

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: Z-0070-66

APN: 139-35-402-001

Location: NEC of 15th St and Charleston Blvd

Applicant: First National Bank of Nevada

Project Name:

Reclassification of property legally described as commencing at the northeasterly intersection of the right-of-way line of East Charleston and South 15th St, being the true point of beginning; thence North 28 degrees 13' 04" East a distance of 341.71' to a point, thence South 89 degrees 33' 45" East a distance of 66.80' to a point, thence South 0 degrees 16' 34" West a distance of 297.0' to a point, thence North 89 degrees 33' 45", West a distance of 230.0' to the true point of beginning.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. *Mildred & Alfred Robichaux*
2. *1417 Cholla Way, L.V.*
3. _____
4. *Grace Howell*
5. *1412 Cholla Way, L.V.*
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. Z-70-66

3. That this Resolution of Intent be restricted to a six (6) months time limit.
4. Conformance to the requirements of Fire and Building Departments.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Stewart, Mirabelli, Fountain, Whipple and Mayor Gragson voting aye; noes, none.

**ZONE CHANGE
Z-70-66**

Approved
subject to
conditions

**ZONE CHANGE - Z-70-66 - APPLICATION OF FIRST NATIONAL
BANK OF NEVADA**

for reclassification of property generally located on the northeast corner of Fifteenth and Charleston

FROM: C-1 (Limited Commercial)
and R-1 (Single Family Residence)
TO: C-2 (General Commercial)

Director of Planning, Donald J. Saylor: This is a section that has been used for a Parking Lot for the Bank. The proposed purpose of the Zoning is to, let's say, make that use legal. The Planning Commission has recommended approval. The original application was for C-2. The Planning Commission recommended that it be approved for C-1, which would accommodate the Parking Lot use, subject to the various conditions as stated on the agenda.

Mayor Gragson asked if there was anyone present who would like to be heard concerning this application - to which there was no response.

Commissioner Stewart moved that the application of FIRST NATIONAL BANK OF NEVADA for reclassification of property generally located on the northeast corner of Fifteenth and Charleston, from C-1 and R-1 to C-2, be APPROVED by means of a Resolution of Intent, subject to the following conditions:

1. That the application be amended to a C-1 classification.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Conformance to the requirements of the Fire and Building Departments.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Stewart, Mirabelli, Fountain and Mayor Gragson voting aye; Commissioner Whipple passed his vote.

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interests of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of Commissioners, held on the 18th day of January, 1967, the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of the rezoning and the conditions attached thereto:

FROM R-1 to C-1 (Z-70-66)

The North 132.43 feet of the South 342.43 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 20 South, Range 61 East, MDB&M, lying East of the East right-of-way line of South 15th Street.

SUBJECT TO:

1. That the application be amended to a C-1 classification.
2. That this Resolution of Intent be restricted to a six (6) months' time limit.
3. Conformance to the requirements of the Fire and Building Departments.

PASSED, ADOPTED AND APPROVED this 18th day of January, 1967.


ORAN K. GRAGSON, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

ORDINANCE NO. 934-104

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM R-3 TO C-2 (Z-53-66)

Lots 1 and 2, Block 22, HFM&M Addition.

FROM P-R TO C-1 (Z-69-66)

Lots 11 and 12, Block 1, Paradise Village Tract #1.

FROM R-1 TO C-1. (Z-70-66)

The North 132.43 feet of the South 342.43 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B. & M., lying East of the East right-of-way line of South 15th Street.

FROM R-1 TO P-R. (Z-39-66)

Lot 450, Block 20, Hyde Park Subdivision #3.

PASSED, ADOPTED AND APPROVED this _____ day of _____

1967.

ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 1st day of February, 1967, and referred to the following committee composed of Commissioners _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1967, which was a _____ meeting of said Board; that at said _____ meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____ ABSENT: _____

APPROVED:

ATTEST:

ORAN K. GRAGSON, MAYOR

Edwina M. Cole, City Clerk

2. Z-69-66
Approved

Application of JOHN M. AND PEGGY E. MONTGOMERY for reclassification of property legally described as Lots 11, 12, Block 1, Paradise Village Tract No. 1, and generally located on the East side of Paradise Road between St. Louis Avenue and Sahara Avenue, from P-R to C-1.

Mr. Saylor pointed out the row of duplexes which have been converted to P-R. He stated that the Planning Commission has indicated that Paradise Road should go commercial on both sides. P-R would be the proper buffer between the development on Paradise and the homes that back up to it. The proposal now is to convert the existing duplex into a business office. The applicant has two duplexes, one being used for a professional office. The outside appearance will not be changed. There are no protests on record and there is one letter of approval.

Acting Chairman Tiberti declared the Public Hearing open. T. M. WAGNER, 2108 Santa Clara, appeared stating that he wanted to know if this would open the door for C-1 all along there and permit a tavern. He was informed by the Board that a condition could be imposed that this would be limited to business offices only.

The applicant, PEGGY MONTGOMERY, appeared and stated that the proposal was for a mail order business and it would be only part-time.

Acting Chairman Tiberti declared the Public Hearing closed.

Mr. Johnston moved that the application of JOHN M. AND PEGGY E. MONTGOMERY for reclassification of property generally located on the East side of Paradise Road between St. Louis Avenue and Sahara Avenue, from P-R to C-1, be approved by means of a Resolution of Intent subject to the following conditions:

1. Being in accord with the plot plan.
2. That it be limited to general office use only.
3. That this Resolution of Intent be restricted to a six (6) months' time limit.
4. Conformance to the requirements of the Fire and Building Departments.

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

3. Z-70-66
Approved

Application of FIRST NATIONAL BANK OF NEVADA for reclassification of property legally described as commencing at the Northeasterly intersection of the right-of-way line of East Charleston and South Fifteenth Street, being the TRUE POINT OF BEGINNING; thence North 28° 13' 04" East a distance of 341.71 feet to a point; thence South 89° 33' 45" East a distance of 66.80 feet to a point; thence South 0° 16' 34" West a distance of 297.0 feet to a point; thence North 89° 33' 45", West a distance of 230.00 feet to the TRUE POINT OF BEGINNING, and generally located on the Northeast corner of Fifteenth Street and Charleston Boulevard from C-1 and R-1 to C-2.

Mr. Saylor pointed out the general location and the existing parking lot stating that the express purpose is to allow billboards on the property. Staff feels that the changing of zoning to allow billboards is not in consonance with the policy of the Planning Commission and recommends

denial. There are two letters of protest.

Acting Chairman Tiberti declared the Public Hearing open.

RON REIGER, representing Don Rey Outdoor Advertising Company and First National Bank, appeared stating that they would like to amend the application to C-1. He stated that it would be a merchandising sign, 20' high and to the North of the building. He stated that it was 40' from Fifteenth Street.

KEN CHRISTENSEN appeared and stated that the advertising signs are getting way out of hand.

Acting Chairman Tiberti declared the Public Hearing closed.

After a brief discussion, Mr. Johnston moved that the application of FIRST NATIONAL BANK OF NEVADA for reclassification of property generally located on the Northeast corner of Fifteenth and Charleston, from C-1 and R-1 to C-2, be approved by means of a Resolution of Intent subject to the following conditions:

1. That the application be amended to a C-1 classification.
2. That this Resolution of Intent be restricted to a six (6) months' time limit.
3. Conformance to the requirements of the Fire and Building Departments.

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

4. Z-71-66

Denied

Application of FIRST WESTERN SAVINGS & LOAN ASSOCIATION for reclassification of property legally described as BEGINNING at the Southwest corner of Section 5; thence South 89° 51' 00" East along the South line of said Section 500.0 feet; thence North 0° 05' 17" West parallel with the West line of said Section 500.0 feet; thence North 89° 51' 00" West parallel with the said South line 500.0 feet to a point in the West line of said Section; thence South 0° 05' 17" East along said West line 500.0 feet to THE POINT OF BEGINNING excepting therefrom the Southerly 40.0 feet and the Westerly 40.0 feet as dedicated for road purposes and generally located on the Northeast corner of Valley View and Sahara Avenue, from R-1 to C-1.

Mr. Saylor stated that the other corners are already zoned commercial. At the review of the Master Plan of Land Use a year ago, the Commission decided that Sahara would go commercial in general, but this area was not firmed up and was classified as a transition zone indicating that it could be multi-family development. Staff has no specific recommendation in view of the fact that they do not know what the Planning Commission's firm thinking is. Mr. Saylor stated there was a letter on file from L. S. WHALEY indicating the overbuilding of commercial in that area and that they were protesting any additional commercial there.

The proposed use is for a Safeway store, a drugstore and a service station on the corner.

INTER-OFFICE MEMORANDUM

January 19, 1967

TO:

CITY ATTORNEY

FROM:

PLANNING DEPARTMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
PREPARATIONCOPIES TO: City Manager
Assessor's Office
Req. for Res. Intent
Chrono File
J. SmithZ-69-66, ~~Z-70-66~~, Z-71-66, Z-72-66
~~Z-73-66, Z-75-66~~

Would you please prepare a Resolution of Intent to rezone the following property:

Z-69-66 From P-R to C-1
Lots 11 and 12, Block 1, Paradise Village Tract #1
Subject to:
1. Being in accord with the plot plan.
2. That it be limited to general office use only.
3. That this Resolution of Intent be restricted to a six (6) months time limit.
4. Conformance to the requirements of Fire & Bldg. Departments.

Z-70-66 From R-1 to C-1
The North 132.43 feet of the South 342.43 feet of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 35, Township 20 South, Range 61 East, MDB&M lying East of the East right-of-way line of South 15th Street.
Subject to:
1. That the application be amended to a C-1 classification.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Conformance to the requirements of the Fire & Building Departments.

Z-71-66 From R-1 to C-1
A portion of the Southwest Quarter of Section 5, Township 20 South, Range 61 East MDB&M and being more particularly described as: Beginning at the Southwest corner of said Section 5; thence South 89°51'00" East along the South line of said section 500.0 feet; thence North 0°05'17" West parallel with the West line of said section 500.0 feet; thence North 89 51'00" West parallel with the said South line 500.0 feet to a point in the West line of said section; thence South 0°05'17" East along

continued.....

January 19, 1967

said West line 500.0 feet to the point of beginning.

Subject to:

1. Being in accord with the plot plan amended to include the following:
 - a) A 6 foot concrete block wall along the north property line.
 - b) Landscaping as required by the Director of Planning.
2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire & Building Departments.
5. That this Resolution of Intent be restricted to a six (6) months time limit.

Z-72-66 From R-E to C-1

The South 80.0 feet of the North 155.0 feet of the East 150.0 of the West 170.0 feet of Lot 3, Block 1, Artesian Acres.

Subject to:

1. Being in accord with the plot plan amended to show:
 - a) That the one gallon juniper tamarix to be planted in front be changed to five gallons.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Dedication of necessary rights-of-way as required by the Department of Public Works.
4. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Dept. of Public Works.
5. Conformance to the requirements of the Fire and Building Departments.

Z-73-66 From R-4 to "M"

Lots 1 and 2, Block 32, Original Las Vegas Townsite.

Subject to:

1. Being in accord with the plot plan amended to show:
 - a) A six foot chain link fence on the north, west and south boundaries.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. That storage of junked automobiles not be permitted on the property.

continued.....

Page Three
Req. for Res. of Intent

January 19, 1967

Z-75-66 From R-1 to R-4

Lot 8, Block 1, McNeil Tract #2.

† Subject to:

1. That this Resolution of Intent be restricted to a six (6) months time limit.
2. That this Resolution not be valid unless a Use Permit is approved for a child nursery facility.
3. Conformance to the requirements of the Fire and Building Departments.

R. C. Clemmer
Senior Planner

RCC:mm



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Jan. 19, 1967

TO:

CITY ATTORNEY

FROM:

PLANNING DEPARTMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO: City Manager
Assessor's Office
Chrono. File
Req. for Ord. Prep.
C. Gross & J. Smith
Z-69-66
Z-70-66

Would you please prepare an ordinance to rezone the following properties:

Z-69-66 From P-R to C-1

Lots 11 and 12, Block 1, Paradise Village Tract #1.

Z-70-66 From R-1 to C-1

The North 132.43 feet of the South 342.43 ft. of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 35, Township 20 South, Range 61 East, MDB&M, lying East of the East Right-of-Way line of South 15th Street.

R. C. CLEMMER
Senior Planner

RCC:mm

Planning Department
400 Stewart Avenue

January 13, 1967

First National Bank of Nevada
300 Carson Street
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the Planning Commission held January 12, 1967, consideration was given to your request for reclassification of property generally located on the northeast corner of Fifteenth and Charleston, from C-1 and R-1 to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a Resolution of Intent subject to the following conditions:

1. That the application be amended to a C-1 classification.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Conformance to the requirements of the Fire and Building Departments.

This item will be heard by the Board of City Commissioners on January 18, 1967, at 6:00 P.M., in the Council Chambers of City Hall, Las Vegas, Nevada.

Very truly yours,

DON J. SAYLOR
Director of Planning

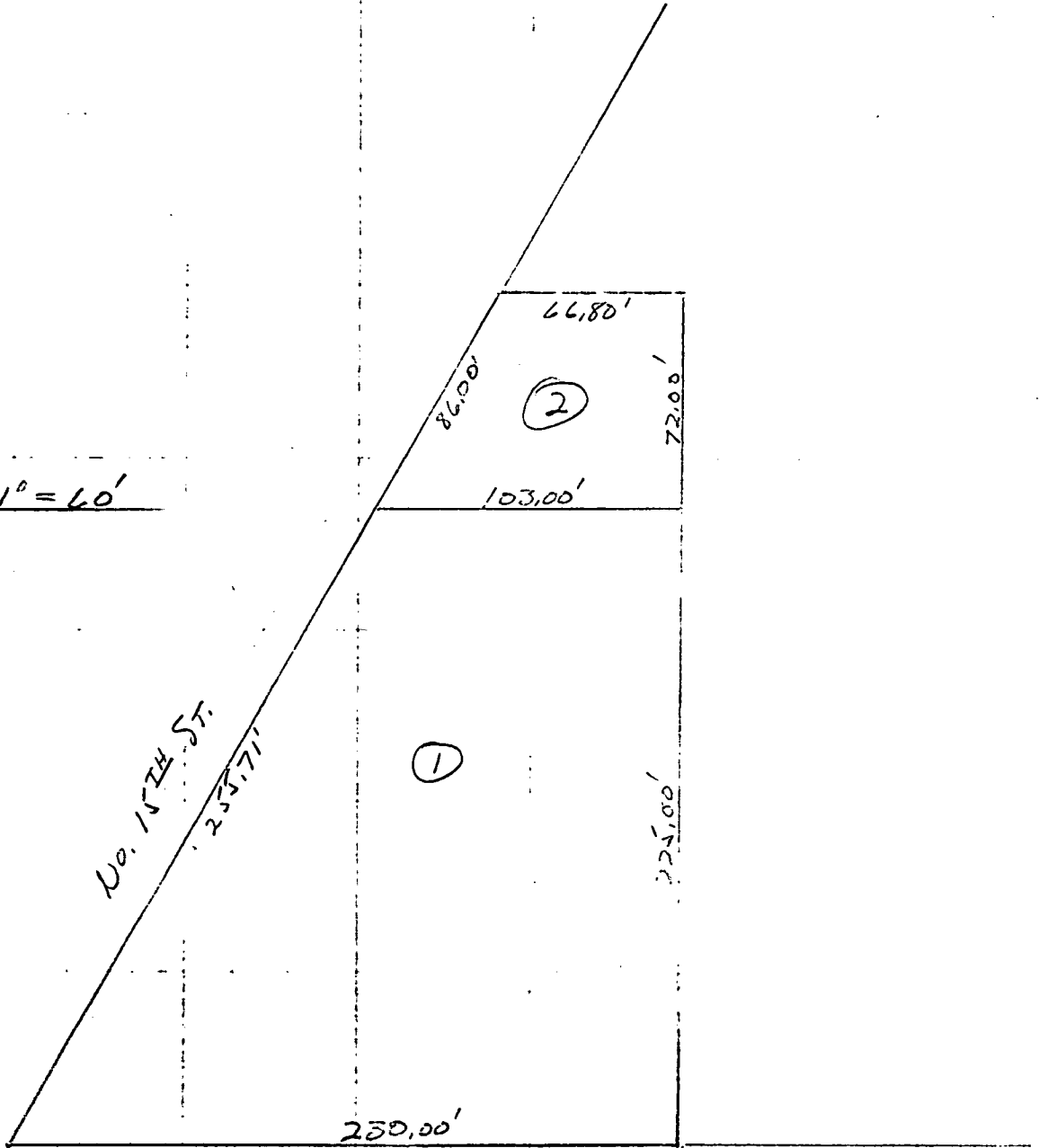
DJS:da

Z-70-66

FIRST NATIONAL BANK of NEW YORK
 15TH CHARLESTON BRANCH # 73



SCALE: 1" = 60'



E. CHARLESTON BLVD

$$\left(\frac{250.00' \times 103.00'}{2} \right) 225.00' = 37,462.50' / 43,560' = .86 \text{ ACRES}$$

$$\left(\frac{66.80' \times 103.00'}{2} \right) 72.00' = 6,112.80' / 43,560' = .14 \text{ ACRES}$$

$$37,462.50' + 6,112.80' = 43,575.30' \div 43,560' = 1.00 \text{ ACRES}$$

Approved (C-1) C.C. 1/18/67
 Approved Displayed P.C. 1/12/67

Z-70-66

7900 / 74 = 106.75

225
72

297
45

42

NOTICE OF PUBLIC HEARING

January 12, 1967

December 28, 1966

Notice is hereby given that on January 12, 1967, at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-70-66

FIRST NATIONAL BANK OF NEVADA FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS COMMENCING AT THE NORTH-EASTERLY INTERSECTION OF THE RIGHT-OF-WAY LINE OF EAST CHARLESTON AND SOUTH FIFTEENTH STREET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 28° 13' 04" EAST A DISTANCE OF 341.71 FEET TO A POINT, THENCE SOUTH 89° 33' 45" EAST A DISTANCE OF 66.80 FEET TO A POINT, THENCE SOUTH 0° 16' 34" WEST A DISTANCE OF 297.0 FEET TO A POINT, THENCE NORTH 89° 33' 45", WEST A DISTANCE OF 230.0 FEET TO THE TRUE POINT OF BEGINNING AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF FIFTEENTH AND CHARLESTON,

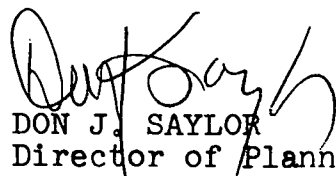
FROM: C-1 (Limited Commercial)
and R-1 (Single Family Residence)

TO: C-2 (General Commercial)

PROPOSED USE: Billboard Advertising

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

In the event this item is acted upon by the City Planning Commission it will automatically be heard by the City Commission at their next regular meeting.


DON J. SAYLOR
Director of Planning



Mr Don J. Taylor
Director of Planning

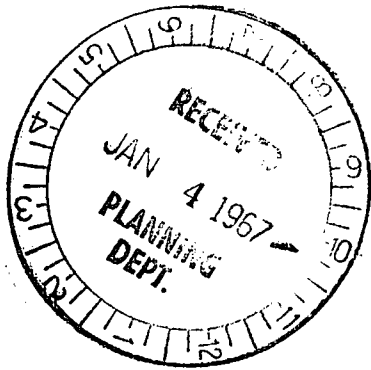
Dear Sir:

Subject: Returned
Objection to reclassification of area from
C-1 and R-1, to C-2;

Bill boards etc in our extension do not
enhance the value or beauty of any
residential area.

Reason Bill boards can carry many
unsightly signs of advertising. We are definitely
opposed to same.

Respectfully
Residents of
1412 Cholla Way.
Las Vegas, 89107



NOTICE OF PUBLIC HEARING

January 12, 1967

December 28, 1966

Notice is hereby given that on January 12, 1967, at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-70-66

Protest

FIRST NATIONAL BANK OF NEVADA FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS COMMENCING AT THE NORTH-EASTERLY INTERSECTION OF THE RIGHT-OF-WAY LINE OF EAST CHARLESTON AND SOUTH FIFTEENTH STREET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 28° 13' 04" EAST A DISTANCE OF 341.71 FEET TO A POINT, THENCE SOUTH 89° 33' 45" EAST A DISTANCE OF 66.80 FEET TO A POINT, THENCE SOUTH 0° 16' 34" WEST A DISTANCE OF 297.0 FEET TO A POINT, THENCE NORTH 89° 33' 45", WEST A DISTANCE OF 230.0 FEET TO THE TRUE POINT OF BEGINNING AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF FIFTEENTH AND CHARLESTON,

FROM: C-1 (Limited Commercial) and R-1 (Single Family Residence)

TO: C-2 (General Commercial)

PROPOSED USE: Billboard Advertising

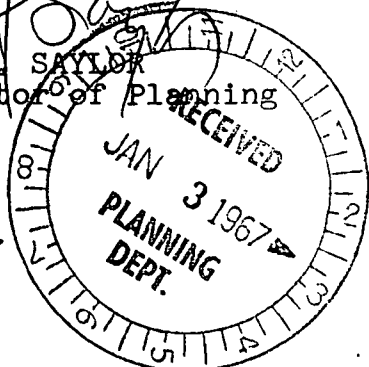
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification or may, prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission it will automatically be heard by the City Commission at their next regular meeting.

1417 Cholla Way, Las Vegas, Nevada 89101 12/30/66
Returned: Categorically Billboards, Saloons and Junk Yards in our estimation do Not enhance either the beauty or the value of any Residential Area; therefore We object to the above proposal.

Wilfred D.A. Robichau and Mildred F. Robichau

DON J. SAYLOR
Director of Planning



CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the C-1 & R-1 Use District to a C-2 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 55.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

legal description attached

gen loc on the NE corner of 15th & Charleston

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

acting as Agent for

I, E. Thayer Bigelow, Administrative Vice President, / First National Bank of Nevada

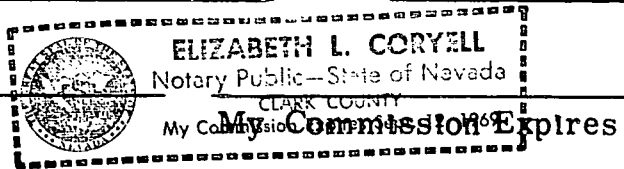
being duly sworn, depose and say that I am (we are) the owner (s) of property involved in this application and that the foregoing statements are and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my), (our) knowledge and belief.

Signed: (In Ink) FIRST NATIONAL BANK OF NEVADA Mailing Address Phone No. :

By: E. Thayer Bigelow 300 Carson Street 385-8303
Administrative Vice President

Subscribed and sworn to before me this 16th day of November, 19 66

Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 55.00
Receipt No. : 96661
Case No. : Z-70-66

Received by: [Signature]
Date: Nov. 23, 1966

P.C. meeting 1/12/67

To provide for "Billboards" as a matter of right per Carl Assoc. Pl.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to 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.

no of
shots

Name

Sept

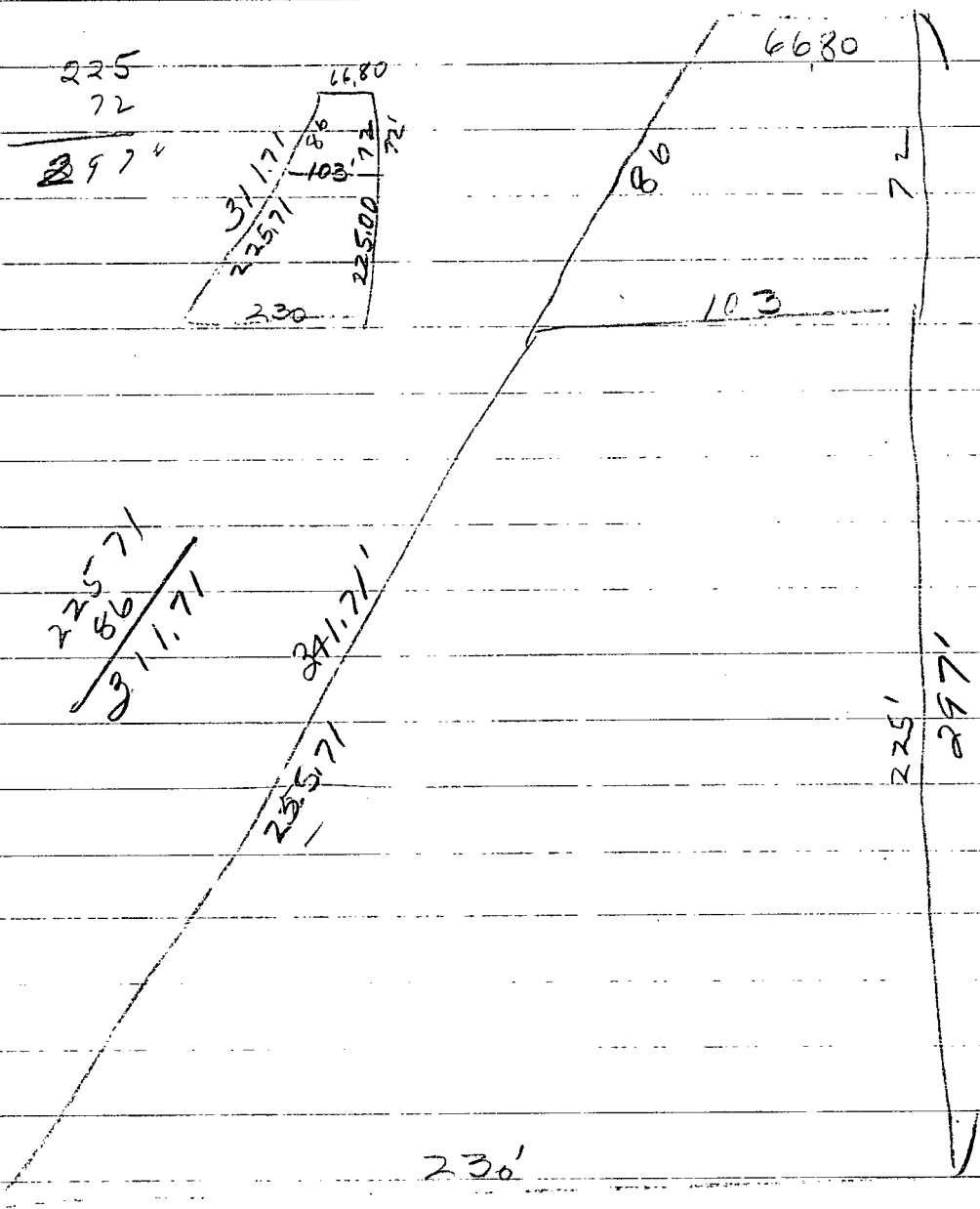
Commencing at the Northeastly intersection
of the right of way line of East Charles
Blvd & South 15th St. ^{being the true point of beginning} thence N 28° 13' 04" E
a distance of 341.71' to a point, thence S 89° 33' 45" E
a distance of 66.80' to a point, thence S 0° 16' 34" W
a distance of 297.00' to a point, thence N 89° 33' 45" W
a distance of 230.00' to the true point of beginning.

341.71'

86

255.71

2-70-66



225

$$\begin{array}{r} 225 \\ - 72 \\ \hline 153 \end{array}$$

$$\begin{array}{r} 225 - 71 \\ - 86 \\ \hline 139 \end{array}$$

$$\begin{array}{r} 225 - 71 \\ - \\ \hline 154 \end{array}$$

$$\begin{array}{r} 225 \\ - 272 \\ \hline 297 \end{array}$$

$$\begin{array}{r} 225 \\ - 272 \\ \hline 297 \end{array}$$

16320

266342400
882090000

11484324

FIFTEENTH AND CHARLESTON OFFICE NO. 73

Two parcels of land at the Northeast corner of East Charleston Boulevard and South 15th Street: Fronting 230.00 feet on the North line of East Charleston Boulevard, and 341.71 feet on the East line of North 15th Street. This property is on the Clark County official records as two parcels: 4-22-1 and 4-22-2. These parcels would be roughly described as follows:

4-22-1

Commencing at the Northeast intersection of the right-of-way lines of East Charleston Boulevard and North 15th Street and continuing Easterly along the North line of the right of way of East Charleston Boulevard for 230.00 feet to a point, then Northerly 225.00 feet to a point, then Westerly 103.00 feet to a point on the East right-of-way line of North 15th Street, then proceeding Southwesterly 225.71 feet to the point of beginning. Containing .86 acres, more or less.

4-22-2

*Topo. record
255.71'*

Commencing at the Northeasterly intersection of the right-of-way line of East Charleston Boulevard and North 15th Street, then Northeasterly 255.71 feet along the East line of North 15th Street to the true point of beginning, then continuing along that line 86.00 feet to a point, then Easterly 66.80 feet to a point, then Southerly 72.00 feet to a point, then Westerly 103.00 feet to a point on the East right-of-way line of North 15th Street, the true point of beginning. Containing .14 acres, more or less.