

Planning & Development Department
Scanning Cover Sheet

Case No Z-0069-80

APN 138-28-815-047

Location N of Westcliff btw Cimarron & Buffalo

Applicant Robert R. Black, et al

Subject

Reclassification of property legally described as the West 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 60 East; and the East 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 60 East, MDB&M.



August 27, 1980

NOTICE OF PUBLIC HEARING

SEPTEMBER 11, 1980

Notice is hereby given that on September 11, 1980, at 7:30 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-69-80 ROBERT R. BLACK, ET AL, FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTH SIDE OF WESTCLIFF DRIVE
BETWEEN CIMARRON ROAD AND BUFFALO DRIVE.

FROM: N-U (NON-URBAN)

TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE
FAMILY RESIDENCE (ZERO LOT LINE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST
HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTH-
EAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST; AND THE
EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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 Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



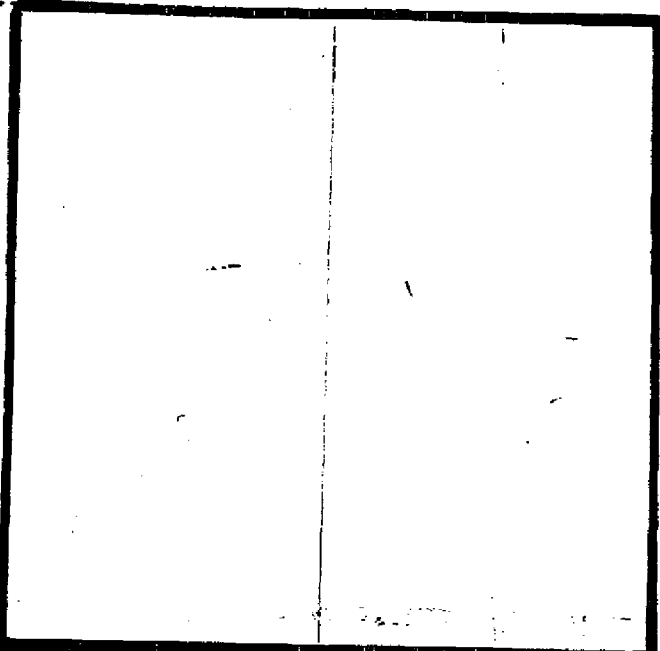
HAROLD P. FOSTER, DIRECTOR

HPF:sk

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

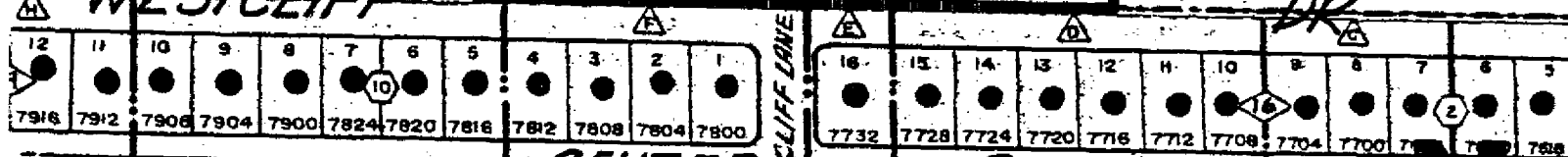
(SEE LOCATION MAP ON REVERSE SIDE.)

COUNTY

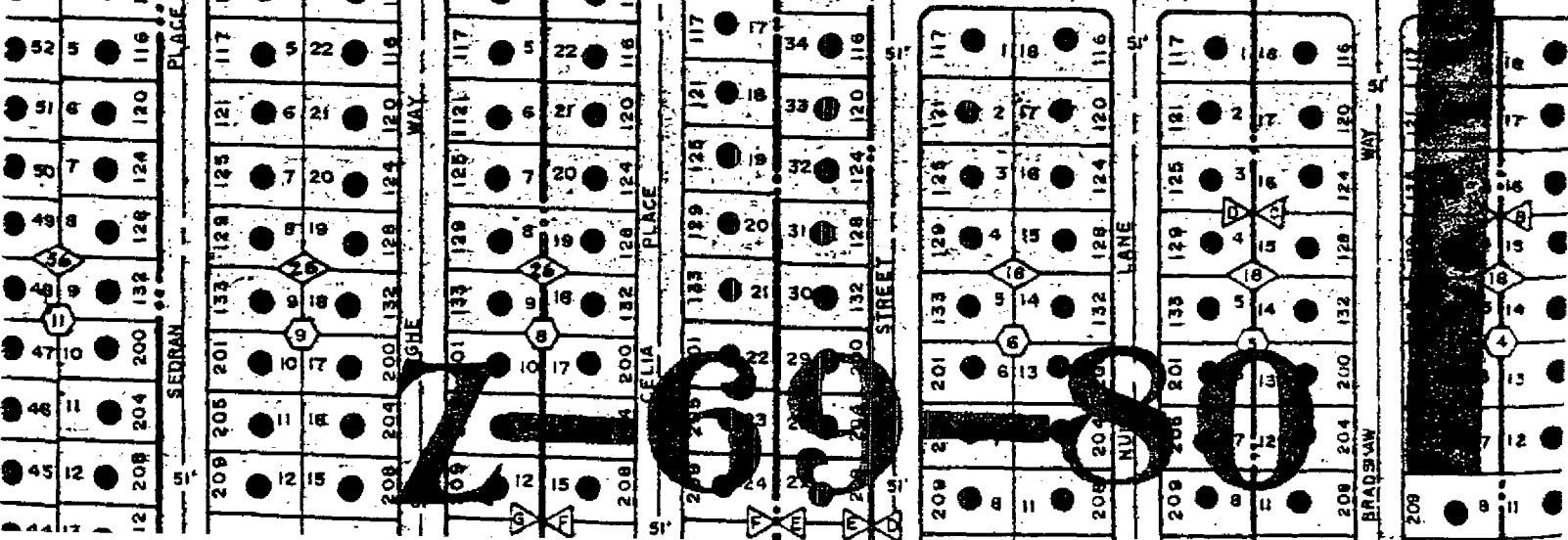
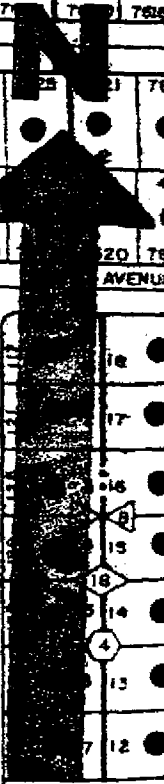
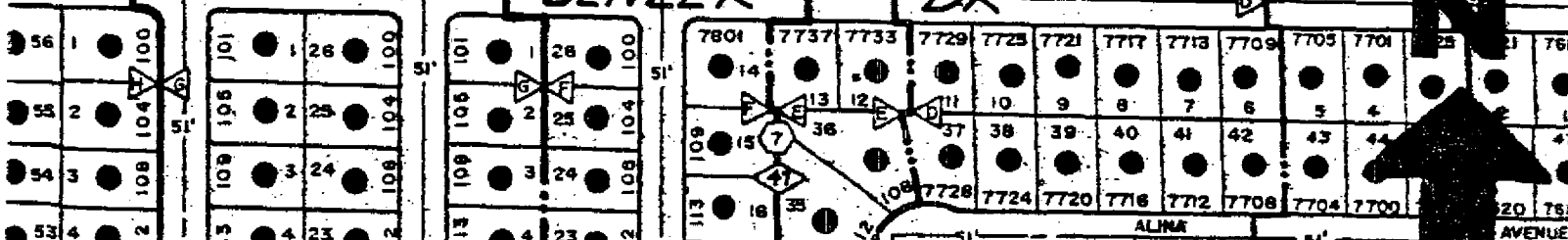


WESTCLIFF

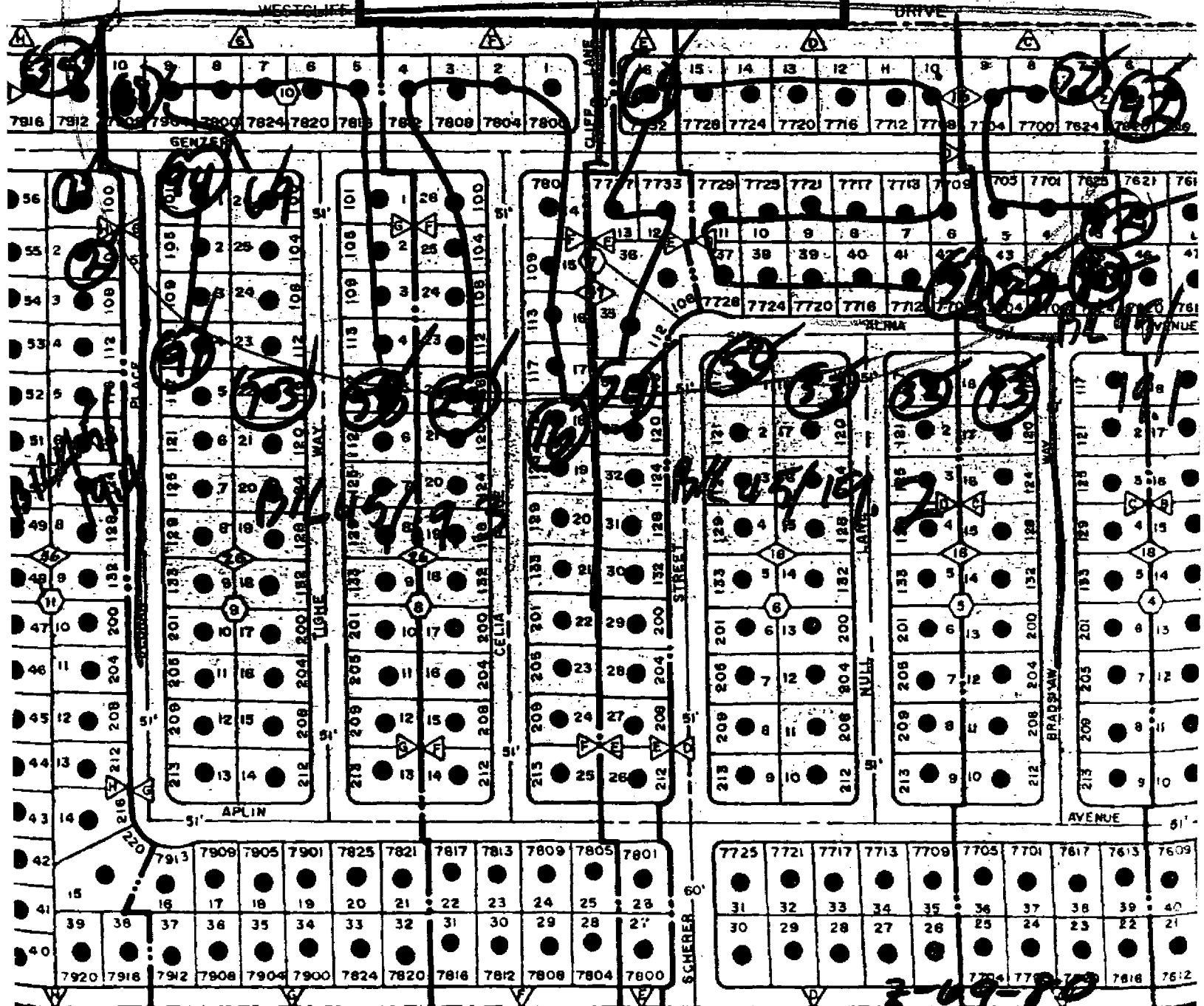
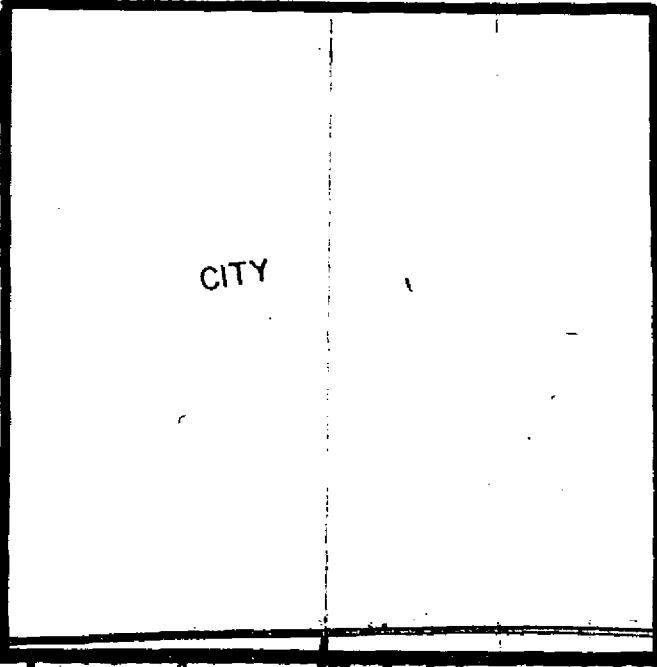
DR



BENZER DR



BK COUNTY 22



2-69-80

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
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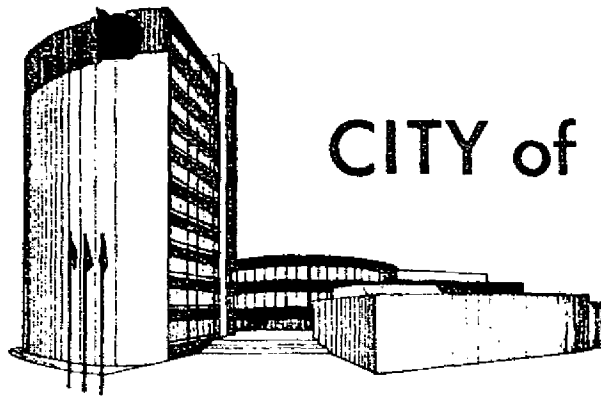
FILE NO. Z-69-80

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



48
CITY of LAS VEGAS

October 9, 1980

Mr. Robert R. Black
3170 W. Sahara #D-25
Las Vegas, Nevada 89102

Dear Mr. Black:

Re: Z-69-80
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners at a regular meeting held October 1, 1980, DENIED your request for reclassification of property generally located on the north side of West-cliff Drive between Cimarron Road and Buffalo Drive from N-U to R-PD7.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

CAH:mpk

cc: Dept. of Community Planning & Development



AGENDA

City of Las Vegas

October 1, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 31

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

with the City's Street Name Policy. (3) Subject to all conditions of City departments and State Subdivision Statutes. (B) Final Maps - Conformance with the tentative map.

All Vacations shall conform to the following general conditions: (1) Satisfaction of the requirements of the various utility companies. (2) Conformance to code requirements and design standards of all City departments. (3) Vacation shall not be recorded until all of the above conditions have been met.

All Variances and/or Use Permits shall conform to the following general conditions: (1) Conformance to the plot plan; (2) Satisfaction of City Code requirements and design standards of all City departments.

A. ZONE CHANGE - Z-69-80 - ROBERT R. BLACK,
ET AL

Property generally located on the north side of Westcliff Drive between Cimarron Road and Buffalo Drive.

From: N-U (Non-Urban)
To: R-PD7 (Residential Planned Development)

Proposed Use: Medium Low Density Detached Single Family Residences

Planning Commission unanimously recommends DENIAL.

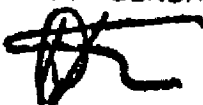
If approved, following are the recommended conditions:

1. Dedicate 60' of right-of-way for Westcliff Drive and 30' of right-of-way for the easterly most unnamed street, and the radius corner at its intersection with Westcliff Drive.

Lurie -
Motion to follow recommendations of Planning Commission denying application carried by unanimous vote. (Woofter excused)

Clerk to notify and staff to proceed.

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

October 1, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 32

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

2. Building additions and accessory structures in the rear yards shall conform to the R-1 setback.
3. Conformance to the plot plan.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Provide three (3) parking spaces per unit.
6. Provide common recreation facilities.

Staff recommends DENIAL.

PROTESTS: 11

B. ZONE CHANGE - Z-63-80 - STANTON CONSTRUCTION,
INC.

Property generally located on the northeast corner of Del Rey Avenue and Arville Street.
From: R-E (Residence Estates)
To: C-D (Designed Commercial)
Proposed Use: Office and Retail Sales

Planning Commission recommends APPROVAL (5-yes, 1 no), subject to the following conditions: (Woofter excused)

1. Resolution of Intent to be restricted to a 12 month time limit.
2. Application be amended to P-R.
3. Block wall to be placed on the east property line and along the south portion of the property to screen the rear parking area.
4. Dedication of a radius corner at the intersection of Del Rey Avenue and Arville Street.

Lurie -
APPROVED on the basis of P-R
Zoning with building limited to one-story, with added condition that no construction equipment be stored on property.
Unanimous

Clerk to notif. and staff to proceed.

AP, AGENDA ITEM

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
October 1, 1980 City Commission Agenda

September 19, 1980

A. ZONE CHANGE - Z-69-80 - ROBERT R. BLACK, ET AL

The request is located on property that was annexed recently. R-1 zoning exists to the south in the Charleston Rainbow Subdivision and R-1 was approved recently on the parcel to the west. To the north and east is R-E zoning in the County. The request is for a 68 unit zero lot line subdivision on lots approximately 40' x 103' in size. There is no common area proposed.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The planned residential development does not provide a common recreation area and it was felt the request was only submitted in this manner to increase density.

STAFF RECOMMENDATION: DENIAL - Because no common recreation area was proposed.

PROTESTS: 11

B. ZONE CHANGE - Z-63-80 - STANTON CONSTRUCTION, INC.

This property is located immediately south of the Brower printing operation that is zoned C-1. To the south is P-R and to the west is C-1 for the Westland Mall Shopping Center. To the east and southeast is R-E. An application for P-R was denied in 1979 that included a branch State Employment office that was felt to be incompatible with the area. The applicant was proposing to construct a two-story building for offices and some retail sales. At the Planning Commission meeting the applicant agreed to amend the application to P-R and to limit the buildings to one-story. All access to the property will be off Arville Street only and there will be adequate parking and landscaping.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to amending the application to P-R and limiting all structures to one-story in height.

STAFF RECOMMENDATION: APPROVAL - Subject to amending the application to P-R.

PROTESTS: 6

C. ZONE CHANGE - Z-68-80- FLAMINGO ASSOCIATES, INC.

A request for C-1 zoning was denied in 1977 for a proposed billboard on this property. The parcel to the south was rezoned to M in 1974 for several billboards that were relocated from the right-of-way for the proposed extension of Rancho Drive. That application was amended to delete M zoning on the north 350' to prevent any billboard from being in close proximity to the R-1 in the Richfield Village Subdivision to the north. There is a narrow strip of land that runs along the south portion of the Richfield Village Subdivision with a portion of it used for a drainage channel. The applicant owns this strip and is only requesting the easterly 200' of the property be zoned for this billboard.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The billboard would not be compatible with the adjoining R-1 development.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 5

September 18, 1980

Robert R. Black
3170 W. Sahara #D-25
Las Vegas, NV 89102

RE: Z-69-80

Dear Mr. Black:

Your request for reclassification of property generally located on the north side of Westcliff Drive between Cimarron Road and Buffalo Drive, from N-U to R-PD7, was considered by the City Planning Commission on September 11, 1980.

The Commission voted to refer this item with a recommendation of DENIAL because there is no need for higher density.

This item will be considered by the Board of City Commissioners on October 1, 1980 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING & DEVELOPMENT
HAROLD P. FOSTER

DON W. BROWN
SUPERVISOR OF ZONING

DWB:jd
cc: City Clerk

11. Z-68-80
(Continued)

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mrs. Coleman, Mr. Swessel
"NOES" Mr. Miller

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN JONES announced this item would be heard by
the City Commission on October 1, 1980 at 2:00 P.M.

✓
12. Z-69-80
DENIED

Application of ROBERT R. BLACK, ET AL, for reclassification
of property generally located on the north side of Westcliff
Drive between Cimarron Road and Buffalo Drive, from N-U
(Non-Urban) to R-PD7 (Residential Planned Development).
The above property is legally described as the West Half
(W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of
Section 28, Township 20 South, Range 60 East; and the
East Half (E 1/2) of the Southeast Quarter (SE 1/4) of
the Southwest Quarter (SW 1/4) of the Southeast Quarter
(SE 1/4) of Section 28, Township 20 South, Range 60 East,
M.D.B. & M.

Proposed Use: Medium Low Density Detached Single
Family Residence (Zero Lot Line)

MR. BROWN presented the staff report stating there is an
R-1 zoning pattern in the area. The proposed R-PD does
not have any common area. Also, the standard for R-PD
development suggests three parking spaces per dwelling
unit and this project provides only two parking spaces
for each dwelling unit.

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

GEORGE SMITH, 730 East Sahara Avenue, appeared for the
applicant. They feel this project would not deteriorate
the quality of the neighborhood. This would be similar
to the Timberline project. They would provide three
off-street parking spaces with two cars in the driveway
and one car in the garage.

There were seven people in the audience in protest of
this item.

BOB ROSSFELD, 109 Tighe Way, appeared in protest. He feels
this is not compatible to the area and will downgrade his
property.

SHERYL EITNER, 105 Tighe Way, appeared in protest. She does
not want more children in the area because at the present
time their children are being bused to a distant school,
unless they can build a new school in the area.

MRS. ROSSFELD, 109 Tighe Way, appeared in protest. There is
a lack of schools in the area at the present time without
additional children.

BILL PARADISE, 113 Tighe Way, appeared in protest. He is
opposed to the 40 foot lots and the number of dwellings
on this 40 foot frontage.

GEORGE SMITH appeared in rebuttal claiming that the only
economically feasible way to provide housing is for more
units per acre.

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

✓ 12. Z-69-80

(Continued)

MR. GUTHRIE made a Motion for DENIAL of Z-69-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mrs. Coleman, Mr. Swessel, Mr. Miller
"NOES" None

CHAIRMAN JONES announced this item would be heard by the City Commission on October 1, 1980 at 2:00 P.M.

13. Z-70-80

DENIED

Application of ROBERT L. CONN for reclassification of property located at 622 Sunny Place, from R-E (Residence Estates) to R-3 (Limited Multiple Residence) and C-2 (General Commercial). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.
Proposed Use: Medium High Density Apartments and an Office Complex

MR. BROWN presented the staff report. Staff would recommend the entire application be amended to R-3. This would be consistent with the multiple family development on the north side of Bonanza. Also, staff recommends that ingress and egress be only from Highland Place because of the narrowness of Sunny Place. The applicant would also be required to submit full engineering designs and plans for full half-street off-site improvements along Sunny Place and sidewalks on Highland Drive.

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

ROBERT L. CONN appeared for the application. He said he would be able to comply with staff's requirements.

P. J. CORD, 700 Sunny Place, appeared in opposition.

LUCILLE GEE, 808 Sunny Place, appeared in opposition. There is no crime in their area and they want to keep it that way.

MRS. YOUNG, 733 Sunny Place, appeared in favor of this project.

ROBERT L. CONN appeared in rebuttal saying he lives down the street from this project. He said if this is approved they will do the best job they are capable of doing.

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

MR. SWESSEL made a Motion for APPROVAL of Z-70-80.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Kennedy
"NOES" Chairman Jones, Mr. Guthrie, Mrs. Coleman,
Mr. Miller

Motion for APPROVAL did not carry.

August 27, 1980

NOTICE OF PUBLIC HEARING

SEPTEMBER 11, 1980

Notice is hereby given that on September 11, 1980, at 7:30 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-69-80 ROBERT R. BLACK, ET AL, FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTH SIDE OF WESTCLIFF DRIVE
BETWEEN CIMARRON ROAD AND BUFFALO DRIVE.

FROM: N-U (NON-URBAN)

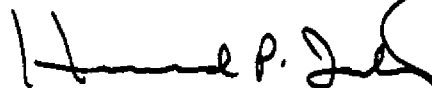
TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE
FAMILY RESIDENCE (ZERO LOT LINE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST
HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTH-
EAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST; AND THE
EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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 Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



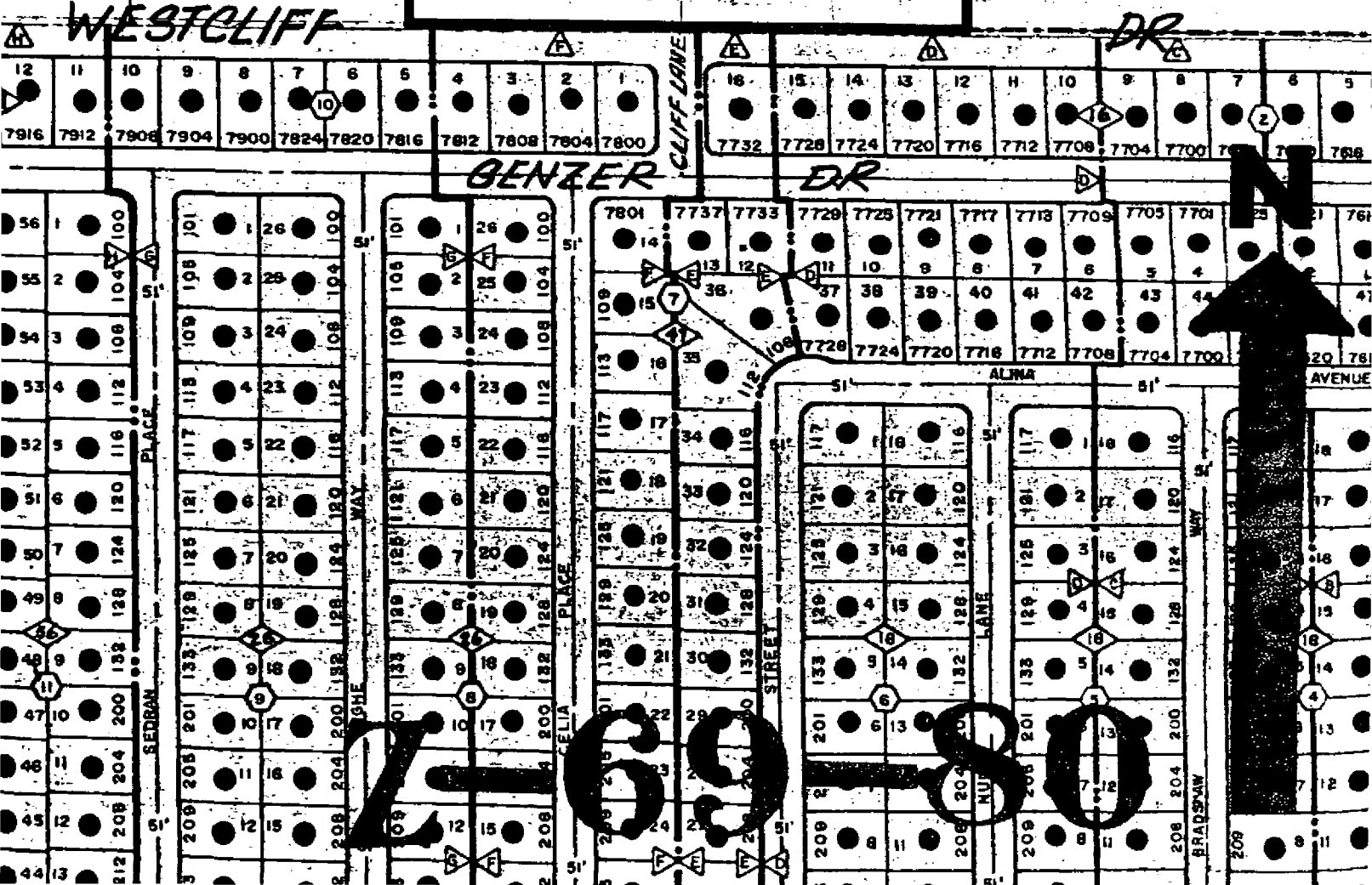
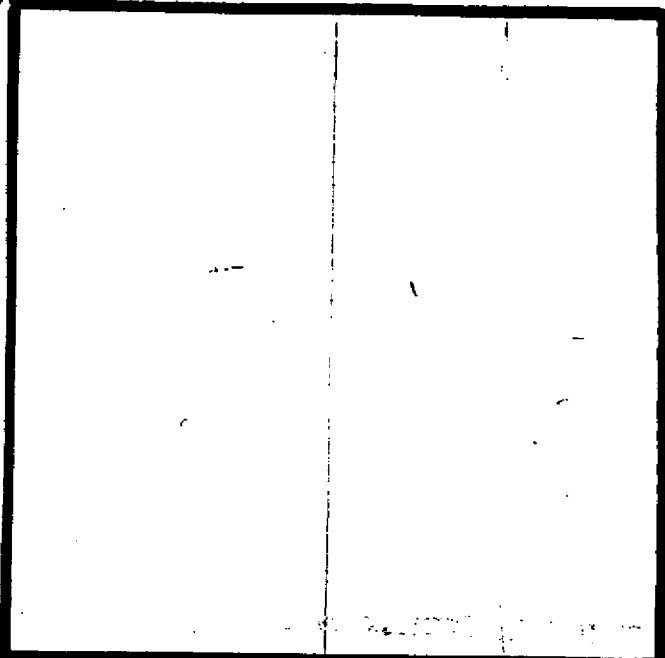
HAROLD P. FOSTER, DIRECTOR

HPF:sk

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

(SEE LOCATION MAP ON REVERSE SIDE.)

COUNTY



1680

INTER-OFFICE MEMORANDUM

August 27, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Robert R. Black
Z-69-80

COPIES TO:

Quality Control
Subdivisions and Permits
Right-of-Way
Traffic Engineering
Building and Safety

Your memorandum dated August 20, 1980 requested comments from this Department prior to September 5, 1980 concerning the request of Robert R. Black for the reclassification of the property generally located on the north side of Westcliff Drive between Cimarron Road and Buffalo Drive from a N-U (Non-Urban) to a R-PD7 (Residential Planned Development) zoning.

At the time this request is acted upon, this Department requests that the following be made conditions of approving this request for reclassification:

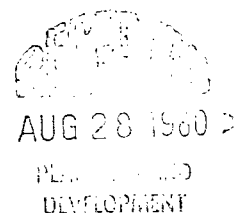
- (1) Dedication of sixty (60) feet of right-of-way for Westcliff Drive. Dedication of thirty (30) feet of right-of-way for the easterly most unnamed street and the radius corner at its intersection with Westcliff Drive.
- (2) All off-site developments to conform to City of Las Vegas standards.
- (3) Obtain all permits and inspections required by the Department of Public Services.

Be advised that the above comments apply to this reclassification request only and are not to be construed as approval of a tentative subdivision map by this Department.

The Department of Building and Safety has stated that they have no objections to this request provided that all permits and inspections required by their Department are obtained.


Gary W. Holler, P.E.
City Engineer

GWH:CDP:mjn



DATE 8/25/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : 7-69-80
Robert R. Black

- 1. No objections
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Two (2) sets of as-builts to be provided this office.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Must meet requirements of Uniform Building Code.
- 9. Building is to conform to the occupancy use requirements.
- 10. To be approved under permit from the Las Vegas Building Department.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

M. Beane
FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

SEPTEMBER 11, 1980

Notice is hereby given that on September 11, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-69-30 ROBERT R. BLACK ^{ETAL} FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF WESTCLIFF DRIVE BETWEEN CIMARRON ROAD AND BUFFALO DREVE.

FROM: N-U (NON-URBAN)

TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: Medium Density Residential Single Family Res.
(see lot line)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ~~THE WEST HALF~~

~~THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST; AND THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST; ~~AND THE EAST HALF (E $\frac{1}{2}$) OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.~~~~

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 Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:sk

CHECKED: (date)

HERBERT
WILLIAMS
CLEMMER

D.W. BROWN

8-20-80
8-21
8/22/80

(THIS FILE MUST BE RETURNED TO SHELL BY FRIDAY, AUGUST 22, 1980)

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

AUGUST 20, 1980

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM: *Harold P. Foster*
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: ROBERT R. BLACK
Z-69-80

COPIES TO:

This is concerning a request for reclassification on the following described property:

generally located on the north side of Westcliff Drive between Cimarron Road and Buffalo Drive

From: N-U (Non-Urban)

To: R-PD7 (Residential Planned Development)

CITY PLANNING COMMISSION MEETING: September 11, 1980

Your remarks regarding this application prior to September 5, 1980, will be greatly appreciated.

Plot Plan Attached: Yes xxxx (Building & Safety - see plot plan on file
No _____ in Public Services)

HPF:bjl

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(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be reclassified from the NU Use District to a RDD-7 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 \$ 200.00.

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

PARCEL I: West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East.

PARCEL II: The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East.

PARCEL III: The East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East, N.D.B. & M.

Located on the North Side of Westcliff Ave between Comman, rd and Buffalo mine

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, ~~We~~) ROBERT R. BLACK

being duly sworn,

depone and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements 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. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD:

MAILING ADDRESS:

ZIP CODE: PHONE NO.

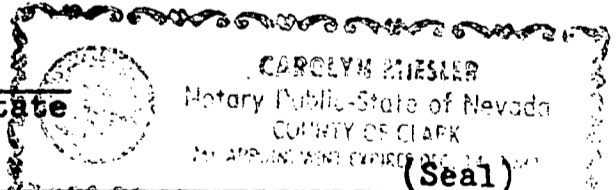
ROBERT R. BLACK

3170 W. Sahara #D-25

Las Vegas, Nevada 89102 737-7777

Subscribed and sworn to before me this 18th day of August, 19 80.

Carolyn Miesler
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 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 \$ 200

Received by: *[Signature]*

Receipt No.: 400983

Case No. Z-69-80

Date: 8/18/80

*L-28-8 L-27-5
L-33-7 L-34-1*

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~⁵ (3) 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 RECLASSIFICATION OF PROPERTY:

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.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That L.R.G. REAL ESTATE LTD, a Canadian Corporation

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ROBERT R. BLACK, an unmarried man as to an undivided 23% interest and RONALD DIELISSSEN and GLORIA K. DIELISSSEN, husband and wife as joint tenants as to an undivided 77% interest all that real property situated in the County of CLARK

State of Nevada, bounded and described as follows:

PARCEL I: The West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East, M.D.B.&M

PARCEL II: The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East, M.D.B.&M

PARCEL III: The East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) in Section 28, Township 20 South, Range 60 East, M.D.B.&M

- SUBJECT TO:
- (1) Taxes for the fiscal year 1980-81.
 - (2) Covenants, Conditions, Restrictions, Reservations, Rights of Way, and easements now of record.
 - (3) Deed of Trust of record in favor of Joan and Garwood Van, encumbers Parcel II
 - (4) Deed of Trust of record in favor of Robert and Janice Banks, encumbers Parcel III

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

Witness OUR hand S this 3rd day of June, 1980

STATE OF NEVADA }
COUNTY OF CLARK } SS.

L.R.G. REAL ESTATE LTD, a Canadian Corporation
 BY: [Signature] DIRECTOR
LORNE SHARPE
 BY: [Signature] SECRETARY
LORNE SHARPE

On June 3, 1980 personally appeared before me, a Notary Public, LORNE SHARPE

who acknowledged that he executed the above instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)
 Notary Public - State of Nevada
 CLARK COUNTY
 Kathryn A. Kessler
 My Commission Expires Feb. 16, 1989

ESCROW NO. 80-30227-CM
 ORDER NO. [Signature]
 WHEN RECORDED MAIL TO: Robert R. Black et al
c/o Diversified Realty 3170 W. Sahara D-25
Las Vegas, Nevada 89102

CLARK COUNTY NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF
 NEVADA TITLE CO.
 JUN 30 9 27 AM '80
 FEE 3.00 DEPUTY [Signature]
 OFFICIAL RECORDS
 - BOOK INSTRUMENT

1246 1205920

[Handwritten Signature]