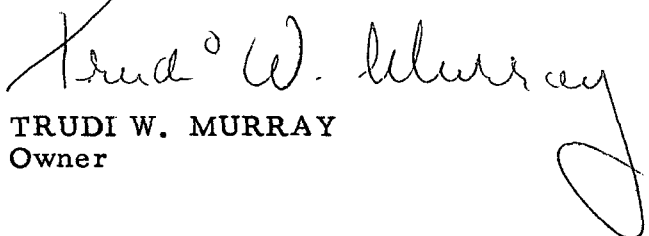
RE: Request for Variance
Proposed Building at
818 East Stewart Street

Enclosed herewith is the following:

- (a) Application for variance by Trudi Murray, owner, dated September 24.
- (b) Check #314 in the amount of \$75.00 to cover the filing fee.
- (c) Complete set of blueprints including survey by Tyson Engineering, plus architect's sheet #5 on variance request.
- (d) Four additional architectural sheets by F. E. Brewster, architect, covering variance request; plus four copies of the survey by Tyson Engineering.
- (e) Letter of request for building variance by owner, Trudi W. Murray.
- (f) Letter from F. E. Brewster, relative to variance request.
- (g) Letter from Blanchard Construction Company, the contractor, on need for variance.
- (h) Letter from Margaret Moore Insurance Agency stating effect of living quarters on insurance premiums.

Your consideration and approval for this building variance would be greatly appreciated.

Yours very truly,


TRUDI W. MURRAY
Owner

TWM:sr
Enclosures

Trudi

For Distinction

if it's a Trudi...it's an Original

819 East Stewart Ave.

DUDley 2-7613

Las Vegas, Nevada

September 25, 1962

The Honorable Board
Las Vegas Planning Commission
City of Las Vegas
City Hall
400 Stewart
Las Vegas, Nevada

Gentlemen:

Re: Request for Building Variance
818 East Stewart Street
Las Vegas, Nevada

Attached is my application for Building Variance.

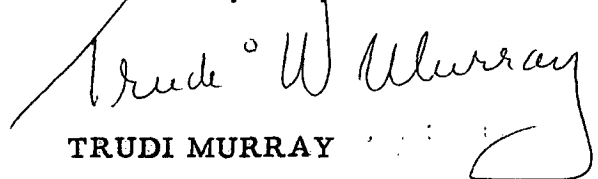
Granting of this request would help to eliminate a serious problem that I am faced with both personally and with my business. This problem is safety when I work late (my son and I are alone), and burglar security at the shop.

Often I must leave town on shopping trips to Los Angeles, San Francisco, Chicago, and other cities. Having an employee on the site relieves me of a great deal of worry.

My insurance company requires an electronic burglar system, which I have installed. Having an employee on the premises would please them and also make the insurance rate more realistic so that I am not penalized.

I ask your indulgence and approval of my request for building variance.

Yours very truly,


TRUDI MURRAY

TM
Encs.

F. E. BREWSTER

Architect

217 EAST ROBERTS AVENUE
NORTH LAS VEGAS, NEVADA

September 21, 1962

Planning Commission
City of Las Vegas
City Hall
400 Stewart
Las Vegas, Nevada

Attention: Mr. Franklin J. Bills, Director

Gentlemen:

Re: Request for Variance for
Trudi Fur Building
818 East Stewart Street
Las Vegas, Nevada

Pursuant to our discussions of the past week, we respectfully request your approval for variance permitting an additional employee's quarters needed for security purposes.

The operation of a fur wholesale-and-retail business requires the storage of valuable furs owned by customers as well as the company.

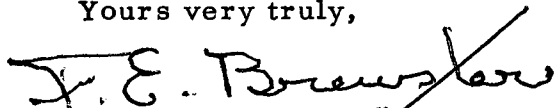
Mrs. Trudi Murray, the owner, though residing on the property, must often leave for several days at a time on buying trips to Los Angeles, San Francisco, Chicago, and etc. It is, therefore, most important that an employee be on the site during the owner's absence. The electronic burglar-alarm systems are important but cannot supersede personal employee-watchman service.

This is also important to the owner for her burglar insurance rating.

The owner does not intend to rent these quarters as income units; but to use them as a functional part of the business.

Your approval of this variance would eliminate a personal hardship on Mrs. Murray and help relieve her continuous security problem.

Yours very truly,



F. E. BREWSTER
Architect

FEB;sr

BLANCHARD CONSTRUCTION

2040 BALLARD DRIVE
LAS VEGAS, NEVADA

DU 2-0855

September 25, 1962

Planning Commission
City of Las Vegas
City Hall
400 Stewart
Las Vegas, Nevada

Attention: Mr. Franklin J. Bills, Director

Gentlemen:

Re: Request for Building Variance
Trudi Furs, Incorporated
818 East Stewart Street
Las Vegas, Nevada

As the contractor and builder of this proposed project, I feel that granting a variance for the "employee-caretaker apartment" would help the owner, Mrs. Trudi Murray, with her security problems.

Mrs. Murray, unmarried and with a small son, has a double problem--safety for herself and her son, and burglar security for her business.

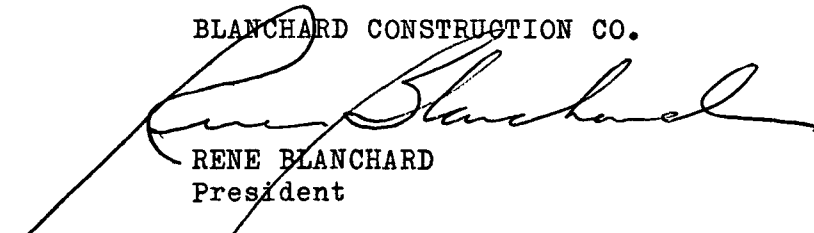
The architect, (Floyd E. Brewster), using the area available upstairs, was forced to design the units, to the property line on both sides.

This is, in my opinion, the only way that we can possibly build those two unit apartments, and help Mrs. Murray to operate her fur business safely.

Granting this variance could not harm the adjoining property owners and would also add value to the surrounding properties.

Yours very truly,

BLANCHARD CONSTRUCTION CO.



RENE BLANCHARD
President

RB;kw

Our New Address
3549 South Industrial Road
Suite 2
RE 5-2443
RE 5-2444

MARGARET MOORE INSURANCE AGENCY

Complete Line of Insurance
1030 South Third Street, Suite 3
LAS VEGAS, NEVADA

20 September 1962

DUDley 4-4126
DUDley 4-4127

Trudi Murray
Trudi Furs
818 E. Stewart
Las Vegas, Nevada

Re: Insurance Program

Dear Miss Murray:

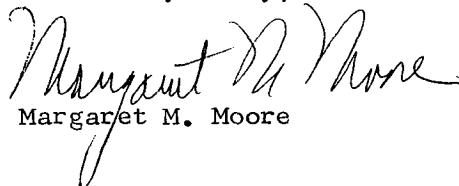
This letter will summarize, our recent insurance survey for the existing and new construction, to be completed at 818 E. Stewart.

It is the opinion of the undersigned, the second apartment on the new construction project, is very essential to your operation of the Trudi Furs establishment.

With one apartment used for your residence, and the second apartment used for the purpose of living quarters for certain persons to care for your property, and to keep a 24 hour watch on the property, and to maintain same during your absence, it would greatly assist in reducing the cost of your entire insurance program.

Thank you.

Yours very truly,


Margaret M. Moore

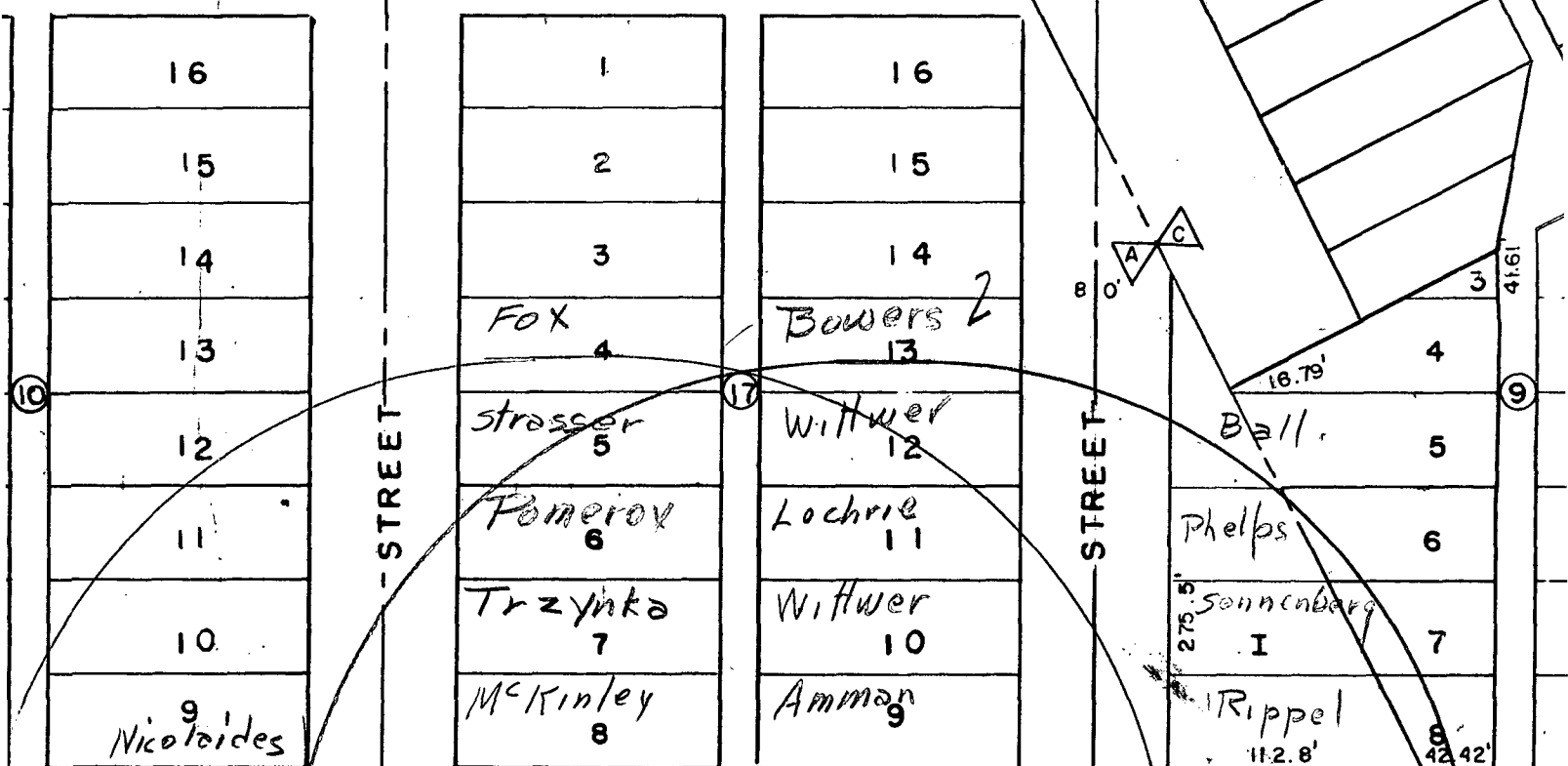
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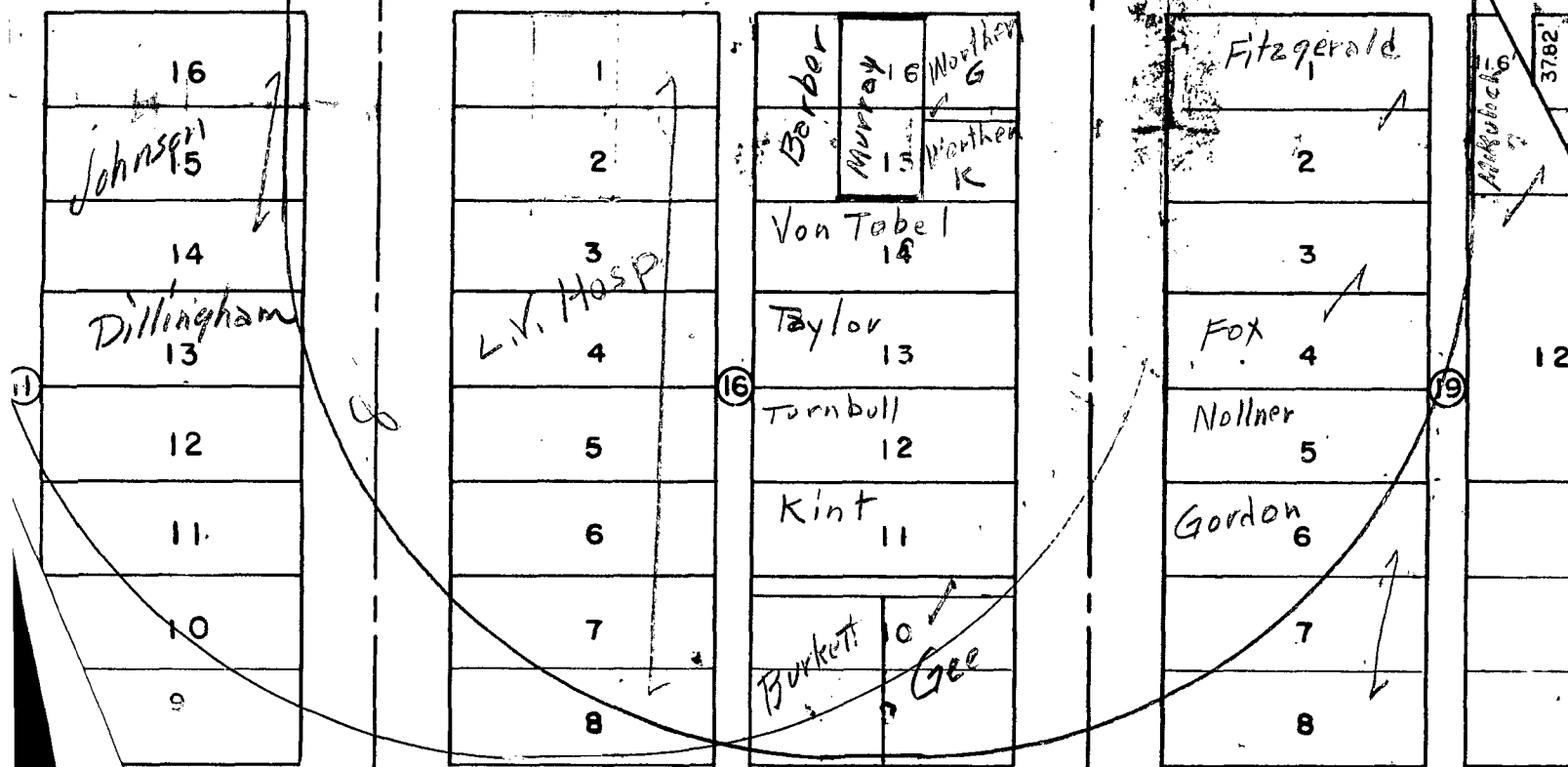
DEPARTMENTAL DISTRIBUTION LIST

	<u>DATE SENT</u>	<u>DATE RET'D</u>	<u>COMMENTS</u>
BUILDING DEPARTMENT	10/9/62	10/10/62	No Comment
ENGINEERING DEPARTMENT		10/22/62	See Memo
FIRE DEPARTMENT		10/10/62	See Memo
CHILD WELFARE			
HEALTH DEPARTMENT			
OTHERS			

QUITE AVE



WART



V-29-62

29

TRUDI

2 363 08 BUCKS SUB 09 10
 2 363 08 NICOLAIDES JOHN H / WANDA A
 2617 E HICKEY AVE
 NO LAS VEGAS NEV

2 367 01 BUCKS SUB LOT 14Y15 / 16
 2 367 01 11
 2 367 01 JOHNSON CORINNE
 817 SO 3RD ST
 LAS VEGAS NEV

2 367 02 BUCKS SUB 13 11
 2 367 02 DILLINGHAM JOHN / MABEL
 220 NO 8TH ST
 LAS VEGAS NEV

2 371 03 BUCKS SUB LOT 13 / 14
 2 371 03 17
 2 371 03 BOWERS LEONARD JOSEPH
 2 371 03 YBLANCHE COLLIER
 1811 PACIFIC ST
 LAS VEGAS NEVADA

2 371 04 BUCKS SUB 12 17
 2 371 04 WITTEW JOHN H / DELLA O
 612 SO 10TH ST
 LAS VEGAS NEV

2 371 05 BUCKS SUB 11 17
 2 371 05 LOCHRIE RICHARD / DELLA E
 309 NO 9TH ST
 LAS VEGAS NEV

2 371 06 BUCKS SUB 10 17
 2 371 06 WITTEW NETTIE
 316 NO 7TH ST
 LAS VEGAS NEV

2 371 07 BUCKS SUB 09 17
 2 371 07 AMMANN ORVAL / LYDIA M
 301 NO 9TH ST
 LAS VEGAS NEV

2 371 08 BUCKS SUB 08 17
 2 371 08 MCKINLEY R L / VELMA
 802 102 STEWART ST
 LAS VEGAS NEVADA

2 371 09 BUCKS SUB 07 17
 2 371 09 TRZYNSKA LEWISTA MARIE
 932 5TH AVE W
 DICKINSON NO DAKOTA

2 371 10 BUCKS SUB 06 17
 2 371 10 POMEROY CECIL BENJAMIN / ANNA
 309 NO 8TH ST
 LAS VEGAS NEV

V-29-62
 M

2 371 11 BUCKS SUB 05 17
2 371 11 STRASSER LULU
313 NO 8TH ST
LAS VEGAS NEV

2 371 12 BUCKS SUB 04 17
2 371 12 FOX BONNIE R
216 N 9TH ST
LAS VEGAS NEVADA

2 372 11 FAIRVIEW TR IRREG LOT 8 BLK 9
2 372 11 BUCKS SUB
2 372 11 PT LOT 1
2 372 11 RIPPEL HENRY L / LYDIA ET AL
911 STEWART ST
LAS VEGAS NEVADA

2 372 13 BUCKS SUB N50FT S100FT IRREG
2 372 13 LOT 1 FAIRVIEW TR IRREG LOT 7
2 372 13 09
2 372 13 SONNENBERG ERNEST / CLYTEE
113A 27TH ST
MANHATTAN BEACH CALIF

2 372 14 BUCKS SUB N75FT S175FT IRREG
2 372 14 LOT 1 FAIRVIEW TR IRREG LOT 6
2 372 14 S2 OF LOT 5 09
2 372 14 PHELPS W D
BOX 1448
LAS VEGAS NEV

2 372 15 BUCKS SUB S50FT N100H5FT IRREG
2 372 15 LOT 1 FAIRVIEW TR S2 LOT 4 N2
2 372 15 LOT 5 09
2 372 15 BALL NELLIE Z
314 NO 9TH ST
LAS VEGAS NEV

2 375 01 BUCKS SUB W45FT LOT 15 / 16
2 375 01 16
2 375 01 BARBER PANSY
1724 CANOSA AVE
LAS VEGAS NEVADA

2 375 02 BUCKS SUB E45FT W90FT LOTS 15
2 375 02 / 16 16
2 375 02 MURRAY TRUDY WEISENBERG
818 STEWART AVE
LAS VEGAS NEVADA

2 375 04 BUCKS SUB 14 16
2 375 04 VON TOBEL MRS ED
217 SO 1ST ST
LAS VEGAS NEV

2 375 05 BUCKS SUB 13 16
2 375 05 TAYLOR ROBERT J / MARCELLA J
1206 ARROWHEAD

Handwritten signature or initials.

LAS VEGAS NEV

2 375 06 BUCKS SUB 12 16

2 375 06 TURNBULL NORMA
204 E BONANZA PL
LAS VEGAS NEVADA

2 375 07 BUCKS SUB 11 16

2 375 07 KINT VERNE / FRANCIS M
209 NO 9TH ST
LAS VEGAS NEVADA

2 375 08 BUCKS SUB PT LOTS 9 / 10

2 375 08 BLK 16

2 375 08 GEE THOMAS H / GLADYS C
2017 E LINDEN AVE
LAS VEGAS NEVADA

2 375 09 BUCKS SUB W2 LOT 9 S40FT W2

2 375 09 LOT 10 16

2 375 09 BURKETT D W
9405 W JEFFERSON BLVD
CULVER CITY CALIF

2 375 10 BUCKS SUB LOT 1 THRU 8 BLK 16

2 375 10 LAS VEGAS HOSPITAL ASSN / CLINIC
201 NO 8TH ST
LAS VEGAS NEV

2 375 11 BUCKS SUB N6FT E50FT LOT 15

2 375 11 E50FT LOT 16 16

2 375 11 WORTHEN GEORGE H
WASHINGTON
UTAH2 375 12 BUCKS SUB S45 ~~102FT~~ E50FT

2 375 12 LOT 15 16

2 375 12 WORTHEN KENT G / JEANNE
225 NO 9TH ST
LAS VEGAS NEV

2 376 01 FAIRVIEW TR LOT 9 / N47FT 10

2 376 01 BLK 8

2 376 01 BUCKS SUB N97FT 12 19

2 376 01 MIKULICH SEBASTIAN / MARY
222 NO 10TH ST
LAS VEGAS NEV

2 376 02 BUCKS SUB S53FT N150FT LOT 12

2 376 02 BLK 19 FAIRVIEW TR IRREG LOT

2 376 02 11 BLK 8 S3FT LOT 10 BLK 8

2 376 02 MIKULICH MARY
222 NO 10TH ST
LAS VEGAS NEVADA

2 376 03 FAIRVIEW TR IRREG LOT 12 / 13

2 376 03 BLK 8 BUCKS SUB S100FT LOT 12

2 376 03 BLK 19

2 376 03 BRICKMAN L G
217 NO 10TH ST APT A
LAS VEGAS NEVADA

2 376 07 BUCKS SUB LOT 6Y7 / 8
19

2 376 07 GORDON GORDON L / MARGARET EVELYN
523 FREMONT
LAS VEGAS NEV

2 376 08 BUCKS SUB 05 19

2 376 08 NOLLNER E T / HELEN E
BOX 195
LAS VEGAS NEVADA

2 376 09 BUCKS SUB 04 19

2 376 09 FOX BONNIE R
216 N 9TH ST
LAS VEGAS NEVADA

2 376 10 BUCKS SUB 03 19

2 376 10 FOX BONNIE R
216 N 9TH ST
LAS VEGAS NEVADA

2 376 11 BUCKS SUB

2 376 11 LOT 1 / 2 19

2 376 11 FITZGERALD WILLIAM E / VIOLA F
BOX 964
LAS VEGAS NEV

gn