

**Planning & Development Department  
Scanning Cover Sheet**

Case No            SP-3-95

APN                13833-401-023

Location           Charleston Blvd and Cimarron Rd

Applicant           Mike Gordon

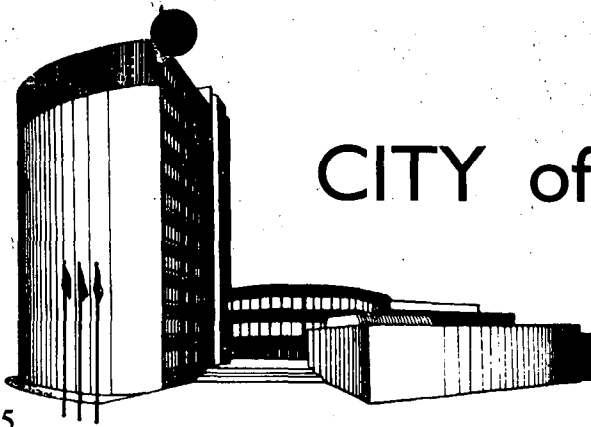
Subject





MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. MCDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

October 25, 1995

Lido Development Corp.  
4343 North Rancho Drive  
Las Vegas, Nevada 89130

RE: SP-3-95 - SATELLITE PARKING

Gentlemen:

The City Council at a regular meeting held October 18, 1995 APPROVED the request for Satellit Parking for all parcels within a commercial shopping center, on property located on the southwest corner of Craig Road and Rancho Drive, C-2 Zone, subject to:

1. Conformance to all applicable conditions of approval of AR-17-88, AR-13-95, U-60-94 and U-61-95.

Sincerely,

KATHLEEN M. TIGHE  
City Clerk

/cmp

cc: Dept. of Community Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services

Charles J. Abronson, Et Al  
543 Cold Canyon Road  
Calabasas, California 91302

Attorney Thomas H. Fell  
Gordon and Silver  
3800 Howard Hughes Pkwy., 14th Fl.  
Las Vegas, Nevada 89109

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



CITY COUNCIL

MEETING OF

OCTOBER 18, 1995

City of Las Vegas

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number

DISCUSSION / ACTION ITEMS

**PLANNING AND DEVELOPMENT**

SATELLITE PARKING

94

SP-3-95 - Lido Development Corp.

Request for Satellite Parking for all parcels within a commercial shopping center, on property located on the southwest corner of Craig Road and Rancho Drive, C-2 Zone.

Staff Recommendation: APPROVAL

Ward 4 (Callister)

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

1. Conformance to all applicable conditions of approval of AR-17-88, AR-13-95, U-60-94 and U-61-95.

**CALLISTER - APPROVED subject to conditions - UNANIMOUS with Jones excused**

\*\*\*\*\*

ATTORNEY THOMAS H. FELL, Gordon & Silver, 3800 Howard Hughes Parkway, appeared on behalf of the applicant who has purchased this land to pave and use as satellite parking for a shopping center under construction.

No one appeared in opposition.

There was no further discussion.

(2:12 - 2:13)

AGENDA DOCUMENTATION

TO:  
THE CITY COUNCIL

FROM: DONNA H. KRISTAPONIS, DIRECTOR  
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: SATELLITE PARKING - SP-3-95 - Lido Development Corp.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for satellite parking for an existing commercial shopping center including a proposed restaurant/tavern.

BACKGROUND DATA:

- 11/10/88      The Planning Commission approved an Aesthetic Review for a proposed shopping center (AR-17-88).
- 1/28/92      The Board of Zoning Adjustment approved a Variance to allow an existing truck and trailer business (V-184-91).
- 5/19/94      The City Council approved a Special Use Permit to allow beer and wine sales in conjunction with a convenience store (U-60-94).
- 7/19/95      The City Council approved a Special Use Permit for a tavern in conjunction with a proposed restaurant and a wavier of the 1,500 foot separation requirement from another tavern (U-61-95).
- 9/6/95      The City Council approved an Aesthetic Review for a restaurant with a tavern on a portion of the site (AR-13-95).

Agenda Item

94

AGENDA DOCUMENTATION

TO:  
THE CITY COUNCIL

FROM: DONNA H. KRISTAPONIS, DIRECTOR  
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: SATELLITE PARKING - SP-3-95 - Lido Development Corp.

PURPOSE/BACKGROUND

FINDINGS:

The overall site for the commercial shopping center consists of four separate parcels each with separate parking requirements. The satellite parking agreement will allow each lot access to any of the other lots. Section 19.64.480 allows for shared parking provided there is consent in the form of a binding contract. The center currently has Covenants, Conditions and Restrictions that govern the site and allow reciprocal easements.

Staff is of the opinion that sufficient parking is available to meet all of the needs for the existing and proposed structures if the satellite parking agreement is approved. Therefore, staff has no objection to the request.

The Public Works Department has no objection to the satellite parking request provided that all previously imposed conditions of approval for all site-related actions (such as AR-13-95) are ultimately complied with.

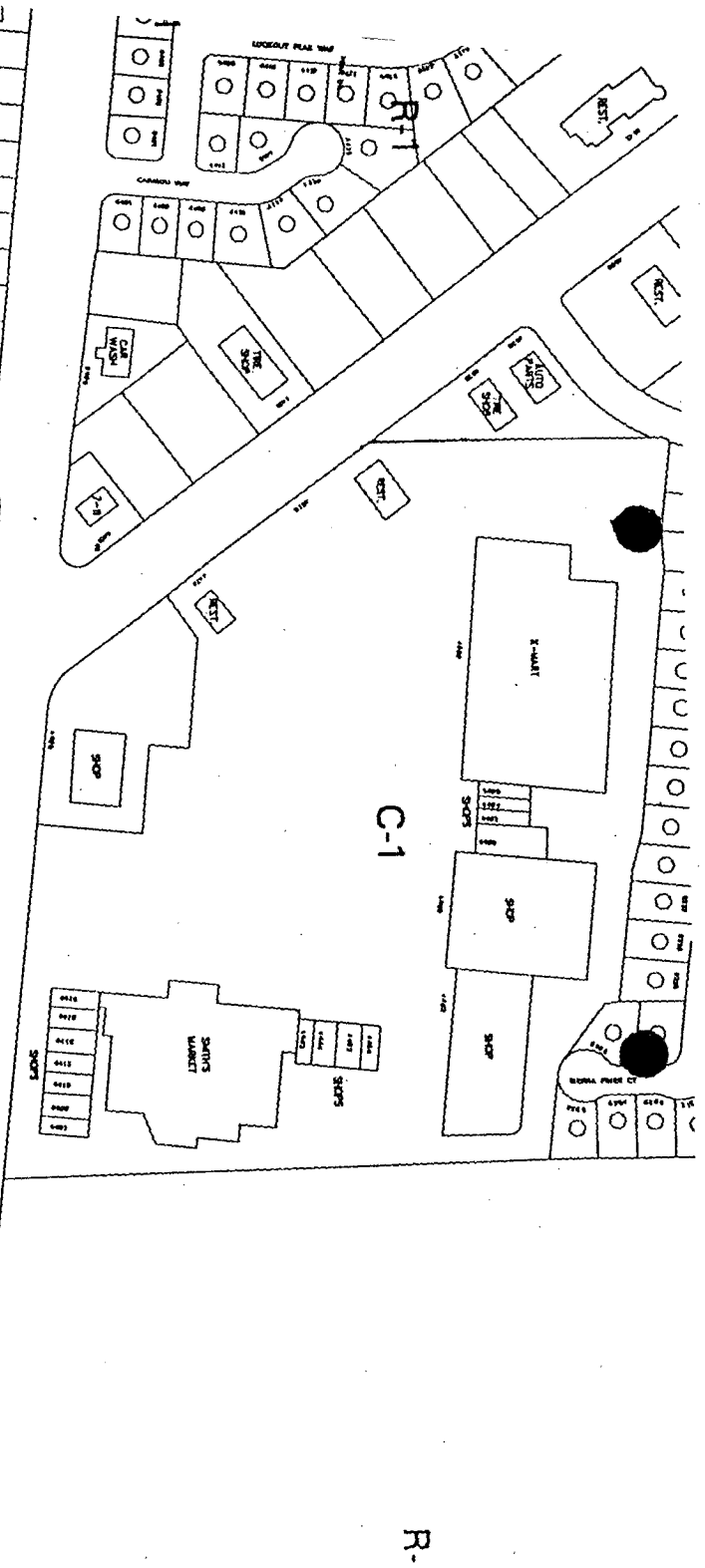
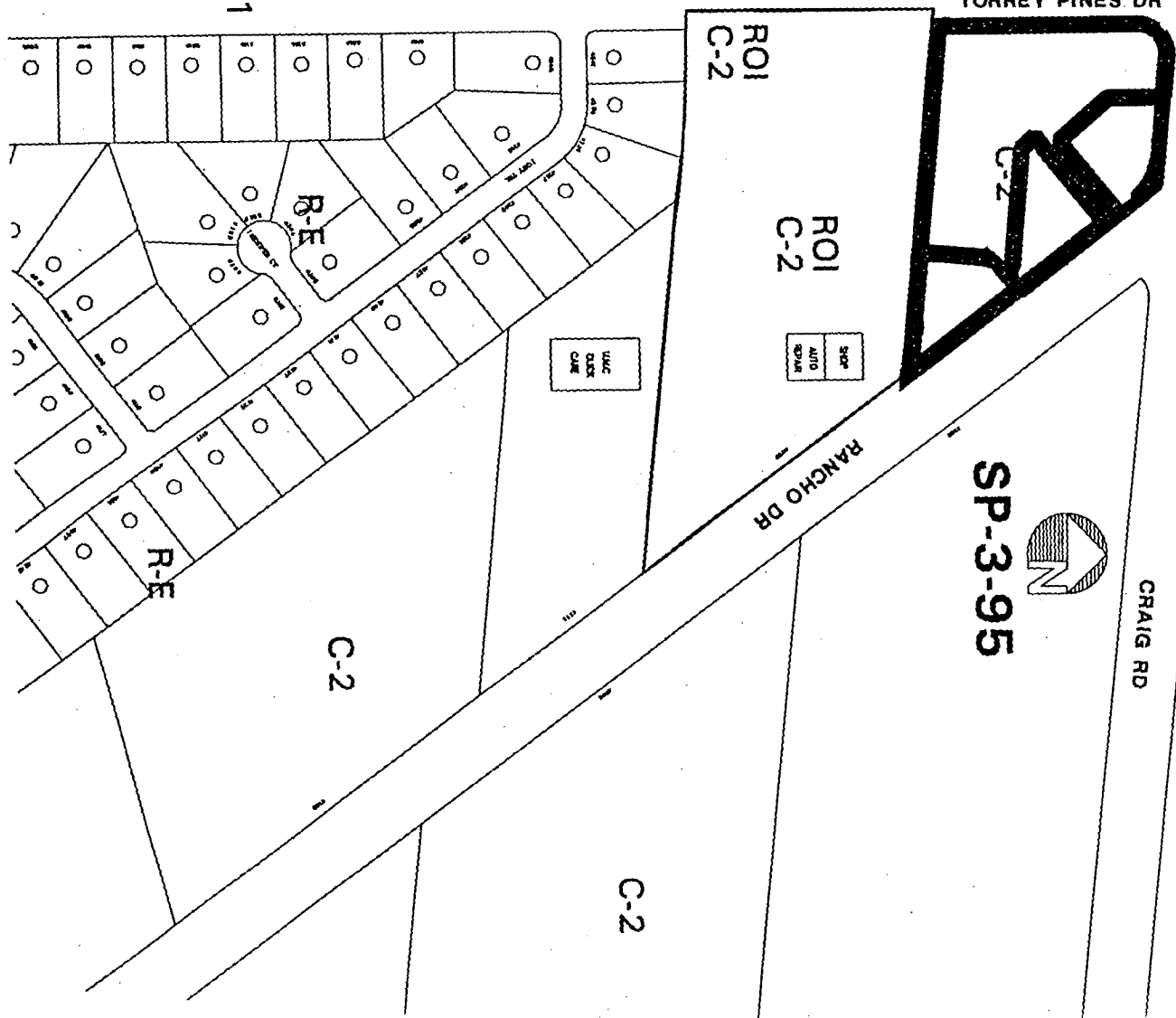
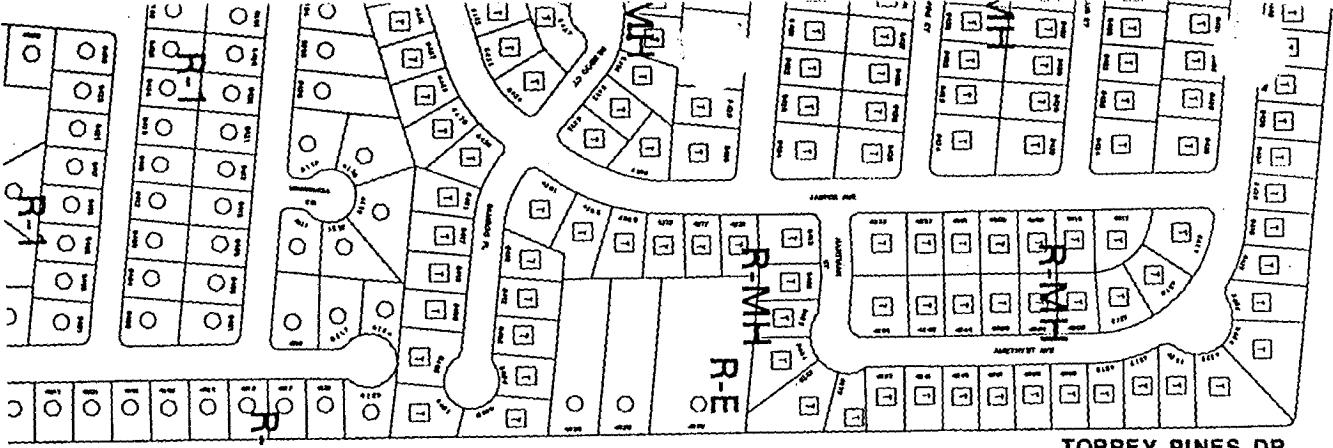
Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP

Agenda Item

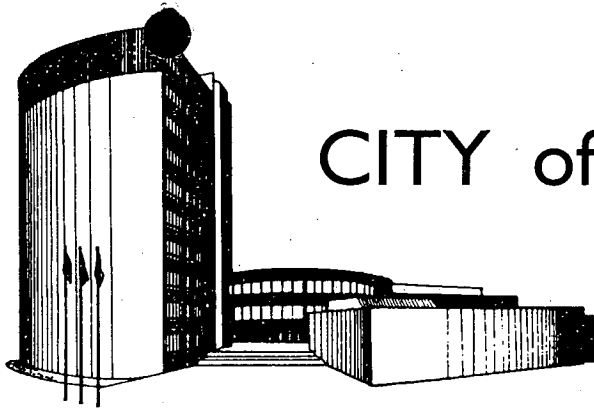
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MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. MCDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

October 3, 1995

Lido Development Corp.  
4343 North Rancho Drive  
Las Vegas, Nevada 89130

RE: SP-3-95 - SATELLITE PARKING

Gentlemen:

Your request for Satellite Parking for all parcels within a commercial shopping center, on property located on the southwest corner of Craig Road and Rancho Drive, C-2 Zone, was considered by the Planning Commission on September 28, 1995.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. Conformance to all applicable conditions of approval of AR-17-88, AR-13-95, U-60-94 and U-61-95.

This item will be considered by the City Council on October 18, 1995, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

PLANNING AND DEVELOPMENT DEPARTMENT  
DONNA H. KRISTAPONIS, DIRECTOR

DAVID CLAPSADDLE, SENIOR PLANNER  
CURRENT PLANNING DIVISION

DHK:DC:rlr

cc Charles J. Abronson, Et Al  
543 Cold Canyon Road  
Calabasas, California 91302



# PLANNING COMMISSION

MEETING OF  
SEPTEMBER 28, 1995

*City of Las Vegas*

## AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

SP-3-95 - Lido Development Corp.

Request for Satellite Parking for all parcels within a commercial shopping center, on property located on the southwest corner of Craig Road and Rancho Drive, C-2 Zone.

**STAFF RECOMMENDATION: APPROVAL,** subject to the following:

1. Conformance to all applicable conditions of approval of AR-17-88, AR-13-95, U-60-94 and U-61-95.

Solomon -  
APPROVED, SUBJECT TO STAFF'S CONDITION.  
Unanimous  
(Rivera excused)

ATTORNEY THOMAS VELL, 3800 Howard Hughes Parkway, appeared and represented the applicant. He concurred with staff's condition.

To be heard by the City Council on 10/18/95.

(7:28-7:29)

- B-2. SP-3-95 - Lido Development Corp. - Request for Satellite Parking for all parcels within a commercial shopping center, on property located on the southwest corner of Craig Road and Rancho Drive, C-2 Zone, Ward No. 4, Parcel Nos.: 138-02-701-002, -004 and -007.**

**NOT A PUBLIC HEARING**

**C.C.: 10/18/95**

**APPLICATION REQUEST:**

This request is for satellite parking for an existing commercial shopping center including a proposed restaurant/tavern.

**BACKGROUND DATA:**

- |          |  |
|----------|--|
| 11/10/88 | The Planning Commission approved an Aesthetic Review for a proposed shopping center (AR-17-88).  |
| 1/28/92  | The Board of Zoning Adjustment approved a Variance to allow an existing truck and trailer business (V-184-91).   |
| 5/19/94  | The City Council approved a Special Use Permit to allow beer and wine sales in conjunction with a convenience store (U-60-94).   |
| 7/19/95  | The City Council approved a Special Use Permit for a tavern in conjunction with a proposed restaurant and a wavier of the 1,500 foot separation requirement from another tavern (U-61-95). |
| 9/6/95   | The City Council approved an Aesthetic Review for a restaurant with a tavern on a portion of the site (AR-13-95).  |

- Continued -

**FINDINGS:**

The overall site for the commercial shopping center consists of four separate parcels each with separate parking requirements. The satellite parking agreement will allow each lot access to any of the other lots. Section 19.64.480 allows for shared parking provided there is consent in the form of a binding contract. The center currently has Covenants, Conditions and Restrictions that govern the site and allow reciprocal easements.

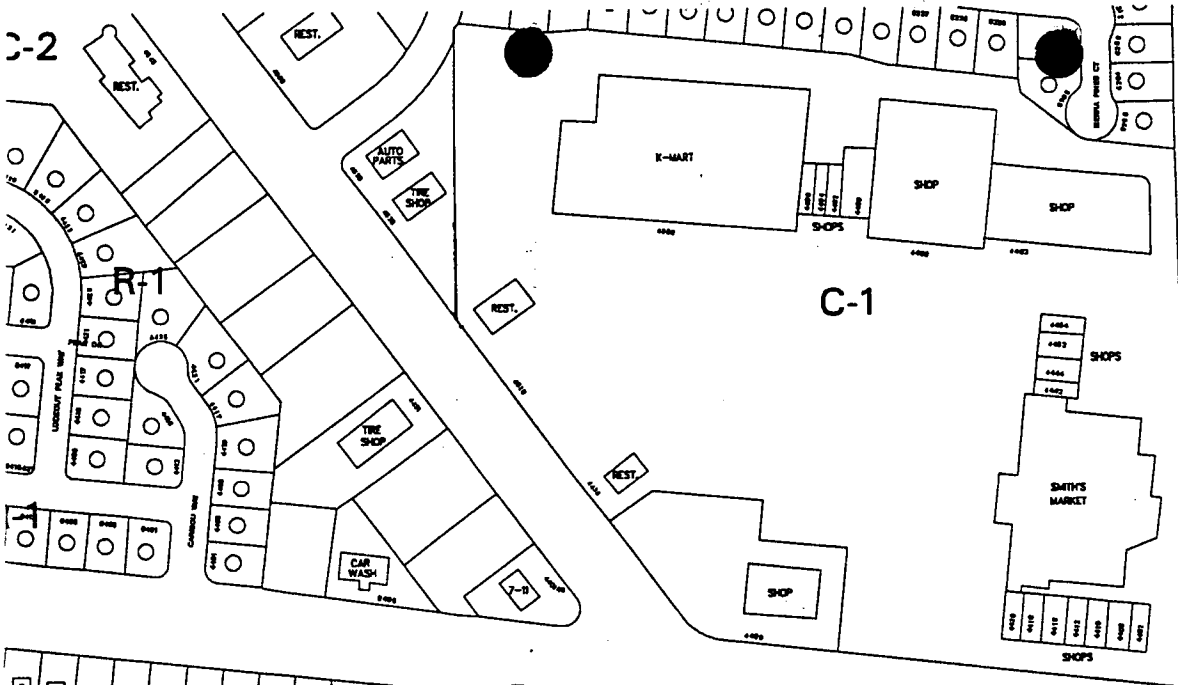
Staff is of the opinion that sufficient parking is available to meet all of the needs for the existing and proposed structures if the satellite parking agreement is approved. Therefore, staff has no objection to the request.

The Public Works Department has no objection to the satellite parking request provided that all previously imposed conditions of approval for all site-related actions (such as AR-13-95) are ultimately complied with.

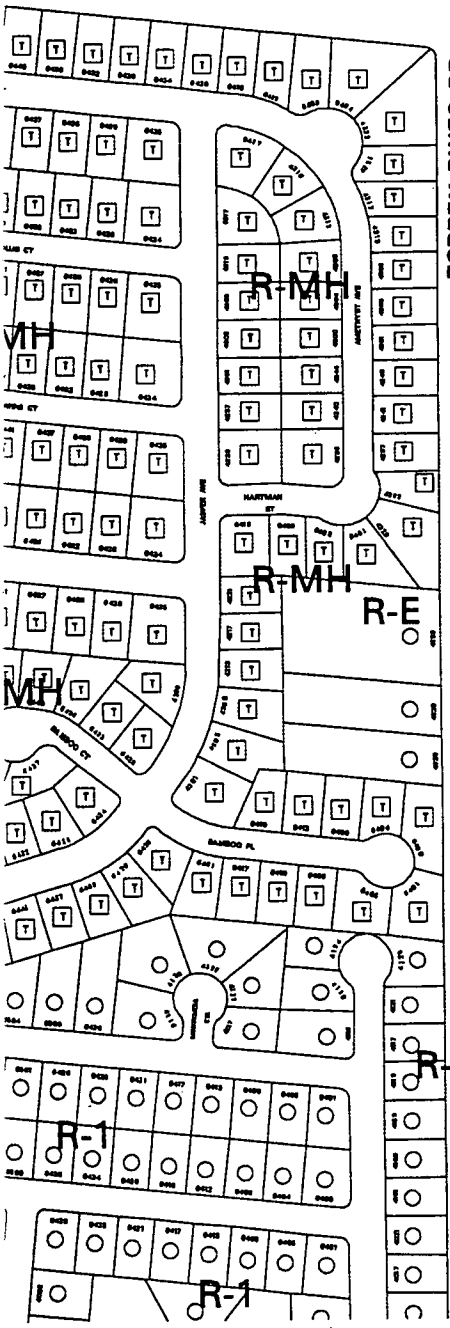
**STAFF RECOMMENDATION: APPROVAL, subject to the following:**

1. Conformance to all applicable conditions of approval of AR-17-88, AR-13-95, U-60-94 and U-61-95.

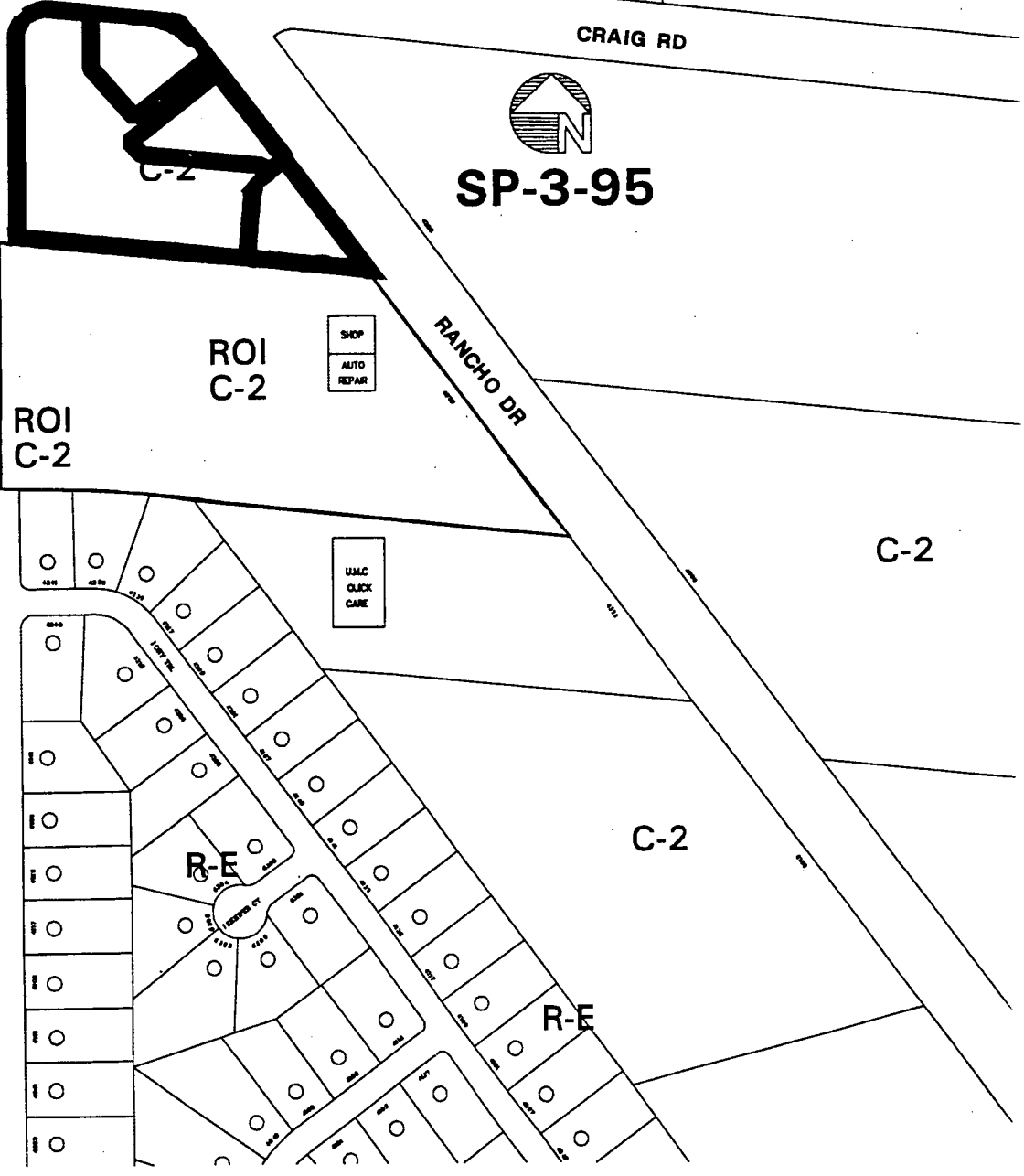
3-2



R-



TORREY PINES DR



CRAIG RD



SP-3-95

RANCHO DR

C-2

C-2

R-E

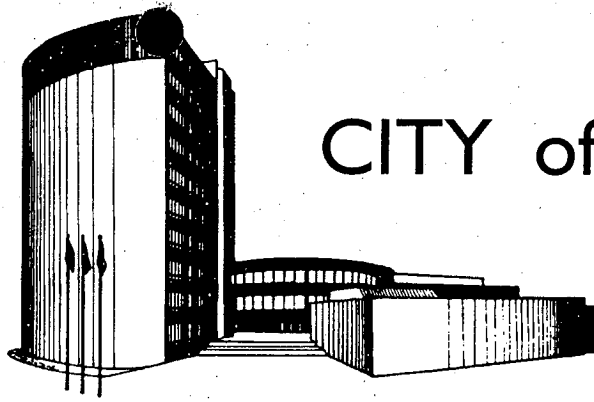
R-E

R-1

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. MCDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

September 18, 1995

Lido Development Corp.  
4343 North Rancho Drive  
Las Vegas, Nevada 89130

RE: SP-3-95 - SATELLITE PARKING

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 28, 1995. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

ROBERT S. GENZER, ACTING PLANNING MGR.  
CURRENT PLANNING DIVISION

RSG:rlr

Enclosure

cc Charles J. Abronson, Et Al  
543 Cold Canyon Road  
Calabasas, California 91302



**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

September 27, 1995

**TO:**

Donna Kristaponis, Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



**SUBJECT:**

SP-3-95  
Charles J. Abronson et. al.

**COPIES TO:**

John McNellis, Engineering Planning  
Ed Byrge, Right-of-Way  
Chuck Turk, Land Development  
Rita Lumos, Survey (FM, PM, & A's only)  
Gordon Derr, Traffic Engineering

We have no objection to the satellite parking request for between a tavern/commercial shopping center site and an adjoining parcel as long as all previously imposed conditions of approval for all site-related actions (such as AR-13-95) are ultimately complied with and the following condition is imposed with this application:

1. Commit/construct half-street improvements on Torrey Pines Drive adjacent to the satellite parking parcel prior to occupancy of the satellite parking facility as required by the Department of Public Works.

PLANNING AND  
DEVELOPMENT

SEP 27 8 58 AM '95

RECEIVED

**CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

**FROM: DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT**

**DATE: SEPT. 7, 1995**

**TO:**  
**DEVELOPMENT COORDINATION JOHN McNELLIS**  
**RIGHT-OF-WAY ED BYRGE**

**SUBJECT: SATELLITE PARKING**

**APPLICANT: CHARLES J. ABRONSON, ET AL**

**FILE NUMBER: SP-3-95**

**A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:**

**SOUTH SIDE OF CRAIG RD., TO THE WEST OF RANCHO DRIVE**

**PARCEL NO.: 138-02-701-002, -004 AND -007**

**ZONE: C-2**

**PROPOSED USE: SATELLITE PARKING REQUEST FOR TAVERN/COMMERCIAL  
SHOPPING CENTER**

**PLEASE RETURN TO JOHN McNELLIS BY: SEPT. 14, 1995**

**CITY PLANNING COMMISSION MEETING: SEPT. 28, 1995**

**ATTACHMENT: LETTER & MAP**

09/06/95

10:22:50:53

Z O N I N G   A C T I O N S   ( 1 O F 3 )

CASE SP 3 95 - BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/28/95

ITEM #            ACCEPTED 08/29/95    PUBLIC HEARING N            BY CPF

EXISTING ZONES C-2                            ROI->

ROI->

NEW ZONE

A P P L I C A T I O N   R E Q U E S T

SATELLITE PARKING REQUEST

A P P L I C A N T                            WARD 4    PARCEL# 13802 701 002    MORE? Y

ABRONSON CHARLES J ETAL                            ABRONSON CHARLES J ETAL

543 COLD CANYON ROAD                            543 COLD CANYON RD

CALABASAS, CA 91302                            CALABASAS CA 91302

PT NW4 SE4 SEC 02 20 60

P R O P O S E D   U S E

TAVERN/ COMMERCIAL SHOPPING

CENTER SATELLITE PARKING

REQUEST

UPDATE            NEW            DELETE            PRINT            ZACT3            ZACT2            BACK

WARD 4

09/06/95

10:44:48:28

Z O N I N G   A C T I O N S   ( 2 O F 3 )

CASE SP 3 95 - BZA-CC-PCOMM (BCP) P MEETING DATE 09/28/95

ITEM # ACCEPTED 08/29/95 PUBLIC HEARING N

SATELLITE PARKING REQUEST

P R O P E R T Y   L O C A T I O N

SOUTH SIDE OF CRAIG ROAD, TO THE WEST OF RANCHO DRIVE

200 SCALE MAP# L-2-6                      SIZE            .00 ACRES #LOTS            0

MAP NAME

CC: LIDO DEVELOPMENT CORPORATION            SUBD:

4343 N. RANCHO DRIVE

LAS VEGAS, NEVADA 89130

656-2223

NOTICE: NONE

COMMENTS: OTHER APN # 138-02-701-004,007

UPDATE

PRINT

ZACT3

ZACT1

BACK

09/06/95

10:50:04:79

PARCEL FILE

LIDO DEVELOPMENT CORPORATION

PARCEL 138 02 701 004 THROUGH 200 6029 W CHARLESTON #107  
 LAST UPDATE 08/14/95 ZIP LAS VEGAS NV 89102  
 GEOGRAPHIC PT NW4 SE4 02 20 60 PARCEL MAP FILE 78 PAGE 100  
 DOCUMENT # 94042001384-1-F 4/20/94 LOT 1  
 200 SCALE MAP NO L-2-6  
 WARD 0

SETBACKS: FRONT REAR SIDE CORNER  
 ZONING C-2 BMG 2/22/95

ROI ZONING FILE EXPIRATION

ROI ZONING

ZONING FILE

USE PERMIT FL

VARIANCE FILE

LIDO PLAZA SITE ADDRESS 4343 N. RANCHO DR. ---BEN HD 9/06/95

AR-17-88, SP-3-95

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK

09/06/95

10:50:51:59

P A R C E L F I L E

ABRONSON TRUST

PARCEL 138 02 701 007 THROUGH 200  
LAST UPDATE 08/14/95 ZIP  
GEOGRAPHIC PT NW4 SE4 02 20 60  
DOCUMENT # 95033100209-1-F 3/31/95  
200 SCALE MAP NO L-2-6  
WARD 0

ABRONSON CHARLES J & S CO-TRS  
543 COLD CANYON RD  
CALABASAS CA 91302  
PARCEL MAP FILE 78 PAGE 100  
LOT 4

SETBACKS: FRONT REAR SIDE CORNER  
ZONING C-2 HD 4/26/95  
ROI ZONING FILE EXPIRATION  
ROI ZONING  
ZONING FILE  
USE PERMIT FL U-61-95 U-60-94  
VARIANCE FILE V-130-95  
FUTURE PAD ADDRESSED AS 4341 N. RANCHO DR.--BEN HD 9/06/95  
AR-13-95 TO 8/24/95 PC / SP-3-95  
LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK

09/06/95

10:51:50:47

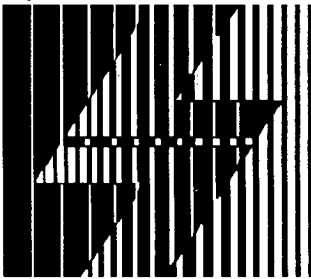
PARCEL FILE

4339 N RANCHO DR ABRONSON CHARLES J ETAL  
 PARCEL 138 02 701 002 THROUGH 200 543 COLD CANYON RD  
 LAST UPDATE 09/05/95 ZIP 89130 CALABASAS CA 91302  
 GEOGRAPHIC PT NW4 SE4 02 20 60 PT NW4 SE4 SEC 02 20 60  
 DOCUMENT # 94120801209-1-F 12/08/94  
 200 SCALE MAP NO L-2-6  
 WARD 4

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	C-2	R-E			RLW 6/27/91
ROI ZONING FILE	Z-137-94		EXPIRATION	12/21/95	JBH 12/27/94
ROI ZONING	C-2				
ZONING FILE	Z-137-94		1014		
USE PERMIT FL					
VARIANCE FILE	V-184-91		V-29-63		
	SP-3-95				HD 9/06/95

LAND USE CODE 3-70-0-0-0 CAPACITY 0 CONST YEAR 68 SIZE: 0.00 ACRES  
 COMMERCIAL AUTOMOTIVE

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



# LIDO DEVELOPMENT CORP.

4343 N. Rancho Drive • Las Vegas, NV 89130 • (702) 656-2223 • Fax (702) 658-2242

August 29, 1995

Department of Community Planning & Development  
City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, NV 89101

Attn: Bob Genzer

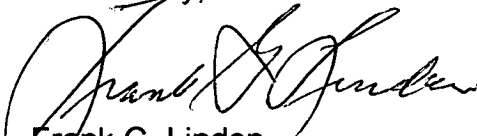
Re: Satellite parking approval for Lido Development Corp.  
Lido Plaza at Rancho Dr. & Craig Rd., Las Vegas, NV  
Reference No. AR-13-95

Dear Bob,

Per our conversation regarding the above property, I am requesting satellite parking approval. Enclosed please find a recorded copy of the CC & R's giving permission for cross easements of parking and access. I am also sending you six copies of the site plan for Lido Plaza showing all parcels that are included in the recorded parcel map.

Thank you for your consideration.

Yours Truly,



Frank G. Linden  
Vice President

FGL; em

enclosures

RECEIPT # 346334  
\$ 50.00

FOR 9/28 R.L. MTC

L-2-6  
C-2

8/29

SP-3-95

Lido Development Corporation  
6029 W. Charleston, Suite 107  
Las Vegas, NV 89102

9 4 0 4 2 0 0 1 3 8 5

213  
9

**DECLARATION OF ESTABLISHMENT OF  
PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS  
CROSS EASEMENTS FOR INGRESS  
EGRESS, PARKING AND MAINTENANCE  
AND UTILITY EASEMENTS FOR RIGHT OF ENTRY AND MAINTENANCE**

Lido Development Corporation, a Nevada corporation (the "Shopping Center Owner"), in its capacity as owner of and on behalf of all subsequent owners of that certain tract of land described in Exhibit "A", incorporated herein by reference (the "Premises"), hereby declares in respect to the aforesaid Premises as follows:

1. DEFINITION OF "PREMISES"

The term "Premises" as used herein means the entire tract of land or all parcels described in Exhibit "A", attached hereto and incorporated herein by reference.

2. PURPOSE

The Shopping Center Owner desires and hereby declares that all of the real property comprising the Premises shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property comprising the Premises and be binding on all parties having any right, title or interest in the Premises or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

3. USE

No structure other than structures meeting the specifications of commercial and retail zoning as defined by the ordinances and regulations of the city of Las Vegas, Nevada, as of the date hereof, shall be constructed on the Premises.

4. CREATION OF CROSS EASEMENTS

The Shopping Center Owner does hereby declare that the owner of any parcel within the Premises shall have access to, on and over the driveway and parking areas shown on the Site Plan, a copy of which is attached hereto and marked Exhibit "B" and incorporated herein by reference (hereinafter referred to as "The Plan") or any amendment thereto, as hereinafter provided, the right to use in common with the owners of each of the other parcels non-exclusive perpetual easements for parking over and ingress and egress, in, to, upon and over all parcels located within the Premises as shown on the Plan and on the following terms and conditions:

9 4 0 4 2 0 0 1 3 8 5

A. The design of the parking as indicated on the Plan shall be adhered to.

B. No waste of parking area shall be allowed. No permanent parking shall be allowed. Nor shall parking be allowed that interferes with reasonable access to any building or other improvement constructed on the Premises nor that unreasonably interferes with the view of such improvements. If an owner of a parcel deems it necessary, and in relation to the restrictions in this paragraph only, signage permitting the towing of unauthorized vehicles that are parked illegally or parked in conflict with the Declaration, shall be towed at the vehicle owner's expense.

C. The owner of each and every separate parcel within the Premises shall at all times and at their own expense maintain the parking and ingress and egress including in such maintenance, sweeping and cleaning, slurry coating, striping parking spaces, steam cleaning parking area, and keeping areas in good condition and repair.

D. Each party owning a parcel shall maintain and keep up at its own expense the landscaping on the owner's parcel. All landscaping must conform to the Shopping Center Owner's landscaping plans, a copy of which is attached hereto and marked Exhibit "C" incorporated herein by reference or any amendment thereto, and prior to installation of any landscaping, detailed plans of the proposed landscaping must be submitted for approval to the Shopping Center Owner, which approval shall not be unreasonably withheld.

E. Subject to the requirements of Section 3 above, each parcel owner may erect a building(s) or structure(s) at least ten (10') feet from its property lines; that the parking contained within the boundaries of that particular parcel together with undesignated parking in the Plan meets the existing parking requirements set forth by the governmental body so empowered to set said requirements for the use of said building(s) or structure(s). Any proposed buildings or structures must be architecturally designed in such a manner that the external appearance of the buildings or structures are in conformity with the other buildings or structures erected or to be erected on the Premises, and all such architectural plans must be submitted to the Shopping Center Owner for approval prior to any construction, which approval shall not be unreasonably withheld.

F. No fence, division, rail or obstruction of any type or kind shall ever be placed, kept, permitted or maintained between properties of any owner of any portion of the Premises, or between any subsequent divisions thereof, or upon or along any of the common property lines of any thereof.

5. CREATION OF UTILITY EASEMENTS

Now, therefore, Shopping Center Owner does hereby declare that if at any time in the future any one or more of the separate parcels constituting the Premises shall be severed from the other parcels, then, in each such case, the owner of each and every one of the parcels shall have access to, and the right to use in common with the owners of each of the other parcels non-exclusive perpetual easements for utilities located under the surface of the Premises with easement area running along and over the surface of the Premises and with ingress and egress, in, to, upon and over the said area of the easement for purposes of repair, maintenance and replacement of the utility lines, cleanouts and connections or any amendment thereto, as, hereinafter provided, and on the following terms and conditions:

A. The width of the Utility Easement is ten (10') feet wide, five (5') feet on each side of the centerline of each utility, and access to the utility lines shall at all times exist for the repair, maintenance, or replacement of any line or lines, outlets or connections located within the boundaries of the Utility Easement as depicted in the Plan or any amendment thereto.

B. No future improvements shall at any time be constructed on or across any of the Utility Easements that will hinder or prevent access to the lines, outlets or connections for the repair, maintenance thereof.

6. CREATION OF BLANKET DRAINAGE EASEMENT

Parcels situated on higher elevations shall have drainage easements over adjacent parcels having lower elevations for the drainage of surface runoff of rainfall or other surface waters. The grade along or close to any side property line of the parcels situated on the higher elevations shall not be altered nor shall any structure or improvements be placed along or close to the property lines of the higher elevation parcels so as to duly concentrate the flow of surface waters or locate such flow in a manner that will be hazardous to the life or cause substantial damage to the property owners of the parcels situated on the lower elevations, except with the prior approval of the owners of the lower parcels. No structure or improvements shall be erected, made or maintained on the parcels situated on the lower elevations that will alter or change the drainage pattern of such lower parcels in a manner hazardous or detrimental to the parcels situated on the higher elevations, except with the prior approval of the owners of the higher parcels.

7. EFFECT OF EASEMENTS

Each parcel owner shall have the right to the full use of its own property for all purposes that do not interfere with the restrictions outlined herein. The easements herein declared, and



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(which is "Shopping Center Owner") under the above instrument, personally known (or proved) to me to be the person who executed the above instrument on behalf of said corporation, and acknowledged to me that he executed the same for the purposes therein stated.

Dawn A. Clipper  
NOTARY PUBLIC



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
Dawn A. Clipper  
My Appointment Expires June 10, 1995

138-02-701-002

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EXHIBIT "A"

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 2; THENCE SOUTH 00°03'27" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, SAID LINE ALSO BEING THE CENTERLINE OF TORREY PINES DRIVE (80.00 FEET WIDE), A DISTANCE OF 77.46 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF TORREY PINES DRIVE AND THE SOUTH RIGHT OF WAY LINE OF CRAIG ROAD; THENCE SOUTH 86°43'05" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF CRAIG ROAD, A DISTANCE OF 97.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86°43'05" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 81.43 FEET; THENCE SOUTH 00°03'30" WEST A DISTANCE OF 103.38 FEET; THENCE SOUTH 40°28'41" EAST 122.18 FEET; THENCE NORTH 50°49'42" EAST A DISTANCE OF 175.70 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 95 (RANCHO ROAD) (150.00 FEET WIDE); THENCE SOUTH 36°25'13" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 503.80 FEET; THENCE NORTH 83°50'58" WEST A DISTANCE OF 657.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE AFOREMENTIONED TORREY PINES DRIVE; THENCE NORTH 00°03'27" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 371.14 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 54.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°13'28" AN ARC LENGTH OF 87.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 2; THENCE SOUTH 00°03'27" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, SAID LINE ALSO BEING THE CENTERLINE OF TORREY PINES DRIVE (80.00 FEET WIDE), A DISTANCE OF 77.46 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED

CENTERLINE OF TORREY PINES DRIVE AND THE SOUTH RIGHT OF WAY LINE OF CRAIG ROAD; THENCE SOUTH 86°43'05" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF CRAIG ROAD, A DISTANCE OF 178.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86°43'05" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 134.10 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°17'52" AN ARC LENGTH OF 47.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 95 (RANCHO ROAD) (150.00 FEET WIDE); THENCE SOUTH 36°25'13" EAST ALONG THE SAID RIGHT OF WAY LINE OF RANCHO ROAD, A DISTANCE OF 69.36 FEET; THENCE SOUTH 50°49'42" WEST A DISTANCE OF 175.70 FEET; THENCE NORTH 40°28'41" WEST A DISTANCE OF 122.18 FEET; THENCE NORTH 00°03'30" EAST A DISTANCE OF 103.38 FEET TO THE TRUE POINT OF BEGINNING.

\* \* \* \* \*

TORREY PINES DRIVE

401.78' N 0°3'27" E

CRAIG ROAD

RANCHO DRIVE

R=25.00'  
L=40.68'

R=54.00'  
L=47.40'

Parcel II

PAD A  
4,001 SF  
FUTURE STORE

PAD B  
7,000 SF  
FUTURE RETAIL

PROPOSED  
RETAIL OFFICE  
BUILDING  
2 STORY

PAD C  
3,255 SF  
FUTURE BANK

667.88' N 83°50'58" W

133.67'

258.80'

100.00'

207.58'

573.80'

37.42'

133.72'

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1 site plan  
SCALE: 1" = 30'-0"

