

Bill No. Z-92-2

Ordinance No. 934.257

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Jan Laverty Jones

Summary: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map adopted by Title 19, Chapter 2, Section 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-100-64 From R-4 to C-2
(148)

Legally described as:

Lots 11 and 12 in Block 14 of South Addition.

Z-104-86 From N-U to C-1

Legally described as:

The South 132.71 feet of Lakeside Plaza (A Commercial Subdivision).

Z-54-84 From N-U to C-1

Legally described as:

Lakeside Plaza (A Commercial Subdivision),
excepting the South 132.71 feet.

Z-3-89 From N-U to R-PD5

Legally described as:

All of South Shores, excepting Lots 1, 5, and 10.

Z-39-89 From N-U to R-PD5

Legally described as:

Lot 5 of South Shores.

Z-45-89 From C-1 AND R-1 TO C-1

LEGALLY DESCRIBED AS:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.B.&M. described as follows:

1 COMMENCING at the Northeast (NE) corner of the
2 Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter
3 (SE $\frac{1}{4}$) of said Section 32; THENCE South along the
4 East line thereof a distance of 330 feet; THENCE
5 continuing South along the said East line a
6 distance of 70.00 feet to the TRUE POINT OF
7 BEGINNING; THENCE West a distance of 170.00 feet to
8 a point; THENCE South a distance of 60.00 feet to a
9 point; THENCE East a distance of 170.00 feet to a
10 point; THENCE North a distance of 60.00 feet to the
11 TRUE POINT OF BEGINNING.

12 Also, that portion of the Southeast Quarter (SE $\frac{1}{4}$)
13 of the Southeast Quarter (SE $\frac{1}{4}$) of Section 32,
14 Township 20 South, Range 61 East, M.D.B.&M., City
15 of Las Vegas, Clark County, Nevada, described as
16 follows:

17 COMMENCING at the Southeast (SE) corner of said
18 Section 32; THENCE North 0°17'17" West, 354.41
19 feet; THENCE South 30°49'37" West, 77.41 feet to
20 the POINT OF BEGINNING; THENCE from a tangent which
21 bears South 0°17'17" East, turning right along the
22 arc of a 20.00 foot radius curve, concave
23 Northwesterly and subtending a central angle of
24 124°09'17", a distance of 43.34 feet to the point
25 of tangency of a compound curve through which a
26 radial line bears North 33°52'00" East; THENCE
27 Northwesterly and right along the arc of said curve
28 having a radius of 1,699.72 feet and subtending a
29 central angle of 11°28'16", a distance of 340.30
30 feet; THENCE North 44°39'44" West 215.52 feet;
31 THENCE North 53°33'46" East, 30.64 feet; THENCE
32 continuing North 53°33'46" East, 275.00 feet;
THENCE North 59°47'21" East, 75.94 feet; THENCE
North 0°17'17" West, 60.00 feet; THENCE North
89°52'43" East, 130.00 feet; THENCE South 0°17'17"
East, 633.17 feet to the POINT OF BEGINNING.

20 Z-60-89

FROM N-U TO C-V

21 LEGALLY DESCRIBED AS:

22 The West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) and the
23 East Half (E $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the
24 Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of Section 33, Township 20 South, Range 60
East, M.D.B.&M.

25 Z-61-89

From R-E to C-1

26 Legally described as:

27 The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$)
28 of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest
29 Quarter (SW $\frac{1}{4}$) of Section 10, Township 20 South,
Range 60 East, M.D.B.&M.

30 Also, the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest
31 Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of
32 Section 10, Township 20 South, Range 60 East,
M.D.B.&M.

Subject to the following conditions:

1. Provide a minimum 20 foot wide landscape planter along Cheyenne Avenue as required by the Department of Community Planning and Development.
2. Provide a 35 foot wide landscape planter along Atwood Avenue bermed to a minimum height of three feet as required by the Department of Community Planning and Development.
3. Construct an eight foot high decorative block wall set back 35 feet for a landscape planter along Atwood Avenue as required by the Department of Community Planning and Development.
4. Install mature 24 inch box evergreen trees 30 feet on center with shrubs, berms, boulders and evergreen ground cover in all street frontage planters as required by the Department of Community Planning and Development.
5. No access be allowed to Atwood Avenue; however, a 40' easement shall be provided for emergency vehicles.
6. The portion of Pioneer Way proposed within this development shall not be developed as a public street.
7. Dedicate an additional 10 feet of right-of-way for a half-street of 30 feet for Atwood Avenue and an additional 20 feet of right-of-way for a half-street of 50 feet for Cheyenne Avenue as required by the Department of Public Works.
8. Construct half-street improvements on Cheyenne Avenue and Atwood Avenue as required by the Department of Public Works.
9. Obtain an Encroachment Agreement for any landscaping in the public right-of-way as required by the Department of Public Works.
10. Extend public sewer in the Pioneer Way alignment from Cheyenne Avenue to the intersection of Pioneer Way and Atwood Avenue as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Conformance to the building elevations.
13. Delivery and trash pick-up be limited to 8:00 a.m. through 5:00 p.m.
14. No two-story structures shall be permitted.
15. No multi-family/apartments shall be permitted.
16. There shall be a minimum 50' building setback from Atwood.
17. Prior to construction, developer shall install a security chain-link fence around the project with no access to Atwood.

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- 18. General Architectural Review by the Homeowners Association of the construction drawings to allow homeowners in the area to comment on the architectural appearance, landscaping, and development layout, prior to the issuance of any building permits.
- 19. The gasoline sales facility shall have gasoline as its major product.
- 20. There shall be no convenience store permitted in conjunction with gasoline sales.
- 21. CC&R's to include a statement that no business shall be established that serves alcoholic beverages as its primary use.
- 22. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
- 23. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
- 24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
- 25. Satisfaction of City Code requirements and design standards of all City departments.
- 26. Approval of the parking and driveway plans by the Traffic Engineer.
- 27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
- 28. Provision of fire hydrants and water flow as required by the Department of Fire Services.
- 29. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Z-63-89

From R-1 to P-R

Legally described as:

Lots 14 through 17 and Lots 44 through 47 in Block 5 of Amended Metropolitan Addition.

1 Z-64-89 From R-4 and C-1 to C-1

2 Legally described as:

3 That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the

4 Northeast Quarter (NE $\frac{1}{4}$) of Section 8, Township 21

5 South, Range 61 East, M.D.B.&M., lying Northerly of

6 the North right-of-way line of Kings Way and

7 Westerly of the West right-of-way line Rancho

8 Drive, excepting the North 225' of the East 275'

9 and the North 325' of the West 190'.

10 Z-65-89 From N-U to C-1

11 Legally described as:

12 That portion of Government Lot Five (5) in Section

13 3, Township 21 South, Range 60 East, M.D.B.&M.;

14 COMMENCING at the Northeast corner of said Section

15 3 THENCE South 2°28' 34" East, a distance of 233.26

16 feet to the TRUE POINT OF BEGINNING; THENCE South

17 89°53' West a distance of 181.19 feet to a point;

18 THENCE South 2°21'34" East, a distance of 154.00

19 feet to a point THENCE North 89°53' East, a

20 distance of 181.06 feet to a point; THENCE North

21 2°28'34" West, a distance of 154.00 feet to the

22 TRUE POINT OF BEGINNING.

23 Z-77-89 From R-1 to P-R

24 Legally described as:

25 Lot 1, Block 1 of Stelmar Subdivision Tract No. 1.

26 Z-96-89 From R-4 to P-R

27 Legally described as:

28 Lots 6 through 8 in Block 10 of Pioneer Heights

29 Addition to Las Vegas.

30 Z-101-89 From N-U to C-V

31 Legally described as:

32 The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest

Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) in

Section 33, Township 20 South, Range 60 East,

M.D.B.&M.

Z-106-89 From N-U to R-3

Legally described as:

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast

Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of

Section 24, Township 20 South, Range 60 East,

M.D.B.&M.

Excepting the East 360.68 feet and the North 241.25

feet.

1 Z-112-89 From N-U to C-1

2 Legally described as:

3 Parcel 1 of Parcel Map filed in File 67, Page 64 of
4 Parcel Maps (PM-79-90).

5 Z-123-89 From N-U to R-PD6

6 Legally described as:

7 The West Half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$)
8 of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast
9 Quarter ($SE\frac{1}{4}$) of Section 28, Township 20 South,
10 Range 60 East, M.D.B.&M.

11 Z-29-90 From N-U to R-CL

12 Legally described as:

13 All of Nevada Classic North, Nevada Classic North
14 Unit 2 and Nevada Classic North Unit 3.

15 Z-35-90 From C-2 and R-4 to C-V

16 Legally described as:

17 Lots 6, 7, 8, 9, 10, and 11, Block 1 of Bucks
18 Subdivision.

19 Z-36-90 From R-4 to P-R

20 Legally described as:

21 Lot 2, Block 1 of Vega Verde Addition.

22 Z-42-90 From R-1 to C-1

23 Legally described as:

24 Lot 1, Block 1 of Hyde Park Subdivision No. 1.

25 Z-46-90 From R-1 to P-R

26 Legally described as:

27 Lots 19 and 20, Block 20 of Wardie Addition to the
28 City of Las Vegas.

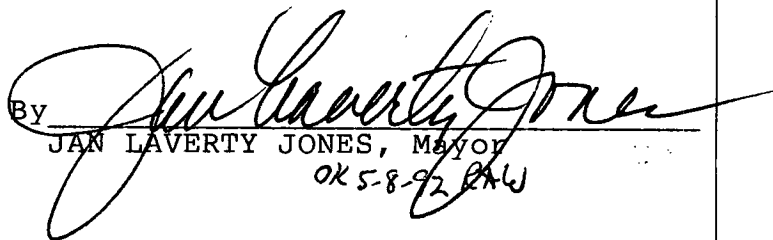
29 SECTION 2: If any section, subsection, subdivision,
30 paragraph, sentence, clause or phrase in this ordinance or any
31 part thereof, is for any reason held to be unconstitutional, or
32 invalid or ineffective by any court of competent jurisdiction,
such decision shall not affect the validity or effectiveness of
the remaining portions of this ordinance or any part thereof.
The City Council of the City of Las Vegas hereby declares that it

1 would have passed each section, subsection, subdivision,
2 paragraph, sentence, clause or phrase thereof irrespective of the
3 fact that any one or more sections, subsections, subdivisions,
4 paragraphs, sentences, clauses or phrases be declared unconstitu-
5 tional, invalid or ineffective.

6 SECTION 3: All ordinances or parts of ordinances, sec-
7 tions, subsections, phrases, sentences, clauses or paragraphs
8 contained in the Municipal Code of the City of Las Vegas, Nevada,
9 1983 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED and APPROVED this 6th day of
11 May, 1992.

12 APPROVED:

13
14 By 
JAN LAVERTY JONES, Mayor
OK 5-8-92 RAW

15 ATTEST:

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17 KATHLEEN M. TIGHE, City Clerk
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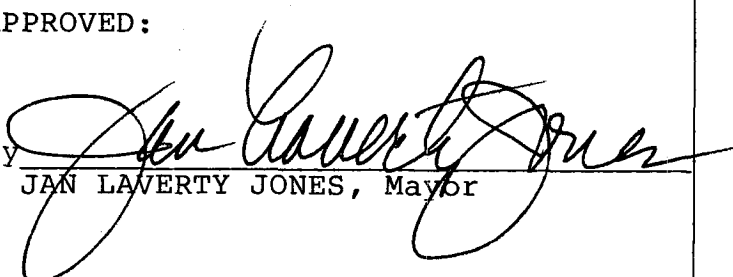
1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 1st day of April, 1992,
3 and referred to the following committee composed of Mayor Jones
4 _____ and Councilman Higginson for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 6th day of May, 1992, which was
7 a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen, Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones

12 VOTING "NAY": NONE

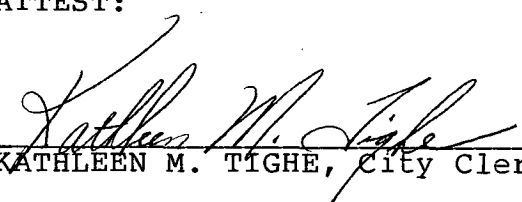
13 ABSENT: NONE

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15 APPROVED:

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17 By 

18 JAN LAVERTY JONES, Mayor

19 ATTEST:

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22 KATHLEEN M. TIGHE, City Clerk

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BILL NO. Z-92-2
Ordinance No. 934.257

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERE-TO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Mayor Jan Laverly Jones

SUMMARY: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land.

The above and foregoing ordinance was first introduced and read by title

to the City Council on the 1st day of April, 1992, and referred to the following committee composed of Mayor Jones and Councilman Higginson; for recommendation; thereafter the said committee reported favorably on said ordinance on the 6th day of May, 1992, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced, and adopted by the following vote:

VOTING "AYE": Councilmen: Nalen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones

VOTING "NAY": Councilmen: NONE

ABSENT: Councilmen: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA
PUB: May 9, 1992
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L. CHAPLIN, being first duly sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of MAY 9, 1992 to MAY 9, 1992, on the following days:

MAY 9, 1992

Signed:

Subscribed and sworn to before me this

12th

day of

May

1992

Marjorie E. Ouellette
Notary Public



MARJORIE E. OUELLETTE

Notary Public - State of Nevada

CLARK COUNTY

My Appointment Expires Dec. 2, 1993

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BILL NO. Z-92-2
AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERE-TO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
SPONSORED BY: Mayor Jan Laverly Jones
SUMMARY: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land.
At a City Council meeting April 1, 1992
BILL NO. Z-92-2 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Mayor Jones AND Councilman Higginson
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 16, 1992
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L CHAPLIN, being first duly sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada; and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of APRIL 16, 1992 to APRIL 16, 1992, on the following days:

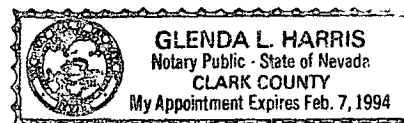
APRIL 16, 1992

Signed:

Subscribed and sworn to before me this

16 day of April, 1992

Glenda L Harris
Notary Public



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CITY CLERK

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BILL NO. Z-92-1
Ordinance No. 934.257

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERE-TO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Mayor Jan Laverty Jones

SUMMARY: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land. The above and foregoing ordinance was first introduced and read by title

to the City Council on the 1st day of April, 1992, and referred to the following committee composed of Mayor Jones and Councilman Higginson for recommendation; thereafter the said committee reported favorably on said ordinance on the 6th day of May, 1992, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE" Councilmen: Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones.

VOTING "NAY" Councilmen: NONE.

ABSENT: Councilmen: NONE.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA

PUB: May 9, 1992
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L. CHAPLIN, being first duly sworn, deposes and says:

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MAY 9, 1992

Signed: Terina L. Chaplin

Subscribed and sworn to before me this

12th day of May, 1992

Marjorie E. Ouellette
Notary Public

MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 2, 1995



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STATE OF NEVADA)
COUNTY OF CLARK)

SS CITY CLERK

TERINA L CHAPLIN, being first duly
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That she/he is a legal clerk for the LAS VEGAS
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to APRIL 16, 1992, on the following
days:

APRIL 16, 1992

BILL NO. Z-92-2
AN ORDINANCE TO AMEND THE
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CERTAIN PARCELS OF LAND TO
PROVIDE FOR OTHER MATTERS
PROPERLY RELATING THERE-
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NANCES AND PARTS OF ORD-
NANCES IN CONFLICT
HEREWITH.
SPONSORED BY: Mayor Jan
Loverly Jones
SUMMARY: Amends the Zoning
Map of the City of Las Vegas by
changing the zoning designations of
certain parcels of land.
At a City Council meeting
April 1, 1992.
BILL NO. Z-92-2 WAS READ BY
TITLE AND REFERRED TO REC-
OMMENDING COMMITTEE: Mayor
or Jones AND Councilman Higginson.
COPIES OF THE COMPLETE BILL
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OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: April 16, 1992
Las Vegas Review-Journal

Signed:

Subscribed and sworn to before me this

16 day of April, 1992

Glenda L. Harris
Notary Public



GLENDAL HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1994



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