

Planning & Development Department
Scanning Cover Sheet

Case No U-18-68

APN

Location BETWEEN JONES BLVD & TORREY PINES BLVD

Applicant GRACE BAPTIST CHURCH

Subject

USE PERMIT TO CONSTRUCT A CHURCH ACCESSORY
BUILDING FOR MULTI-USE/EDUCATIONAL PROGRAMS
AND OFFICE ON PROPERTY ZONE R-1



May 3, 1968

Grace Baptist Church
6344 Shawnee Avenue
Las Vegas, Nevada

Re: U-18-68

Gentlemen:

At a special meeting of the Board of Zoning Adjustment held May 2, 1968, consideration was given to your request for a Use Permit to construct a church building, on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1.

It was voted by the Board of Zoning Adjustment to approve this request subject to the following conditions:

1. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.
2. Conformance to the amended plot plan as submitted.
3. That the additional area needed for the freeway and ramp be excluded from the area embraced by the Use Permit.

Very truly yours,

Don J. Saylor, AIP
Director of Planning
Coordinator of Urban Renewal

DJS/mac

cc: City Clerk

MR. THOMAS CORCORAN, 858 North 19th Street, appeared and stated that he owns apartments to the north and he feels the proposed fence should be a type to screen the view. He stated that perhaps a block wall would be best; however, if the proposed slat-type fencing is durable, he would have no objection. He further stated that he feels the fence would look better if it were abutting the property line instead of 10 feet back.

MR. WILLIAM BORDERS, 324 North 6th Street, appeared and stated that his fence comes to the property line and if the proposed fence could be erected on the property line, it would give a smooth effect.

Vice Chairman White declared the public hearing closed.

Mr. Robbins moved that the application of ARCHIE C. GRANT for a Variance to use a vacant lot to store used and new cars and to construct a 6-foot fence to the front property line, on property generally located on the west side of 6th Street between Mesquite Avenue and Stewart Avenue, in land use zone R-4, be approved subject to the following conditions:

1. No junk or inoperable cars shall be stored on the premises.
2. That a fence with metal slats be erected to buffer the adjacent properties.
3. No nighttime traffic shall be permitted to or from the lot.

Mr. Goodman seconded the motion and it was unanimously carried.

OLD BUSINESS:

3. U-18-68

Approved

Application of GRACE BAPTIST CHURCH for a Use Permit to construct a church building which use will include nursery facilities, preschool classes, day camp programs, and formal educational facilities, on property legally described as that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, MDB&M, described as follows: Commencing at the East Quarter (E $\frac{1}{4}$) Corner of said Section 35; thence North 02° 24' 28" West, 2035.23 feet; to the centerline of Elton Avenue, thence along the centerline of Elton Avenue, North 89° 46' 20" West, a distance of 562.00 feet; thence North 00° 13' 40" East, a distance of 10.00 feet; thence Westerly from a tangent that bears north 89° 46' 20" West, along a curve to the left, concave southerly,

having a radius of 360.00 feet and a central angle of $13^{\circ} 14' 19''$, an arc distance of 83.18 feet; thence northwesterly from a tangent that bears north $12^{\circ} 19' 35''$ West, along a curve to the left, concave southwesterly, having a radius of 510.00 feet and a central angle of $17^{\circ} 26' 56''$, an arc distance of 155.32 feet; thence northwesterly from a tangent that bears north $29^{\circ} 46' 31''$ west, along a curve to the left, concave southwesterly, having a radius of 2400.50 feet and a central angle of $03^{\circ} 07' 08''$, an arc distance of 130.67 feet to the true point of beginning; thence from a tangent which bears North $32^{\circ} 53' 39''$ West, northwesterly along a curve to the left, concave southwesterly, having a radius of 2400.50 feet and a central angle of $00^{\circ} 06' 36''$, an arc distance of 4.61 feet; thence from a tangent that bears North $33^{\circ} 00' 15''$ West, northwesterly along a curve to the left, concave southwesterly, having a radius of 310.00 feet and a central angle of $56^{\circ} 56' 02''$, an arc distance of 308.03 feet; thence North $89^{\circ} 56' 07''$ West, a distance of 289.09 feet; thence North $00^{\circ} 07' 20''$ West, a distance of 232.63 feet; thence South $89^{\circ} 54' 04''$ East a distance of 351.29 feet; thence South $85^{\circ} 39' 53''$ East a distance of 200.22 feet; thence South $00^{\circ} 07' 20''$ East a distance of 362.23 feet to the true point of beginning, and generally located on the North side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1.

Mr. Saylor reminded the Board that this application was heard at the last meeting and at that time it was stated that the Highway Department advised that they needed additional land for a right-of-way. Mr. Saylor stated that the applicant was present and would present his revised plan.

MR. FRED LUCAS, 1905 Alwill Avenue, appeared and stated that the church had received communication from the Highway Department and the plot plan has been amended to allow for the additional right-of-way. The new plan will place the freeway offramp 27 feet from the rear of the church and the drainage system will be on the Highway Department's right-of-way.

Staff feels the new plot plan is adequate and recommends approval subject to the following conditions:

1. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.
2. Conformance to the amended plot plan as submitted.

3. That the additional area needed for the freeway and ramp be excluded from the area embraced by the Use Permit.

No one else appeared.

Vice Chairman White declared the public hearing closed.

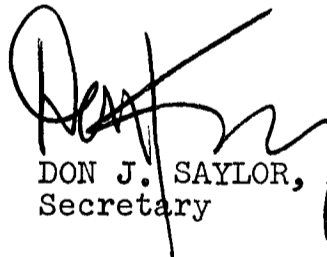
Mr. Goodman moved that the application of GRACE BAPTIST CHURCH for a Use Permit to construct a church building, on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1, be approved subject to the following conditions:

1. Dedication of necessary right-of-way and installation of off-site improvements as required by the Public Works Department.
2. Conformance to the amended plot plan as submitted.
3. That the additional area needed for the freeway and ramp be excluded from the area embraced by the Use Permit.

Mr. Robbins seconded the motion and it was carried by a unanimous vote.

ADJOURNMENT:

Upon motion duly made, seconded, and passed unanimously, the special meeting of the Board of Zoning Adjustment was adjourned at 9:00 AM.


DON J. SAYLOR, AIP
Secretary

DJS:MAC:jb

for used car lots Mr. Johnston moved that the application of HUMBLE OIL AND REFINING COMPANY for a Use Permit to allow the operation of a used car lot on property generally located at 1301 North 25th Street on the northwest corner of Searles Avenue and North 25th Street, in land use zone C-2, be approved subject to the following conditions:

1. That the Use Permit be restricted to a used car operation under the management of Mr. Ivan Gillett, dba Scotchman's Corner, Inc.
2. That if the operation of the used car lot proves to be the source of complaints the matter will be reviewed by the Board.
3. Conformance to requirements of Building, Fire and Public Works and all other Ordinance requirements.

Mr. White seconded the motion and it was carried by a unanimous vote.

3. U-18-68
Abeyance

Application of GRACE BAPTIST CHURCH for a Use Permit to construct a church building, which use will include nursery facilities, preschool classes, day camp programs and formal educational facilities on property legally described as "that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, MDB&M, described as follows: Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section 35; thence North 02° 24' 28" West, 2035.23 feet to the centerline of Elton Avenue, thence along the centerline of Elton Avenue, North 89° 46' 20" West, a distance of 562.00 feet; thence North 00° 13' 40" East, a distance of 10.00 feet; thence westerly from a tangent that bears North 89° 46' 20" West, along a curve to the left, concave southerly, having a radius of 360.00 feet and a central angle of 13° 14' 19", an arc distance of 83.18 feet; thence northwesterly from a tangent that bears North 12° 19' 35" West, along a curve to the left, concave southwesterly, having a radius of 510.00 feet and a central angle of 17° 26' 56", an arc distance of 155.32 feet; thence northwesterly from a tangent that bears North 29° 46' 31" West, along a curve to the left, concave southwesterly, having a radius of 2400.50 feet and a central angle of 03° 07' 08", an arc distance of 130.67 feet to the true point of beginning; thence from a tangent which bears

North 32° 53' 39" West, northwesterly along a curve to the left, concave southwesterly, having a radius of 2400.50 feet and a central angle of 00° 06' 36", an arc distance of 4.61 feet; thence from a tangent that bears North 33° 00' 15" West, northwesterly along a curve to the left, concave southwesterly, having a radius of 310.00 feet and a central angle of 56° 56' 02", an arc distance of 308.03 feet; thence North 89° 56' 07" West, a distance of 289.09 feet; thence North 00° 07' 20" West, a distance of 232.63 feet; thence South 89° 54' 04" East a distance of 351.29 feet; thence South 85° 39' 53" East a distance of 200.22 feet; thence South 00° 07' 20" East a distance of 362.23 feet to the true point of beginning, and generally located on the North side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1.

Mr. Saylor stated that there was a problem here in that the interchange of the West Fremont - Jones intersection would require additional right-of-way off from the property to the east - enough so that they cannot build on it the way that they propose to at this time without building into the proposed right-of-way. It probably could be redesigned and staff recommends that it be held in abeyance to see if it can be worked out relatively firm as to when the State will acquire the right-of-way. Staff does not feel that the church should dedicate the land for right-of-way purposes nor do they feel that it should be held up.

Chairman Hoggard asked if there had been any discussion concerning this between the State Department, Church or staff and Mr. Saylor answered "not recently". There has been, some time ago, discussion with the State Highway Department, and he felt that by next meeting they would have something worked out.

Chairman Hoggard declared the public hearing open.

JUNIUS M. FLOYD, JR., Chairman of the Board of Deacons, FRED LUCAS, Chairman of Building, appeared and stated that the building could be moved down toward Hargrove Street, which is south from Fremont Street, and would give 75' of clearance for the off-ramp if they would be permitted to go ahead with construction. Mr. Floyd further stated that they were almost ready to proceed with construction and would like to start leveling the land in preparation for the building.

FRED MURSCHEL, 6225 Garwood Avenue, appeared and stated that there were two schools in the area plus the teen center and one church already. He felt that the access should not be on Hargrove because it would concentrate the traffic there. If the access is going to be on Hargrove, he said he was protesting; otherwise he was not. He suggested that access be off of Torrey Pines.

Mr. Saylor stated that Hargrove would become a 60-ft. street.

VINCENT GONG, 6160 Arlington Street, appeared and said there would be ample parking and no need for congestion.

Mr. Saylor suggested that the applicant contact Mr. Christie of the State Highway Department to work out a new design.

Chairman Hoggard declared the public hearing closed.

Mr. Johnston moved that the application of GRACE BAPTIST CHURCH for a Use Permit to construct a church building on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1, be held in abeyance to the next Board of Zoning Adjustment meeting to be held at 8:30 AM on May 2, 1968, and that, prior to this meeting, the applicant contact the State Highway Department to consider a redesign and make a determination as to when the State will acquire the right-of-way.

Mr. White seconded the motion and it was carried by a unanimous vote.

4. V-10-68
Abeyance

Application of THEODORE WERNER for a Variance to erect a 300 square foot on-premise sign on property legally described as Lots 18, 19, 20, and 21, Block 4, Mayfair Tract #2 Amended, and generally located on the North side of East Charleston Boulevard between 16th Street and 17th Street, in land use zone C-1.

Mr. Saylor stated that this was a request to allow a sign three times as large as is normally allowed. The proposed use is for Arbie's Roast Beef Sandwich Shop and the Ordinance allows 100 square feet. This one is about 300 square feet and staff recommends denial. There is one letter of approval on file and one letter of protest. He read the letter of protest to the Board.

Chairman Hoggard declared the public hearing open.

Planning Department
April 26, 1968

Grace Baptist Church
6344 Shawnee
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the Board of Zoning Adjustment held on April 25, 1968, consideration was given to your request for a Use Permit to construct a church building on property generally located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard, in land use zone R-1.

It was voted by the Board to hold this item in abeyance and that the applicant contact the State Highway Department to consider a redesign and make a determination as to when the State will acquire the right-of-way.

This item will again be heard by the Board of Zoning Adjustment on May 2nd at 8:30 AM in the Council Chambers of Las Vegas City Hall.

DON J. SAYLOR, AIP,
Director of Planning

DJS:da
U-18-68

INTER-OFFICE MEMORANDUM

April 16, 1968

TO:

Planning Department

FROM:

Deputy Director of Public Works

SUBJECT:

Use Permit U-18-68

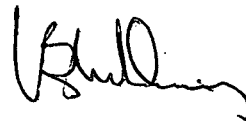
COPIES TO:

Your memorandum of April 12, 1968 requested comments from the Engineering Department on the application for a Use Permit by the Grace Baptist Church to construct a church building on property located on the north side of Hargrove Avenue between Jones Boulevard and Torrey Pines Boulevard.

It will be required that the applicant dedicate twenty-feet (20') of additional right-of-way along Hargrove Avenue adjacent to the North line of Charleston Heights Tract #41-C and thirty-feet (30') of additional right-of-way for Hargrove Avenue from the West line of Charleston Heights Tract #41-C to the West line of the church property. It will be required that the applicant sign a quit claim deed for their right-of-access to the West Fremont Expressway.

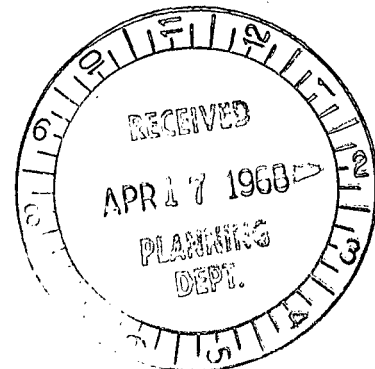
Installation of "half street" improvements adjacent to the property along Hargrove Avenue will be required.

A performance bond in the amount of \$3,253.97 will be required to insure installation of the improvements.



V. B. Uehling

VBU:DEN:ej



4/16/68

INTER-OFFICE MEMORANDUM

TO: H. Y. Elder: Acting Director
Dept of Bldg & Safety

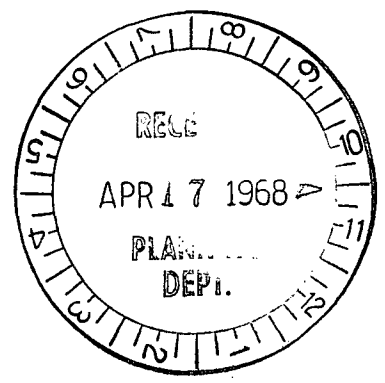
FROM: L. Lane Pauling
Bldg Inspector

SUBJECT: U-18-68
Grace Baptist Church
No side of Hargrove between
Jones and Fore Pines

COPIES TO:
Planning Dept: - Don Saylor
License Dept: - Gene Sutton
Master File

The Dept of Bldg and Safety has no objection to this application being approved: provided Fire and Bldg requests are met before final on building

[Handwritten signature]



CITY OF LAS VEGAS -- FIRE DEPARTMENT
Fire Prevention Bureau

TO: DON J. SAYLOR, DIRECTOR OF PLANNING

FROM: OK McFarland
O.K. MC FARLAND, BATTALION CHIEF
CHIEF OF FIRE PREVENTION BUREAU

DATE: 4/15/68

SUBJECT: U-18-68

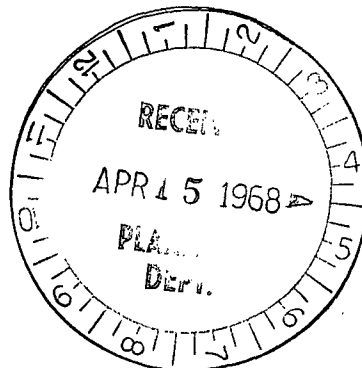
Application submitted by: GRACE BAPTIST CHURCH

For a Use Permit/~~Variance~~ to: TO CONSTRUCT A CHURCH BUILDING

Located at: THE NORTH SIDE OF HARGROVE AVENUE BETWEEN JONES BOULEVARD AND TORREY PINES
BOULEVARD

This department has no objections to the above, provided that:

1. One Mueller fire hydrant is provided.
2. All U.B.C. requirements for this type of occupancy are met.



INTER-OFFICE COMMUNICATION

DATE April 12, 1968

TO: Building Department
Fire Department
Engineering Department

FROM: Planning Department

SUBJECT: File No. U-18-68, Board of Zoning Adjustment Meeting 4-25-68

Application submitted by: **GRACE BAPTIST CHURCH**

For a Use Permit/~~Variance~~ to: **To construct a Church Building**

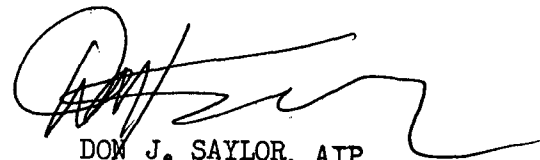
Property located at: **the north side of Hargrove Avenue between
Jones Boulevard and Torrey Pines Boulevard**

Land Use Zone: **R-1**

Legally described as: **See attached**

Your remarks regarding this application prior to 4-15-68 will be greatly appreciated.

Plot Plan attached: Yes X
No


DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS/dae
2/68

NOTICE OF PUBLIC HEARING

April 25, 1968

April 10, 1968

Notice is hereby given that on April 25, 1968, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-18-68 GRACE BAPTIST CHURCH FOR A USE PERMIT TO CONSTRUCT A CHURCH BUILDING WHICH USE WILL INCLUDE NURSERY FACILITIES, PRE-SCHOOL CLASSES, DAY CAMP PROGRAMS, AND FORMAL EDUCATIONAL FACILITIES, ON PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER ($E\frac{1}{4}$) CORNER OF SAID SECTION 35; THENCE NORTH $02^{\circ} 24' 28''$ WEST, 2035.23 FEET TO THE CENTERLINE OF ELTON AVENUE, THENCE ALONG THE CENTERLINE OF ELTON AVENUE, NORTH $89^{\circ} 46' 20''$ WEST, A DISTANCE OF 562.00 FEET; THENCE NORTH $00^{\circ} 13' 40''$ EAST, A DISTANCE OF 10.00 FEET; THENCE WESTERLY FROM A TANGENT THAT BEARS NORTH $89^{\circ} 46' 20''$ WEST, ALONG A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF $13^{\circ} 14' 19''$, AN ARC DISTANCE OF 83.18 FEET; THENCE NORTHWESTERLY FROM A TANGENT THAT BEARS NORTH $12^{\circ} 19' 35''$ WEST, ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF $17^{\circ} 26' 56''$, AN ARC DISTANCE OF 155.32 FEET; THENCE NORTHWESTERLY FROM A TANGENT THAT BEARS NORTH $29^{\circ} 46' 31''$ WEST, ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2400.50 FEET AND A CENTRAL ANGLE OF $03^{\circ} 07' 08''$, AN ARC DISTANCE OF 130.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM A TANGENT WHICH BEARS NORTH $32^{\circ} 53' 39''$ WEST, NORTHWESTERLY ALONG A CURVE

U-18-68 (Continued)

TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2400.50 FEET AND A CENTRAL ANGLE OF $00^{\circ} 06' 36''$, AN ARC DISTANCE OF 4.61 FEET; THENCE FROM A TANGENT THAT BEARS NORTH $33^{\circ} 00' 15''$ WEST, NORTHWESTERLY ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF $56^{\circ} 56' 02''$, AN ARC DISTANCE OF 308.03 FEET; THENCE NORTH $89^{\circ} 56' 07''$ WEST, A DISTANCE OF 289.09 FEET; THENCE NORTH $00^{\circ} 07' 20''$ WEST, A DISTANCE OF 232.63 FEET; THENCE SOUTH $89^{\circ} 54' 04''$ EAST A DISTANCE OF 351.29 FEET; THENCE SOUTH $85^{\circ} 39' 53''$ EAST A DISTANCE OF 200.22 FEET; THENCE SOUTH $00^{\circ} 07' 20''$ EAST A DISTANCE OF 362.23 FEET TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE NORTH SIDE OF HARGROVE AVENUE BETWEEN JONES BOULEVARD AND TORRY PINES BOULEVARD, IN LAND USE ZONE R-1.

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



DON J. SAYLOR, AIP
Director of Planning

DJS/mac

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION

1. Five (5) plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all 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 photograph showing clearly the top, 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 USE PERMITS

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

AE I. R. S., \$ 13.20

CORPORATION GRANT, BARGAIN, SALE DEED

NEVSUR INSURANCE AGENCY, INC.

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at
6115 Clarice Avenue, Las Vegas, Nevada

in consideration of TEN AND NO/100 (\$10.00) Dollars,

does hereby Grant, Bargain, Sell and Convey to GRACE BAPTIST CHURCH OF LAS VEGAS

Parcel # 2

that portion of the NE1/4 of the NE1/4 of Section 35, T. 20 S., R. 60 E., M.D.B. & M.
all that real property in the City of Las Vegas, County of Clark
State of Nevada, bounded and described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 35; thence along the East line of said Section 35, N.02°24'28"W., 2035.0 feet to the centerline of Elton Avenue as said Avenue is shown on the map of Charleston Heights Tract No. 41-A recorded in Book 7 at page 56 of Plats in the Office of the County Recorder of Clark County, Nevada; thence along the centerline of said Elton Avenue, N.89°46'20" W. a distance of 562.00 feet; thence at right angles N.00°13'40" E. a distance of 10.00 feet to a point in the North boundary line of said Tract No. 41-A; thence Westerly from a tangent that bears N.89°46'20" W. along a curve to the left, concave Southerly, having a radius of 360.00 feet, a central angle of 13°14'19", an arc distance of 83.18 feet to an angle point in the North boundary line of said Tract No. 41-A; thence Northwesterly from a tangent at said point that bears N.12°19'35" W., along a curve to the left, concave Southwesterly, having a radius of 510.00 feet, a central angle of 17°26'56", an arc distance of 155.32 feet to the most Easterly corner of Charleston Heights Tract No. 41-C as per map recorded in Book 7 at page 86 of Plats in the Office of the County Recorder of said County; thence Northwesterly along the Northeasterly boundary of said Tract No. 41-C, from a tangent that bears N.29°46'31" W., along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 03°13'44", an arc distance of 135.28 feet to a point of change of curvature in the Northeastern boundary of said Tract No. 41-C; thence from a tangent at said point that bears N.33°00'15" W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 310.00 feet, a central angle of 36°45'46", an arc distance of 198.91 feet to the TRUE POINT OF BEGINNING; thence from a tangent as said point that bears N.69°46'01"W., continuing Northwesterly along said last mentioned curve, concave Southwesterly, having a radius of 310.00 feet, a central angle of 20°10'16", an arc distance of 109.12 feet; thence along the Northerly boundary of said Tract No. 41-C, N.89°56'07"W., a distance of 83.59 feet to a point in a line that is parallel with the centerline of that certain right of way, 12.00 feet in width, described as Centerline I in that certain Right of Way Grant to Nevada Power Co., recorded February 19, 1962 as Document No. 277640 of Official Records of Clark County, Nevada; thence N.00°07'20" W. along said parallel line, a distance of 232.51 feet to a point; thence S.89°54'04" E. a distance of 145.79 feet to a point; thence S.85°39'53" E. a distance of 44.75 feet to a point in a line that is parallel with and distant 405.00 feet Westerly, measured at right angles from the aforementioned Centerline I; thence S.00°07'20" E., along said last mentioned parallel line, a distance of 248.10 feet to the TRUE POINT OF BEGINNING.

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



LAS VEGAS

BOOK 737

CORPORATION GRANT, BARGAIN, SALE DEED

592704
2-1

NEVSUR INSURANCE AGENCY, INC.

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at 6115 Clarice Avenue, Las Vegas, Nevada

in consideration of TEN AND NO/100 (\$10.00) Dollars,

does hereby Grant, Bargain, Sell and Convey to GRACE BAPTIST CHURCH OF LAS VEGAS

that portion of the NE 1/4 of the NE 1/4 of Section 35, T.20 S., R.60 E., M.D.B. & M., all that real property in the City of Las Vegas, County of Clark State of Nevada, bounded and described as follows:

Parcel A:

Commencing at the East Quarter (E 1/4) corner of said Section 35; thence along the East line of said Section 35, N.02°24'28" W., 2035.23 feet to the centerline of Elton Avenue as said Avenue is shown on the map of Charleston Heights Tract No. 41-A recorded in Book 7 at page 56 of Plats in the Office of the County Recorder of Clark County, Nevada; thence along the centerline of said Elton Avenue N.89°46'20" W. a distance of 562.00 feet; thence at right angles N.00°13'40" E. a distance of 10.00 feet to a point in the North boundary line of said Tract No.41-A; thence Westerly from a tangent that bears N.89°46'20" W. along a curve to the left, concave Southerly, having a radius of 360.00 feet, a central angle of 13°14'19", an arc distance of 83.18 feet to an angle point in the North boundary line of said Tract No.41-A; thence Northwesterly from a tangent at said point that bears N.12°19'35" W., along a curve to the left, concave Southwesterly, having a radius of 510.00 feet, a central angle of 17°26'56", an arc distance of 155.32 feet to the most Easterly corner of Charleston Heights Tract No. 41-C as per map recorded in Book 7 at page 86 of Plats in the Office of the County Recorder of said County; thence Northwesterly along the Northeasterly boundary of said Tract No.41-C from a tangent that bears N.29°46'31"W., along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 03°07'08", an arc distance of 130.67 feet to the TRUE POINT OF BEGINNING; thence from a tangent at said point which bears N.32°53'39"W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 00°06'36", an arc distance of 4.61 feet to a point of change of curvature in the Northeasterly boundary of said Tract No. 41-C; thence from a tangent at

(See attached hereto and made a part hereof)

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

Subject to a Trust Deed in favor of H. C. Harris and Naomi Harris dated January 29, 1963 recorded in Official Records of Clark County, Nevada as Document No. 336264.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its President

and Treasurer Secretary thereunto duly authorized, this 20th day of May, 1966.

NEVSUR INSURANCE AGENCY, INC.

By Ernest A. Becker President

By Andy Skurski Treasurer

STATE OF NEVADA }
COUNTY OF CLARK } SS.

ORDER NO. _____ RECORDER'S INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Grace Baptist Church of Las Vegas, 6204 Arlington Ave., Las Vegas, Nev

Parcel A legal description continued:

2-2

said point which bears N.33°00'15"W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 310.00 feet, a central angle of 36°45'46", an arc distance of 198.91 feet to a point in a line that is parallel with and distant 405.00 feet Westerly, measured at right angles from the centerline of that certain right of way, 12.00 feet in width, described as Centerline I in that certain Right of Way Grant to Nevada Power Co., recorded February 19, 1962 as Document No. 277640 of Official Records of Clark County, Nevada; thence N.00°07'20" W. along said parallel line, 248.10 feet to a point; thence S.85°39'53" E. 155.47 feet to a point in a line that is parallel with and distant 250.00 feet Westerly, measured at right angles, from the aforementioned Centerline I; thence S.00°07'20" E. along said last mentioned parallel line a distance of 362.23 feet to the TRUE POINT OF BEGINNING.

Parcel B: *pd 14: 4*

Commencing at the East Quarter (E 1/4) corner of said Section 35; thence along the East line of said Section 35, N.02°24'28"W., 2035.23 feet to the centerline of Elton Avenue as said Avenue is shown on the map of Charleston Heights Tract No. 41-A recorded in Book 7 at page 56 of Plats in the Office of the County Recorder of Clark County, Nevada; thence along the centerline of said Elton Avenue N.89°46'20" W. a distance of 562.00 feet; thence at right angles N.00°13'40"E. a distance of 10.00 feet to a point in the North boundary line of said Tract No. 41-A; thence Westerly from a tangent that bears N.89°46'20" W. along a curve to the left, concave Southerly, having a radius of 360.00 feet, a central angle of 13°14'19", an arc distance of 83.18 feet to an angle point in the North boundary line of said Tract No. 41-A; thence Northwesterly from a tangent at said point that bears N.12°19'35" W., along a curve to the left, concave Southwesterly, having a radius of 510.00 feet, a central angle of 17°26'56", an arc distance of 155.32 feet to the most Easterly corner of Charleston Heights Tract No. 41-C as per map recorded in Book 7 at page 86 of Plats in the Office of the County Recorder of said County; thence Northwesterly along the Northeasterly boundary of said Tract No. 41-C, from a tangent that bears N.29°46'31"W., along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 03°13'44", an arc distance of 135.28 feet to a point of change of curvature in the Northeasterly boundary of said Tract No. 41-C; thence from a tangent at said point that bears N.33°00'15"W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 310.00 feet, a central angle of 56°56'02", an arc distance of 308.04 feet to a point; thence along the Northerly boundary of said Tract No. 41-C, N.89°56'07"W. a distance of 186.35 feet to the TRUE POINT OF BEGINNING; thence N.89°56'07"W. a distance of 102.74 feet to a point; thence N.00°07'20" W. a distance of 232.63 feet to a point; thence S.89°54'04" E. a distance of 102.74 feet; thence S.00°07'20" E. a distance of 232.57 feet to the TRUE POINT OF BEGINNING.

100 76	155 32	155 47
83 18	102 74	44 75
289 09	308 04	<hr/>
	102 74	200 22
	100 76	
	145 79	
	<hr/>	
	351 29	

Affix I. R. S., \$

566711

BOOK 705

CORPORATION GRANT, BARGAIN, SALE DEED

NEVSUR INSURANCE AGENCY, INC.

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at
6115 Clarice Avenue, Las Vegas, Nevada

in consideration of TEN AND NO/100-----(\$10.00)----- Dollars,
does hereby Grant, Bargain, Sell and Convey to GRACE BAPTIST CHURCH OF LAS VEGAS

that portion of the NE 1/4 of the NE 1/4 of Section 35, T. 20 S., R. 60 E., M.D.B. & M.,
all that real property in the City of Las Vegas, County of Clark

State of Nevada, bounded and described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 35; thence along the East line of said Section 35, N.02°24'28" W., 2035.23 feet to the centerline of Elton Avenue as said Avenue is shown on the map of Charleston Heights Tract No. 41-A recorded in Book 7 at page 56 of Plats in the Office of the County Recorder of Clark County, Nevada; thence along the centerline of said Elton Avenue N.89°46'20" W. a distance of 562.00 feet; thence at right angles N.00°13'40" E. a distance of 10.00 feet to a point in the North boundary line of said Tract No. 41-A; thence Westerly from a tangent that bears N.89°46'20" W. along a curve to the left, concave Southerly, having a radius of 360.00 feet, a central angle of 13°14'19", an arc distance of 83.18 feet to an angle point in the North boundary line of said Tract No. 41-A; thence Northwesterly from a tangent at said point that bears N.12°19'35" W., along a curve to the left, concave Southwesterly, having a radius of 510.00 feet, a central angle of 17°26'56", an arc distance of 155.32 feet to the most Easterly corner of Charleston Heights Tract No. 41-C as per map recorded in Book 7 at page 86 of Plats in the Office of the County Recorder of said County; thence Northwesterly along the Northeasterly boundary of said Tract No. 41-C, from a tangent that bears N.29°46'31" W., along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 03°13'44", an arc distance of 135.28 feet to a point of change of curvature in the Northeasterly boundary of said Tract No. 41-C; thence from a tangent at said point that bears N.33°00'15" W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 310.00 feet, a central angle of 56°56'02", an arc distance of 308.04 feet to a point; thence along the Northerly boundary of said Tract No. 41-C, N.89°56'07" W. a distance of 83.59 feet to the TRUE POINT OF BEGINNING; thence N.89°56'07" W. a distance of 102.76 feet to a point; thence N.00°07'20" W. a distance of 232.57 feet to a point; thence S.89°54'04"E. a distance of 102.76 feet; thence S.00°07'20" E. a distance of 232.51 feet to the TRUE POINT OF BEGINNING.

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

Subject to a Trust Deed in favor of H. C. Harris and Naomi Harris dated January 29, 1963 recorded in Official Records of Clark County, Nevada as Document No. 336264.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its _____ President.

and Vice President Secretary thereunto duly authorized, this 11th day of March, 1966.

NEVSUR INSURANCE AGENCY, INC.

By Ernest A. Becker President

By Ernie D. ... Secretary

Exhibit "A"

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, T.20S., R.60E., MDB&M, described as follows:

Commencing at the E $\frac{1}{4}$ corner of said Section 35; thence N02°24'28" W., 2035.23 feet to the centerline of Elton Avenue; thence, along the centerline of Elton Avenue, N.89°46'20" W., a distance of 562.00 feet; thence N.00°13'40"E., a distance of 10.00 feet; thence Westerly from a tangent that bears N.89°46'20"W., along a curve to the left, concave Southerly, having a radius of 360.00 feet and a central angle of 13°14'19", an arc distance of 83.18 feet; thence Northwesterly from a tangent that bears N.12°19'35"W., along a curve to the left, concave Southwesterly, having a radius of 510.00 feet and a central angle of 17°26'56", an arc distance of 155.32 feet; thence Northwesterly from a tangent that bears N.29°46'31"W., along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, ~~and a central angle of 03°13'44", an arc distance of 135.28 feet to the TRUE POINT OF BEGINNING;~~
*thence from a tangent that bears N.33°00'15"W., Northwesterly along a curve to the left, concave Southwesterly, having a radius of 310.00 feet and a central angle of 56°56'02", an arc distance of 308.03 feet; thence N.89°56'07"W. a distance of 289.09 feet; thence N.00°07'20"W. a distance of 232.63 feet; thence S.89°54'04"E. a distance of 351.29 feet; thence S.85°39'53"E a distance of 200.22 feet; thence S.00°07'20"E a distance of 362.23 feet to the TRUE POINT OF BEGINNING.

And generally located on the North side of
Hargrove Avenue between Jones Blvd and
Lobby Pines Blvd.

* And a central angle of 03°07'08", an arc distance of 130.67 feet to the True Point of Beginning; thence from a tangent which bears N.32°53'39"W, Northwesterly along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet and a central angle of 00°06'36", an arc distance of 4.61 feet; *

REQUEST FOR DATA FROM TAX-ROLL TAPE FILE
CLARK COUNTY COURTHOUSE COMPUTER CENTER

April 5, 1968

April 9, 1968

DATE JOB REQUESTED

DATE JOB TO BE COMPLETE

NAME: city of Las Vegas

DEPT: Planning

PHONE: 385-1221 EXT: 240

REQUESTED BY:

BOYD MILLER

DESCRIPTION OF JOB: _____

NUMBER OF FORMS FURNISHED:

LABELS. YES NO

LISTING. YES NO

DIST	BOOK	PAGE	BLK	NO	ID.	CODE	DIST	BOOK	PAGE	BLK	NO	ID.	CODE
200	03A	030	5	01	U-18-68	1							1
		030	5	04		2							2
		040	0	01		3							3
			0	07		4							4
			0	10		5							5
		140	4	01		6							6
		140	4	03		7							7
		150	1	08		8							8
			1	13		9							9
			2	01		10							10
			2	16		11							11
		070	0	01		12							12
		END				13							13
						14							14
						15							15
						16							16
						17							17
						18							18
						19							19
						20							20

NOTES:

PLEASE CHECK EITHER YES OR NO

1. SEQUENCE REQUIRED: PARCEL NUMBER YES NO
 NAME OF PROPERTY OWNER YES NO
2. INFORMATION NEEDED:
- | | | |
|--------------|---|-----------------------------|
| PARCEL NO. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| NAME | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| ADDRESS | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| LEGAL DESC. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| LAND VALUE | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| IMPROVE VAL. | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| PERSONAL | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| GROSS TOTAL | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| EXEMPTION | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| NET TOTAL | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| OTHER | | |



NUMBER OF PARCELS PRINTED.....
 TOTAL RUN TIME.....
 SORTING TIME.....
 ESTIMATED PROGRAMMING AND TESTING TIME.....

LABOR COST.....
 MACHINE COST.....
 COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....

PROGRAMMED BY: _____

RUN BY: _____