

Scot Eighty Addition Subdivision

Planning Department
400 Stewart Avenue

November 7, 1963

Mr. Thomas A. Campbell
135 South 4th Street
Las Vegas, Nevada

Dear Mr. Campbell:

This is to advise you that Lot 4, Block 2, Scotch Eighty Addition will continue to constitute a legal R-E lot under the following conditions:

- A. After deducting the area of the strip along the northerly boundary which was previously taken from Lot 4 and added to Lot 3, and,
- B. After dedication of the proposed 10-foot strip for Bannie Lane.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:bb



135 SOUTH FOURTH STREET
LAS VEGAS - NEVADA



Telephone DUDLEY 2-1750

November 6, 1963

Mr. Don J. Saylor
Director of Planning
City of Las Vegas Planning
Department
400 Stewart Street
Las Vegas, Nevada

LOT 4, BLOCK 2, Scotch Eighty Addition

CRC File #000-F

Dear Mr. Saylor:

This refers to your November 4, letter stating that the above lot will comprise more than 20,000 square feet after making the proposed dedication of a 10-foot strip for Bannie Lane, and that it will continue to constitute a legal R-E lot after such dedication is made.

From your letter, I cannot be certain that in making this determination your Engineering Department has taken into consideration the fact that the size of this lot was reduced some years ago when a strip along the northerly edge was added to Lot #3.

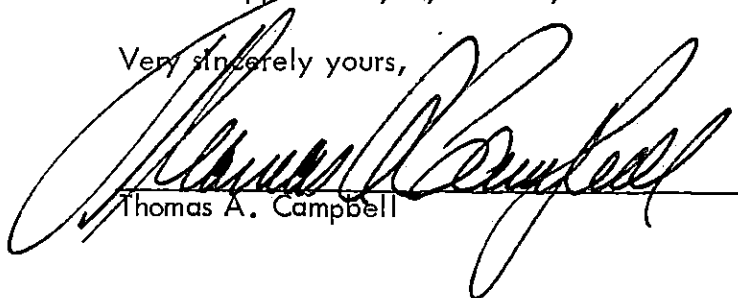
In the latter connection, please refer to my October 18, 1963, letter addressed to Director of Public Works R. P. Sauer, attention of Mrs. McDonald, and the marked map which accompanied it.

A copy of my October 18, 1963, letter is enclosed. As stated therein, our willingness to dedicate or convey the proposed 10-foot strip for Bannie Lane is conditioned upon positive assurance that Lot #4 will continue to constitute a legal R-E lot under the following conditions:

- (a) After deducting the area of the strip along the northerly boundary which was previously taken from Lot #4 and added to Lot #3, and,
- (b) After dedication of the proposed 10-foot strip for Bannie Lane.

Before finally agreeing to make the dedication for Bannie Lane, I must insist upon having a specific statement to the above effect in a form approved by my attorney.

Very sincerely yours,



Thomas A. Campbell

TAC/sh
cc: Herb Jones, Esq.
R. P. Sauer

October 14, 1944

R
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Sub
Sectel "8"

C
O
P
Y
McNeil Construction Company
5860 Avalon Boulevard
Los Angeles, California

Attention: Mr. Sherman Mason

Gentlemen:

In reply to your inquiry of September 21 regarding a solution to the problem of street alignment due to the location of wells and pump houses, I am enclosing a rough sketch study.

It is suggested that the northern portion of Kunkel Avenue be aligned with a slight reverse curve so that it intersects Waldman Avenue west of the present location. This reversion need only be great enough to allow clearance of the existing pump house.

With regard to the lanes around each well at both blocks 4 and 9, you will recall in our conversation when you were last in this office that these rights-of-way were to be deleted from the subdivision map and the areas to be developed as one lot or parcel upon which you could construct any kind of private drive you might desire.

Under separate cover the City Manager, Mr. Charles C. McCall, has forwarded recommendations clarifying the request for improvement of street and fire protection facilities. Separate sections have been taken from a similar subdivision requirement already recorded and noted word for word for your guidance. However, while certain specific requirements may have been designated in this particular instance such as a "four-inch water line" under Fire Protection, no such specific details will refer to your tract. Specifications for your tract would have to be drawn and substituted in the sample clauses submitted to you.

I trust that the above information will be sufficient to assist you in completing arrangements for the approval of your amended subdivision plat. If we can assist you further, please contact us accordingly.

Very truly yours

C. G. Petrie, Planning Engineer
Las Vegas-Clark County Joint
Planning Commission.

CCP:tak

October 12, 1944

McNeil Housing Company
5860 Avalon Boulevard
Los Angeles, California

Attention: Mr. Mason

Dear Mr. Mason:

Attached hereto is copy of certain stipulations which were insisted upon when application was made for subdivision of the Ellis Estates.

Inasmuch as these stipulations will cover requirements of the Board of City Commissioners for approval of your amended subdivision plat, this might be of benefit to you in preparing your Scotch Eighty Tract. These stipulations were included in the Declaration of Restrictions recorded with the subdivision plat. This same procedure may be used in your instance, inasmuch as it is your intention to amend the Declaration of Restrictions for the Scotch Eighty Tract.

Very truly yours

Chas. C. McCall

CCM:tak

CHAS. C. MC.GALL, City Manager

C. G. PETRIE, Director of Public Works

October 9, 1944

Subdivision - "Scotch 80"

Herewith, in accordance with your request, is information to assist the developers of the "Scotch Eighty" Tract in amending their subdivision plat:

Street Improvements: Ellis Avenue and Desert Lane, as shown on the approved plat of said Ellis Estate on file at the office of the Clark County Recorder, shall, when curb and gutter and street improvements are made, be improved at the expense of the owners whose land abuts and/or is immediately adjacent to said streets, and said streets, curbs and gutters, when installed, shall be installed subject to the approval of the governing board of the City of Las Vegas, and should said improvements fail to be installed by said owners as provided herein, then the City of Las Vegas may install said improvements and the cost thereof shall become a lien against the owners whose land abuts and/or is immediately adjacent to said improvements.

Fire Protection: Fire hydrants of the steamer type supplied by a 4-inch waterline shall be installed throughout the tract at the expense of owners, in such manner that no dwelling unit in said tract will be more than 300 feet distant from a fire hydrant; the said fire hydrants shall be installed ready for use upon completion of said dwelling units; and should the affected property owners fail to provide and install such fire hydrants at their own expense by the time said dwelling units, or any of them, are completed and ready for occupancy, then and in that event the City of Las Vegas may install the necessary fire hydrants in accordance with the herein requirements, and the cost thereof shall become a lien against the property served in proportion to the service provided.

The above sections are excerpts from the Declaration of Restrictions recorded simultaneously with the subdivision plat of Ellis Estates.

CGP:tak

OFFICE MEMO

To

Pebree

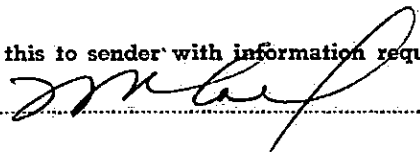
at 5 194 4

Subject:

I have told Mr. Mason that I would send him a copy of the Ellis Plan. Is this the last one. Also, why not send him a copy of the deed.

Return this to sender with information requested.

Signed



194

C
O
P
Y

September 21, 1944

*Mc
Subdivision
Santal, So*

McNeil Housing Company
5860 Avalon Boulevard
Los Angeles, California

Attention: Mr. Mason

Gentlemen:

Relative to our telephone conversation of this date, please be informed that the City Engineer has checked the technical details on your plan of the Scotch Eighty Subdivision and will certify to its correctness.

A fee for this work in the amount of \$42.00 has been received and credited.

For the immediate processing of this subdivision we are willing to accept the location of the monuments as they now exist and as certified to by your engineer. At some future date the City Engineer's office will check the monuments of this subdivision and bill you for this work.

Very truly yours

Chas. C. McCall

CCM:tak

cc: C. G. Petrie, Director of Public Works
George Rittenhouse, City Engineer

MCNEIL HOUSING COMPANY

LOS ANGELES, CALIFORNIA

5860 Avalon Boulevard

REPLY TO
P.O. BOX 1072
LAS VEGAS, NEVADA

September 21, 1944

Las Vegas - Clark County
Joint Planning Commission
Las Vegas, Nevada

Attention of Mr. Petrie

Gentlemen:

Amended Plat of
Scotch Eighty Addition

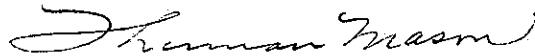
Referring to your letter of September 12, particularly to the recommendation of the Board of Commissioners that paragraph 2 of the dedication be deleted.

It is, of course, necessary that we protect our right to maintain the pumphouse until the permanent water system is in operation. At present the solution seems to be to block out an area surrounding the pumphouse and wading pool in a manner similar to that at the well in Block 4. Enclosed is a print upon which such an arrangement has been drawn. Will you please advise if this will be satisfactory in case paragraph 2 of the dedication is deleted.

I understand from Mr. Campbell that you are writing a letter clarifying the Board's recommendation. The receipt of your letter is awaited with interest, as we are reluctant to give up our plans for developing the Scotch Eighty and the adjoining property.

Yours very truly

MCNEIL HOUSING COMPANY



Sherman Mason

SM:ob

September 12, 1944

McNeill Housing Company
5860 Avalon Boulevard
Los Angeles, California

Attention: Mr. Mason

Gentlemen:

Receipt is acknowledged of your letter dated September 7, also check in the amount of \$42.00, City Engineer's fee.

The Board of City Commissioners, at a regular meeting September 7, passed the following minute order:

"Commissioner Clark moved that the Board recommend to the Planning Commission that Paragraph 2 of the Dedication appearing on the Amended Plat of Scotch Eighty Addition be deleted; that arrangements for street improvements, fire protection and sanitary facilities be made before the said Plat will be approved by the Board.

Motion seconded by Commissioner Smith and carried by a unanimous vote."

I would suggest that you contact Mr. C. G. Petrie regarding these conditions. The next meeting of the Board of City Commissioners will be September 22, 1944.

Very truly yours

Chas. C. McCall

CCM:tak

cc: Helen S. Reed
C. G. Petrie
George Rittenhouse

September 12, 1944

Mr. Sherman Mason
McNeil Construction Company
5860 Avalon Boulevard
Los Angeles, California

Dear Mr. Mason:

This is to advise you that your tentative subdivision map amending the existing Scotch Eighty Tract within the City of Las Vegas has been checked by this office and found to comply with all requirements of the Joint Planning Commission. This also includes your revised declaration of restrictions accompanying this amended map.

However, on September 7, 1944, at a regular meeting of the Board of City Commissioners, the tentative map was reviewed by that Body and the following recommendations made in their minute order:

"Commissioner Clark moved that the Board recommend to the Planning Commission that Paragraph 2 of the Dedication appearing on the Amended Plat of Scotch Eighty Addition be deleted; that arrangements for street improvements, fire protection and sanitary facilities be made before the said Plat will be approved by the Board. Motion seconded by Commissioner Smith and carried by a unanimous vote."

Inasmuch as the governing body has ordered that the above requirements are in effect before final approval of the amended plat is acknowledged, I would suggest that you initiate the above arrangements immediately. If there is further information that you desire in this respect, please contact this office and we shall be happy to assist you.

Very truly yours

LAS VEGAS-CLARK COUNTY
JOINT PLANNING COMMISSION

By


C. G. Petrie
Planning Engineer

CCP:tal

OFFICE MEMO

-----Sept. 8.-----1944

To.....Planning Commission.....

Subject:.....Scotch Eighty.....

Action of Board of City Commissioners Sept. 7, 1944

"Commissioner Clark moved that the Board recommend to the Planning Commission that Paragraph 2 of the Dedication appearing on the Amended Plat of Scotch Eighty be deleted; that arrangements for Street improvements, fire protection and sanitary facilities be made before said plat will be approved by the Board. Motion seconded by Commissioner Smith and carried by unanimous vote."

Attached herewith: Amended Plat Scotch 80

~~Return this to sender with information requested.~~

Signed.....*Helen Scott Reed*.....

.....*Sept 8*.....194*4*

GEORGE RITTENHOUSE, City Engineer

C. G. PETRIE, Director,
Dept. of Public Works

August 24, 1944

PC

Subdivision - Scotch 80

This is to inform you that Mr. Sherman Mason, engineer for owners in the above-named subdivision, has revised this amended plat in accordance with the desires of the Planning Commission. This tentative map may now be submitted to your office for checking of all engineering and survey data. When the same has been completed and so certified by you, it should be returned to the Planning Commission for certification and transmittal to the Board of City Commissioners.

CGP:tak

C
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P
Y

PC
Subdivision
Scotch Eighty

Office of the Planning Commission
War Memorial Building

January 31
1944

Mr. Thomas A. Campbell
Campbell Realty Company
319 East Fremont Avenue
Las Vegas, Nevada

Re: Tentative Subdivision
-- Scotch Eighty--Amended

Dear Mr. Campbell:

The items set forth below are for your guidance in preparing the final subdivision map of the amended Scotch Eighty Addition. These conditions have been outlined at a regular meeting of the Joint Planning Commission and have been discussed in detail with Mr. Sherman Mason, representing Mr. L. G. McNeil:

1. Streets:

All streets in this tract will be dedicated 60 feet in width, with the exceptions as further described. Street at the South boundary will be dedicated 40 feet in width.

Inasmuch as additional width should be established on the West at Orangewood Drive but due to the fact that certain existing conditions will not permit this dedication at this time, Mr. Mason has informed me that Mr. McNeil is favorable in furnishing such right-of-way when needed by the City; if possible, it is suggested that a setback line be established to prevent encroachment upon such strip of land as will eventually be needed. This setback line should be established 50 feet East of, and parallel to the present West boundary, or the Section line between Sections 4 and 5.

The street across the North boundary will be established straight across this boundary eliminating jogs now platted at Wells in blocks 8 and 15. All parcels, blocks or lots which have a 25 foot building line common to all streets bounding such parcels, blocks or lots.

The certificate of dedication is to be revised so that all streets shown on the plat are to be dedicated to and for the use of the public rather than for the exclusive use of the lot owners within the tract as indicated in the certificate on the tentative map.

2. Easements:

Develop rear or side lot line easements for utilities.

Mr. Thomas A. Campbell

January 31, 1944

Page Two

3. Blocks and Lots:

Revise numbering system so as to eliminate duplication of block numbers within single blocks.

4. Restrictions:

Protective covenants and restrictions to be revised in accordance with platted revisions including a minimum building area of 1500 square feet.

Sewage disposal to be accomplished by the installation of modern standard plumbing fixtures and equipment within the residence structure and sewered either to the City sanitary sewer or septic tank, as approved by the local health authorities.

5. School Site:

It is understood through a conversation with Mr. Mason, Doctor Park of the School Board, and yourself that the school block now existing in the present record map of this addition will remain as is and that no further demands for school grounds will be made in the amended map.

If further information or assistance may be necessary in the preparation of your amended plat, kindly contact this office accordingly.

Very truly yours,

LAS VEGAS - CLARK COUNTY
JOINT PLANNING COMMISSION

CCP:HM

By


C. G. Petrie
Planning Engineer

*For discussion with Dr. Park, but he would not
worry this in writing over signature of School Board*

Scotch Eighty

1. R/W. Orangemoor.

~ 1/2 City. 25' if possible -
25' min. with setbacks -
or set back alone -
carry straight across -

Block numbers - }
Set. " } reverse.

EG 5.

Orange St.

South Side Street

W. Charleston 120' & set-back.

set-backs?

2 1/2 acres

Fisher.

Scottish Righty

Dec 8 to 43

Mason - Jan 17, 44

8.000 2.456

Streets - Orangevale Drive - R/W - (2)

should have 100' with 50' Set Back.

Planned - North Boundary - 15' B.L. in 15

30' all across - 25' B.L.
(or 35' S.B.)

East Boundary

30' all across - 25' B.L.
(or 35' S.B.)

25' B.L.

South Boundary

40' all across -
with 25' B.L.

Other Streets

60' Minimum with - 25' B.L.
(or 40' Set Back)

Min. Improvements Required - 5' min. Curb?

Easements (Utilities)

(C.K.) Suggest rear lot lines rather than front

Block & Lots

Re-use numbering

Restrictions

Re-use building lines according to street loc.

25' B.L.

areas? plots - (C.K.)

Buildings - 150' Min.

School Site - (C.K.) with

Sewage Disposal

Damage Topo

not in final report

not in final report

not in

DECLARATION OF ESTABLISHMENT OF CONDITIONS
AND RESTRICTIONS

* * * *

WHEREAS, the undersigned, McNEIL HOUSING COMPANY, is the owner of all of Block 1, Lot 4 of Block 2, and all of Blocks 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 and 15 of the "Scotch Eighty" Addition, as shown upon the plat recorded in Book 2 of Plats at Page 39, Clark County, Nevada, Records; and

WHEREAS, the undersigned, THOMAS A. CAMPBELL, is the owner of Lots 1, 2 and 3 of Block 2 of said "Scotch Eighty" Addition; and

WHEREAS, the undersigned, VICTOR V. KUNKEL, is the owner of all of Block 13 of said "Scotch Eighty" Addition; and

WHEREAS, the undersigned, L. G. McNEIL, also known as LAWRENCE GILMARY McNEIL, was formerly the owner of Lots 1 to 4, Block 2, and Lots 5 to 8, Block 3, of said "Scotch Eighty" Addition; and

WHEREAS, said L. G. McNeil did, prior to March 14, 1942, sign a Declaration of Establishment of Conditions and Restrictions affecting said Lots 1 to 4, Block 2, and Lots 5 to 8, Block 3, of said "Scotch Eighty" Addition, which Declaration of Establishment of Conditions and Restrictions was recorded March 14, 1942, in Book 16 at pages 306 and 307 of Miscellaneous, Clark County, Nevada, records; and

WHEREAS, the undersigned desire to rescind said Declaration of Establishment of Conditions and Restrictions affecting Lots 1 to 4, Block 2, and Lots 5 to 8, Block 3, and desire to establish amended conditions and restrictions affecting all of the properties owned by the undersigned in said "Scotch Eighty" Addition;

NOW, THEREFORE, the undersigned hereby certify and declare that said Declaration and Establishment of Conditions and Restrictions, as recorded in Book 16 at pages 306 and 307 of Miscellaneous, Clark County,

Nevada, records is rescinded and is void; and do hereby certify and declare that they have established, and do hereby establish, an amended general plan for the improvement and development of Blocks 1 to 15, inclusive, of said "Scotch Eighty" Addition, and do hereby establish the provisions, conditions, restrictions and covenants upon and subject to which all parcels and portions of said parcels in said property shall be improved or sold or transferred or encumbered or conveyed, each and all of which is and are for the benefit of each owner of land in said property, or of any interest therein, and shall apply to and bind the respective successors in interest of the present owner or owners thereof, and are and each thereof is imposed upon said property as a servitude in favor of each and every parcel of land therein as the dominant tenement or tenements as follows, to-wit:

FIRST: No structure shall be erected, placed or altered on any building plot in the subdivision until the building plans, specifications and plot showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to property and setback lines, by a committee composed of L. G. McNeil, Thomas A. Campbell and M. M. Sweeney, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services rendered pursuant to

this covenant. The powers and duties of such committee shall cease on and after January 1, 1953. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of a majority of the lots above described and duly recorded appointed representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

No building shall be located nearer to the front line of any plot than forty-~~five~~⁴⁰ feet (~~45'~~), or nearer to side street line than twenty feet (20'). No building shall be located nearer than ten feet (10') to a side lot line of any plot.

SECOND: No residential structures shall be erected or placed on any building plot, which plot has an area of less than Ten Thousand (10,000) square feet, nor a width of less than Sixty feet (60') at the front building setback line.

THIRD: No fence or hedge shall be constructed or maintained closer than fifteen feet (15') from the front line of ~~any plot~~^{Blocks 4, 5, 6, 7, 9, 10, 11, 12, 13 & 14}, and no fence or hedge of a height greater than three feet (3') shall be constructed, maintained or permitted within forty-five feet (45') of the front line of any plot.

FOURTH: All of the above described plots shall be known and described as residential plots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars, and other buildings incidental to residential use of the plot.

FIFTH: No noxious or offensive trade or activity shall be carried on upon any plot, nor shall anything be done which may become an annoyance or nuisance to the neighborhood.

SIXTH: No trailer, basement, tent, shack, garages, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structures of a temporary character be used as a residence.

SEVENTH: No portion of said property shall, at any time, be transferred, conveyed, or leased to any member of the Ethiopian, Mongolian, or Malay race, except that the employment of members of said races as family servants shall not be considered a breach of this condition.

EIGHTH: No dwelling costing less than Five Thousand (\$5,000.00) Dollars shall be permitted on any residential plot. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than eight hundred ¹⁰⁰⁰ (800) square feet in the case of one-story structure, nor less than one thousand ¹²⁰⁰ (1,000) square feet in the case of one and one-half, two or two and one-half story structure.

~~NINTH: Until such time as water is available from a municipal or quasi-municipal system, each owner of a plot in Blocks 1 to 7, inclusive, of said "Scotch Eighty" Addition, and the owner of the East Half of the Southeast Quarter of the Northeast Quarter of Section 5, Township 61 South, Range 21 East, shall be permitted to take water from the existing wells in Block 1 and Block 8 of said "Scotch Eighty" Addition. The amount of water which each owner shall be permitted to take shall be the proportion of the total amount of water available from said wells which the area of his plot bears to the total area of all of the plots in said Blocks 1 to 7, inclusive, and said East half of the Southeast quarter of the Northeast quarter.~~

~~Until such time as water is available from a municipal or quasi-municipal system, each owner of a plot in Blocks 8 to 14, inclusive, shall be permitted to take water from the existing well located in Block 15 of said "Scotch Eighty" Addition. The amount of water which each owner shall be permitted to take shall be the proportion of the total amount of water available from said well which the area of his plot bears to the total area of all of the plots in said Blocks 8 to 14, inclusive.~~

TENTH: These covenants are to run with the land and shall be binding on the parties hereto and all the parties and persons claiming under them until January 1, 1968, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

ELEVENTH: If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property herein above described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations. Any violation shall not invalidate the lien of any mortgage or deed of trust made in good faith and for value.

TWELFTH: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

MCNEIL HOUSING COMPANY

By _____ President

ATTEST: _____ Secretary

Thomas A. Campbell

Victor V. Kunkel

L. G. McNeil