

148

ORDINANCE NO. 527

1 AN ORDINANCE TO AMEND SECTION IV OF ORDINANCE NO. 378 REFERRED  
2 TO AS SECTION 10, CHAPTER 24, OF THE LAS VEGAS CITY CODE, 1949  
3 BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS  
4 VEGAS, AND CHANGING THE ZONE DESIGNATION OF CERTAIN AREAS ON THE  
5 SAID MAP.

6 THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DO  
7 ORDAIN AS FOLLOWS:

8 SECTION 1. THE LAND USE PLAN MAP ADOPTED BY SECTION IV  
9 OF ORDINANCE NO. 378, ALSO REFERRED TO AS SECTION 10, CHAPTER 24,  
10 CODE OF THE CITY OF LAS VEGAS, 1949, IS HEREBY AMENDED TO READ  
11 AS FOLLOWS:

12 FROM R-1 TO R-2

13 LOTS 1 TO 43 OF THE PROPOSED PARADISE GROVES SUBDIVISION  
14 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 THAT PORTION OF THE SOUTHEAST QUARTER ( $SE\frac{1}{4}$ ) OF THE NORTH-  
16 WEST QUARTER ( $NW\frac{1}{4}$ ) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE  
17 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

18 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER  
19 ( $SE\frac{1}{4}$ ) OF THE NORTHWEST QUARTER ( $NW\frac{1}{4}$ ) OF SAID SECTION 3;  
20 THENCE SOUTH  $88^{\circ}45'36''$  WEST ALONG THE SOUTH LINE THEREOF A  
21 DISTANCE OF 1078.10 FEET TO THE TRUE POINT OF BEGINNING;  
22 THENCE CONTINUING SOUTH  $88^{\circ}45'36''$  WEST ALONG THE SAID SOUTH  
23 LINE A DISTANCE OF 298.02 FEET TO THE SOUTHEAST CORNER OF  
24 BOULDER ADDITION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1  
25 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF  
26 CLARK COUNTY, NEVADA; THENCE NORTH  $3^{\circ}29'36''$  EAST ALONG THE  
27 LAST MENTIONED EAST LINE A DISTANCE OF 329.47 FEET TO A  
28 POINT; THENCE NORTH  $27^{\circ}55'36''$  EAST ALONG THE WEST LINE OF  
29 THAT CERTAIN PARCEL OF LAND CONVEYED BY LOUIS A. WOITISHEK  
30 TO PARADISE GROVE, INC., BY DEED RECORDED NOVEMBER 19, 1952  
31 AS DOCUMENT NO. 395212, CLARK COUNTY, NEVADA RECORDS A  
32 DISTANCE OF 1001.67 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE NORTH  $89^{\circ}22'40''$  EAST A DISTANCE OF 230.00 FEET TO AN  
INVERTED CORNER OF THE SAID CONVEYED PARCEL; THENCE SOUTH  
 $0^{\circ}37'20''$  EAST A DISTANCE OF 96.95 FEET TO A POINT; THENCE  
FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE  
TURNING TO THE RIGHT ALONG A CURVE HAVING A RADIUS OF 400.00  
FEET AND SUBTENDING A CENTRAL ANGLE OF  $28^{\circ}32'56''$  AN ARC  
LENGTH OF 199.31 FEET TO A POINT; THENCE SOUTH  $27^{\circ}55'36''$   
WEST A DISTANCE OF 684.35 FEET TO A POINT; THENCE FROM A  
TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING  
TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 400.00 FEET  
AND SUBTENDING A CENTRAL ANGLE OF  $24^{\circ}26'00''$  AN ARC LENGTH  
OF 170.58 FEET TO A POINT; THENCE SOUTH  $3^{\circ}29'36''$  WEST A  
DISTANCE OF 153.97 FEET TO THE TRUE POINT OF BEGINNING.

33 SAVING AND EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED  
34 TO THE CITY OF LAS VEGAS FOR STREET PURPOSES DESCRIBED AS  
35 FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN-  
36 ABOVE DESCRIBED PARCEL; THENCE FROM A TANGENT WHOSE BEARING  
37 IS NORTH  $88^{\circ}45'36''$  EAST TURNING TO THE LEFT ALONG A CURVE  
38 HAVING A RADIUS OF 760.00 FEET AND SUBTENDING A CENTRAL  
39 ANGLE OF  $12^{\circ}50'20''$  AN ARC LENGTH OF 170.50 FEET TO A POINT  
40 OF TANGENCY OF A REVERSE CURVE; THENCE TURNING TO THE RIGHT  
41 ALONG THE LAST MENTIONED REVERSE CURVE HAVING A RADIUS OF  
42 439.98 FEET AN ARC LENGTH OF 98.59 FEET TO A POINT; THENCE  
NORTH  $88^{\circ}45'36''$  EAST A DISTANCE OF 33.85 FEET TO A POINT ON  
THE EAST LINE OF THE HEREINABOVE DESCRIBED PARCEL; THENCE  
SOUTH  $3^{\circ}29'36''$  WEST A DISTANCE OF 30.10 FEET TO A POINT;  
THENCE SOUTH  $88^{\circ}45'36''$  WEST A DISTANCE OF 298.02 FEET TO THE  
POINT OF BEGINNING.

1 SECTION 2. ALL ORDINANCES OR PARTS OF ORDINANCES IN  
2 CONFLICT HEREWITH ARE HEREBY REPEALED.

3 SECTION 3. THE CITY CLERK AND CLERK OF THE BOARD OF  
4 COMMISSIONERS OF THE CITY OF LAS VEGAS SHALL CAUSE THIS ORDINANCE  
5 No. 527 TO BE PUBLISHED ONCE A WEEK FOR TWO SUCCESSIVE WEEKS  
6 IMMEDIATELY FOLLOWING ITS FINAL READING AND ADOPTION IN THE  
7 LAS VEGAS Review, A DAILY NEWSPAPER PUBLISHED IN THE  
8 CITY OF LAS VEGAS.

APPROVED:

9 C. V. Brown  
10 MAYOR

ATTEST:

11 Lillian Lamminger  
12 CITY CLERK

13 THE ABOVE AND FOREGOING ORDINANCE WAS FIRST PROPOSED AND  
14 READ BY TITLE TO THE BOARD OF COMMISSIONERS ON THE 18TH DAY OF  
15 FEBRUARY, 1953, AND REFERRED TO THE FOLLOWING COMMITTEE COMPOSED  
16 OF COMMISSIONERS Jarrett AND Whipple FOR RECOMMENDA-  
17 TION; THEREAFTER THE SAID COMMITTEE REPORTED FAVORABLY ON SAID  
18 ORDINANCE ON THE 4th DAY OF March, 1953, THAT AT SAID  
19 MEETING HELD ON SUCH DAY, THE PROPOSED ORDINANCE WAS READ IN  
20 FULL TO THE BOARD OF COMMISSIONERS AS FIRST INTRODUCED AND ADOPTED  
21 BY THE FOLLOWING VOTE:

22 "AYE": Bunker Jarrett, Piccolo and His Honor

23 "NAY": None ABSENT: Whipple

APPROVED:

24 C. V. Brown  
25 MAYOR

ATTEST:

26 Lillian Lamminger  
27 CITY CLERK

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# AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }  
 COUNTY OF CLARK } ss.

Richard Lochrie, being first duly sworn,

deposes and says: That he is Foreman of the LAS VEGAS MORNING SUN, a daily newspaper of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of **two weeks**

from **March 9, 1953** to **March 16, 1953**

inclusive, being the issues of said newspaper for the following dates, to-wit:

**March 9, 16, 1953**

That said newspaper was regularly issued and circulated on each of the dates above named.

Signed Richard Lochrie

Subscribed and sworn to before me this 19th day of March, 1953

Barbara J. Greenbaum  
 Notary Public in and for Clark County, Nevada.

My Commission Expires

My Commission Expires **Mar. 17, 1956**

**ORDINANCE NO. 527**  
 AN ORDINANCE TO AMEND SECTION IV OF ORDINANCE NO. 378 REFERRED TO AS SECTION 10, CHAPTER 24, OF THE LAS VEGAS CITY CODE, 1949 BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONE DESIGNATION OF CERTAIN AREAS ON THE SAID MAP.

The Board of Commissioners of the City of Las Vegas do ordain as follows:  
**SECTION 1.** The Land Use Plan Map adopted by Section IV of Ordinance No. 378 also referred to as Section 10, Chapter 24, Code of the City of Las Vegas, 1949, is hereby amended to read as follows:

From R-1 to R-2.  
 Lots 1 to 43 of the proposed Paradise Groves Subdivision more particularly described as follows:

That portion of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section 3, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of said Section 3; thence South 88°45'36" West along the South line thereof a distance of 1078.10 feet to the true point of beginning; thence continuing South 88°45'36" West along the said South line a distance of 238.02 feet to the Southeast corner of Boulder Addition as shown by map thereof on file in Book I of Plats, Page 52, in the Office of the County Recorder of Clark County, Nevada; thence North 3°29'36" East along the last mentioned East line a distance of 329.47 feet to a point; thence North 27°55'36" East along the West line of that certain parcel of land conveyed by Louis A. Woltishek to Paradise Grove, Inc., by deed recorded November 19, 1952 as Document No. 395212, Clark County, Nevada records a distance of 1001.67 feet to the Northwest corner thereof; thence North 89°22'40" East a distance of 230.00 feet to an inverted corner of the said conveyed parcel; thence South 0°37'20" East a distance of 96.95 feet to a point; thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 400.00 feet and subtending a central angle of 28°32'56" an arc length of 199.31 feet to a point; thence South 27°55'36" West a distance of 684.35 feet to a point; thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 400.00 feet and subtending a central angle of 24°26'00" an arc length of 170.56 feet to a point; thence South 3°29'36" West a distance of 153.97 feet to the true point of beginning.

**SAVING AND EXCEPTING THEREFROM** that portion thereof conveyed to the City of Las Vegas for street purposes described as follows: Beginning at the Southwest corner of the hereinabove described parcel; thence from a tangent whose bearing is North 88°45'36" East turning to the left along a curve having a radius of 760.00 feet and subtending a central angle of 12°50'20" an arc length of 170.30 feet to a point of tangency of a reverse curve thence turning to the right along the last mentioned reverse curve having a radius of 439.98 feet an arc length of 98.59 feet to a point; thence North 88°45'36" East a distance of 33.85 feet to a point on the East line of the hereinabove described parcel; thence South 3°29'36" West a distance of 30.10 feet to a point; thence South 88°45'36" West a distance of 298.02 feet to the point of beginning.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3.** The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this Ordinance No. 527 to be published once a week for two successive weeks immediately following its final reading and adoption in the Las Vegas Sun, a daily newspaper published in the City of Las Vegas.

APPROVED:  
 s/ C. D. BAKER  
 Mayor

ATTEST:  
 s/ SHIRLEY BALLINGER  
 City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of February, 1953, and referred to the following committee composed of Commissioners Jarrett and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of March, 1953, that at said meeting held on such day, the proposed ordinance was read in full to the Board of Commissioners as first introduced and adopted by the following vote:  
 "Aye": Commissioners Bunker, Jarrett, Peccole and His Honor.  
 "Nay": None Absent: Commissioner Whipple

APPROVED:  
 s/ C. D. BAKER  
 Mayor

ATTEST:  
 s/ SHIRLEY BALLINGER  
 City Clerk  
 March 9, 16, 1953.