

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0052-89

APN 162-03-199-027

Location 1225 & 1231 S 4TH STREET

Applicant CARL VOLKMAR

Subject

REZONING REQUEST FROM R-4 TO C-1 FOR
PROPOSED OFFICES AND RETAIL SHOPS.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
6-8-89	PL	Approved	
7-5-89	CC	Approved	
6/25/90		PERMITS SIGNED	<i>[Signature]</i>
1/16/92		COND. NOT MET -	B
2/13/92		Lucks LANDSCAPING ON NORTH PL	B
10/15/92		FINAL CO GIVEN - PER J.S. ORD.	B

PROPERTY OWNERS

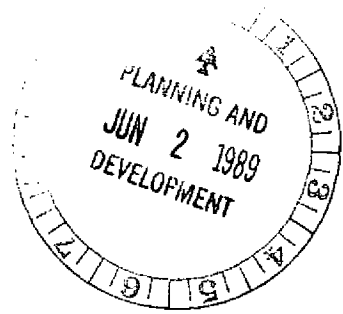
PROTESTS:

APPROVALS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Lew & Ethel Whitney, 2915 La Mesa Drive,
Henderson, Nevada 89014

FILE NO.: Z-52-89



May 31, 1989

Department Of Comprehensive Planning
City Of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

RE: Z - 52-89

We the property owners located at 1211 South 3rd Stree
support the reclassification of the Southeast Corner of
Third Street and Fourth Street/

This reclasification will benefit the neighborhood to
its highest and best use and further enhance the Central
Business District of the City Of Las VEGas.



Lew Whitney



Ethel Whitney

2915 La Mesa Dr
Henderson, NV 89014

BOULEVARD



NOTICE OF PUBLIC HEARING

JUNE 8, 1989

Notice is hereby given that on JUNE 8, 1989 at 7:00 P.M. in the Council Chamber of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-52-89 APPLICATION OF CARL VOLKMAR FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 1225 AND 1231 SOUTH 4TH STREET

FROM: R-4 (APARTMENT RESIDENCE)

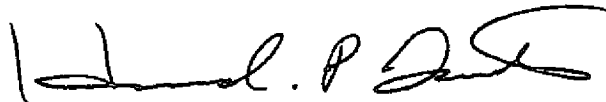
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES AND RETAIL SHOPS

The above property is legally described as Lots 1, 2, 3 and 4 of Block 22 of Boulder Addition to the City of Las Vegas.

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 this request; 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:erh

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.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 17 MAY 89Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-52-89 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
040	26	4	001	040	27	1	013	040	30	1	005				
			003		27	2	006				013				
			012				015				015				
		✓	013			✓	018			✓	016				
	26	7	001		29	3	001	-END-							
			002				008								
			004				012								
			005			✓	017								
✓		✓	010	✓	30	1	004								

Assessor Approval Billing No. ph
Ses

R-3-1
040-30-004/19
040-268-001

R-4 TO C-1
OFFICES &
RENTAL
SHOPS

Z-52-89



Mar 3, 92

Please withdraw my request
to review the landseepin on
207-52-89

Carl Olson

RE: Z-52-89 - ZONE CHANGE

1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along Fourth Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on Fourth Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on Fourth Street and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.
7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. 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.

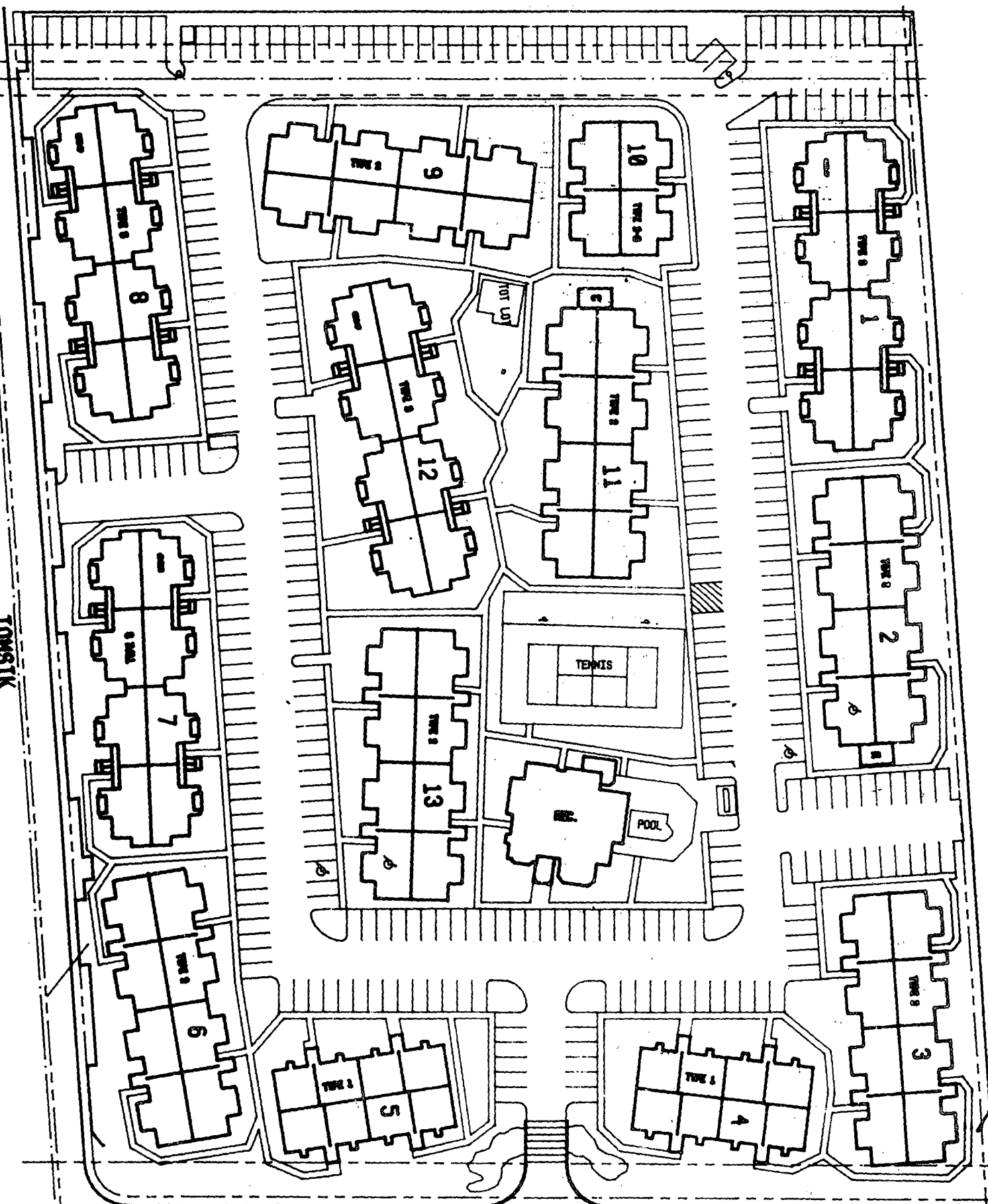
1. Resolution of Intent with a twelve month time limit.
2. Construct minimum 20 foot wide landscaped planters which include 24 inch box evergreen trees, minimum three foot high berms, boulders, shrubs and lawn ground cover along all three street frontages as required by the Department of Community Planning and Development.
3. Install landscaped islands within the parking lot which include 24 inch box evergreen trees and lawn ground cover as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall along the west property line. The design and exact location of the wall to be worked out with the Department of Community Planning and Development.
5. Provide three 20 foot wide access openings to the Las Vegas Wash (locations to be determined by the Department of Public Works) in the six foot high wall along the west property line. Opaque gates shall be installed across the openings as required by the Department of Community Planning and Development.
6. Provide access easements for the openings in the west wall as required by the Department of Public Works.
7. Install 24 inch box evergreen trees along the west property line as required by the Department of Community Planning and Development. If feasible, the trees may be allowed on the west side of the wall as determined by the Department of Public Works.
8. Aesthetically enhance the rear building elevations on the west side of the project as required by the Department of Community Planning and Development.
9. All roof mounted mechanical equipment shall be screened from the residential properties to the west as required by the Department of Community Planning and Development.
10. Dedicate an additional 29 feet of radius for a total radius of 54 feet at the southwest corner of Stewart Avenue and Nellis Boulevard as required by the Department of Public Works.
11. Construct all remaining half-street improvements on Stewart Avenue, Charleston Boulevard and Nellis Boulevard as required by the Department of Public Works.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of any building permits.
13. Submit building plans to the Las Vegas Metropolitan Police Department Crime Prevention Bureau for a Defensible Space Review prior to issuance of building permits.
14. Conformance to the plot plan as amended to reflect the above conditions.
15. 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.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. Satisfaction of City Code requirements and design standards of all City departments.
19. Approval of the parking and driveway plans by the Traffic Engineer.
20. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
21. Provision of fire hydrants and water flow as required by the Department of Fire Services.

RE: Z-52-89 - ZONE CHANGE

1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along Fourth Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on Fourth Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on Fourth Street and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.
7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. 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.

TOMSIK

CHARLESTON BLVD.



RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-52-89 From R-4 to C-1

Legally described as:

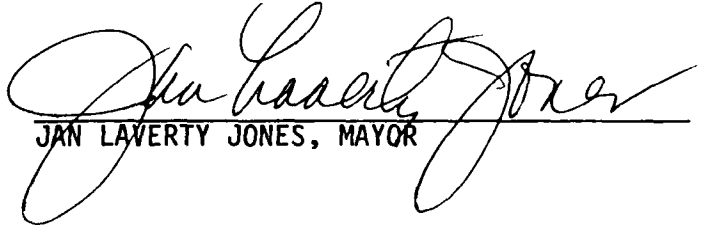
Lots 1, 2, 3, and 4 in Block 22 of Boulder Addition to the City of Las Vegas.

Subject to the following conditions:

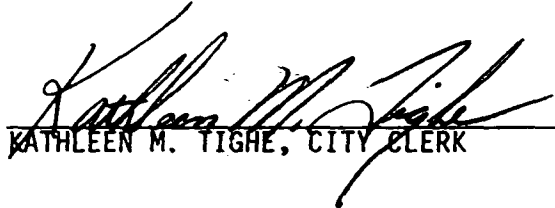
1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along Fourth Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on Fourth Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on Fourth Street and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and building elevations.
7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.

11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. 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.

PASSED, ADOPTED AND APPROVED this 5th day of July, 1990.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

February 25, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 18, 1989

Mr. Carl Volkmar
1231 S. 4th Street, #3
Las Vegas, Nevada 89104

RE: Z-52-89 - ZONE CHANGE

Dear Mr. Volkmar:

The City Council at a regular meeting held July 5, 1989 APPROVED the Request for reclassification of property located at 1225 and 1231 South Fourth Street, From: R-4 (Apartment Residence), To: C-1 (Limited Commercial), Proposed Use: Offices and Retail Shops, subject to:

1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along Fourth Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on Fourth Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on Fourth Street and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.



Mr. Carl Volkmar
July 18, 1989
RE: Z-52-89 - ZONE CHANGE
Page 2.

7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. 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.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

AGENDA

City of Las Vegas

CITY COUNCIL MINUTES

MEETING OF

JULY 5, 1989

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

1. Z-52-89 - Carl Volkmar

Request for reclassification of property located at 1225 and 1231 South Fourth Street.

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Proposed Use: OFFICES AND RETAIL SHOPS

Planning Commission voted (6-1) to recommend APPROVAL, subject to:

1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along Fourth Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on Fourth Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on Fourth Street and replace with new improvements meeting current City standards as required by the Department of Public Works.

5. Standard conditions 1-8, 11 and 12.

Staff Recommendation: APPROVAL

PROTESTS: 0

NOLEN -
APPROVED as
recommended
subject to the
conditions.
UNANIMOUS with
Adamsen excused.

Clerk to Notify
and Planning
to proceed.

Applicant
present.

No one appeared
in opposition.

CITY COUNCIL MINUTES
MEETING OF
JULY 5, 1989

X.

H. ZONE CHANGE - PUBLIC HEARING

1. Z-52-89 - Carl Volkmar

This is a request to convert two residential triplexes to offices and retail shops. Proposed building materials include slump stone walls and asphalt shingle roofs. Landscaping exists on the south portion of the property and new landscaping is proposed for the north portion of the site along Fourth Street. A new six foot high block wall is proposed on the south property line. Access is from Fourth Street and from the 10 foot wide alley along the east property line. There are 12 parking spaces proposed where 7 are required.

There is developed R-4 to the north and south. To the west is developed C-1 and C-2 and to the east is developed R-3 and C-2.

Staff recommended approval and the Planning Commission concurred because it is in accordance with the General Plan.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

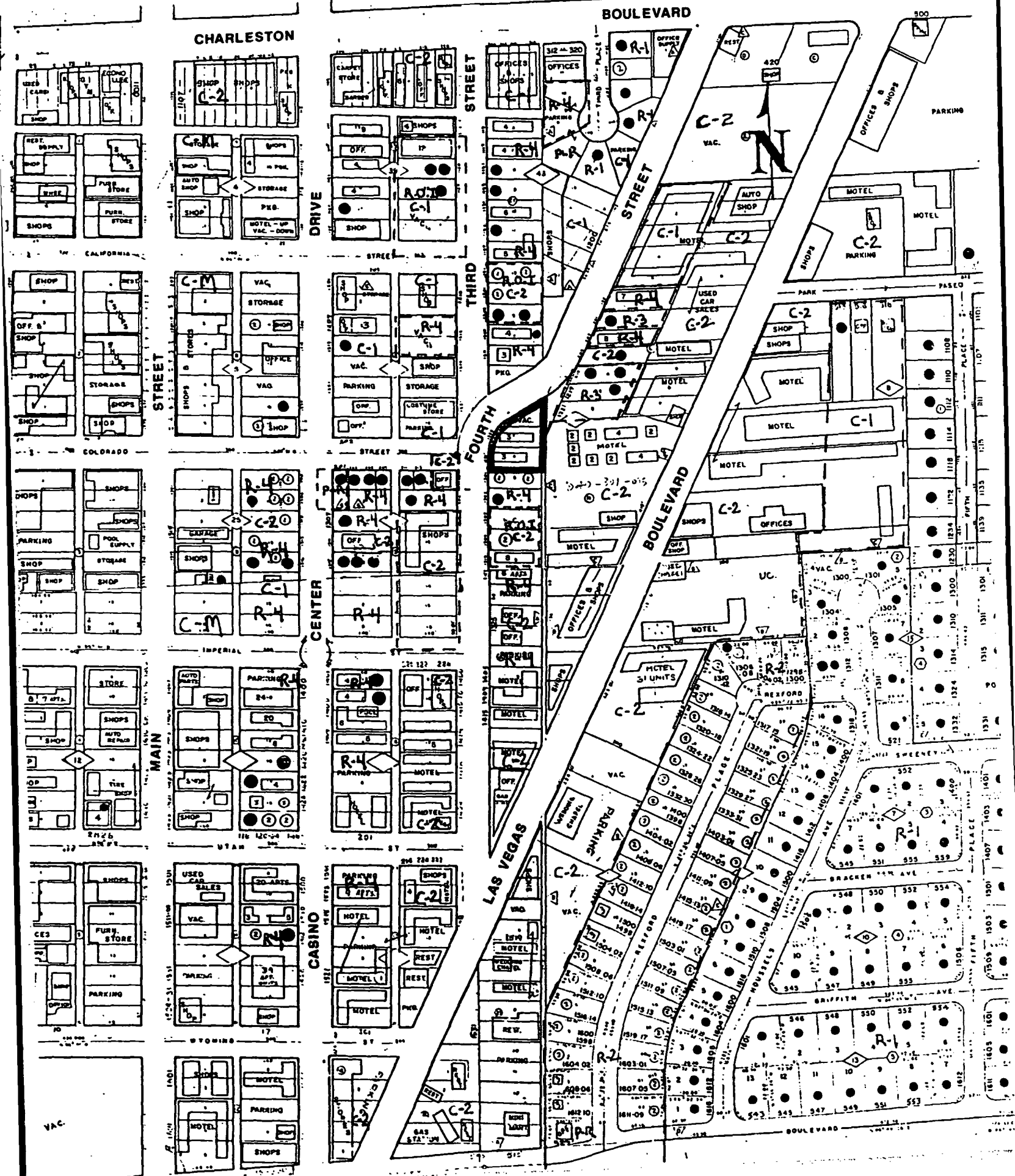
SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
JULY 5, 1989

LOCATION MAP - ITEM X.H.1. - Z-52-89 - Carl Volkmar

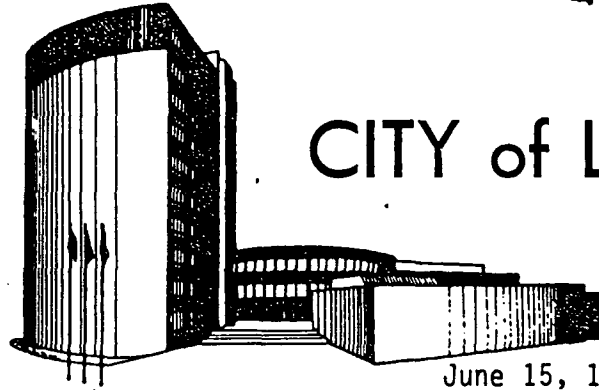
Z-52-89



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 15, 1989

Mr. Carl Volkmar
1231 S. 4th Street, #3
Las Vegas, Nevada 89104

RE: Z-52-89 - ZONING RECLASSIFICATION

Dear Mr. Volkmar:

Your request for reclassification of property located at 1225 and 1231 South 4th Street, from R-4 Zone to C-1 Zone, was considered by the Planning Commission on June 8, 1989.

The Planning Commission voted to recommend APPROVAL, subject to the following:

1. Install 24 inch box evergreen trees 40 feet on center with shrubs, boulders and evergreen ground cover in the new landscaping areas along 4th Street as required by the Department of Community Planning and Development.
2. Install upgraded streetlighting on 4th Street as required by the Department of Public Works.
3. Construct alley paving adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts, substandard curb and gutter and sidewalk on 4th Street and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.

- Continued -



TO: Mr. Carl Volkmar
RE: Z-52-89 - Zoning Reclassification

June 25, 1989
Page Two

7. 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 system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. 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.

This item will be considered by the City Council on July 5, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

50. Z-52-89

Applicant: CARL VOLKMAR
Application: Zoning Reclassification
From: R-4
To: C-1
Location: 1225 and 1231 South
4th Street
Proposed Use: Offices and Retail Shop
Size: 0.41 Acre

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Install 24 inch box evergreen trees
40 feet on center with shrubs, boulders
and evergreen ground cover in the
new landscaping areas along 4th Street
as required by the Department of
Community Planning and Development.
2. Install upgraded streetlighting on
4th Street as required by the Department
of Public Works.
3. Construct alley paving adjacent to
this site as required by the Department
of Public Works.
4. Remove all unused driveway cuts,
substandard curb and gutter and sidewalk
on 4th Street and replace with new
improvements meeting current City
standards as required by the Department
of Public Works.
5. Standard Conditions 1 - 8, 11 and
12.

PROTESTS: 0

Babero -
APPROVED, subject to staff's
conditions.
Unanimous

MR. FOSTER stated this is a
request to convert two residential
triplexes to offices and retail
shops. There will be slump
stone exteriors and asphalt
shingle roofs. The plot plan
indicates existing landscaping
on the south portion of the
property and new landscaping
for the north portion of the
site along 4th Street. Staff
recommended approval, subject
to the conditions.

CARL VOLKMAR, 1231 South 4th
Street, appeared and represented
the application. He concurred
with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 7/5/89.

(11:21-11:24)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 26, 1989

Mr. Carl Volkmar
1231 So. 4th Street #3
Las Vegas, Nevada 89104

RE: Z-52-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on June 8, 1989. 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 on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, sweeping "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

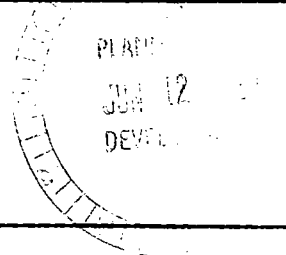


DATE: 6/9/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z - 52 - 89

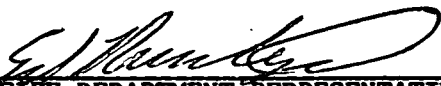


 NO OBJECTIONS X SUBJECT TO CONDITIONS LISTED DENIAL

 X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

F LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 31, 1989

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Richard D. Goecke, Director
Department of Public Works

cl

[Signature]

JUN 2 1989

DEVELOPMENT

SUBJECT:

Z-52-89
Carl Volkmar

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. Install upgraded streetlighting on 4th Street.
2. Construct alley paving adjacent to this site.
3. Remove all unused driveway cuts on 4th Street and replace with new "L" curb and gutter and sidewalk meeting current City Standards.
4. Remove all substandard curb and gutter and sidewalk on 4th Street and replace with new improvements meeting current City Standards.

MAC:sdw

OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

5.17.89

TO:

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-52.89 ZONE RECLASS

CARL VOLKMAR ZONE; R46C1

PARCEL NO. 040-301.014.019
040-268-001

COPIES TO:

EXISTING STRUCTURES
OFFICES & RETAIL SHOPS

In answer to your memorandum, Dated 5.3.89
on the above Zone Request at, Loc. 1225 & 1231 S 4th STREET.

This department (~~has~~ has no) objections, provided that all
required permits and inspections are obtained through Building
Safety. PROVIDING,

1. MEETS THE REQUIREMENTS OF THE 1988 UBC.
2. CHAPTER 5 PROPERTY LINE PROTECTION,
(a) SO. WALL ADDRESS 1231, THE CONSTR. W/ PARAPET,
ALL OPENINGS SHALL BE PROTECTED.
3. CHAPTER 7 DIV. 2. B.Y.B.



Thom

EGAS

ate

INTER-OFFICE MEMORANDUM

May 12, 1989

BP2:ZR1

HAROLD FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

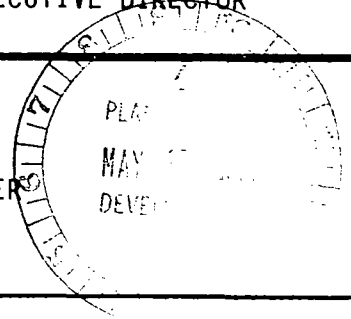
Richard Welch
RICHARD WELCH
ASSISTANT TO EXECUTIVE DIRECTOR

SUBJECT:

ZONING RECLASSIFICATION
APPLICATION NO. Z-52-89
CARL VOLKMAR

COPIES TO:

ASHLEY HALL
RANDALL H. WALKER
LARRY K. BARTON



The staff of the Downtown Redevelopment Agency has examined the above-referenced request for Zoning Reclassification. Staff finds the subject application in compliance with the Downtown Redevelopment Plan and recommends approval.

If you have any questions, please feel free to contact Brad Percell at Extension 6470.

RW:BP:ch

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
Las Vegas, NV 89101
(702) 386-6551

STAFF REPORT ON APPLICATION FOR

☐ Aesthetic Review

☐ Variance

☐ Special Use Permit

☒ Zone Change

☐ Other

Applicant:

CARL VALMAR

Location:

1225 + 1231 South 4th Street
LAS VEGAS, NV

Identification No.

E-52-89

Date Received

7/16/89

AGENCY STAFF RECOMMENDATION:

APPROVAL

STAFF COMMENTS:

IN CONFORMANCE WITH THE L & H plan.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

By:

JACK THOMASON, DIRECTOR OF OPERATIONS

DATE:

CONDITIONS AGREED TO
(if applicable)

APPLICANT

DATE:

CITY OF LAS VEGAS

Date 5/3/89

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM: HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT: ZONING RECLASSIFICATION - Z-52-89

COPIES TO:

APPLICANT: CARL VOLKMAR

FROM: R-4 TO: C-1

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

EAST SIDE OF S. 4TH STREET BETWEEN CHARLESTON BLVD.
AND LAS VEGAS BLVD SOUTH.

1225 + 1231 SOUTH 4TH STREET

Parcel No.: 040-301-014,019 + 040-268-001

Proposed Use: OFFICES AND RETAIL SHOPS

CITY PLANNING COMMISSION MEETING: 6/8/89

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

NOTICE OF PUBLIC HEARING

JUNE 8, 1989

Notice is hereby given that on **JUNE 8, 1989** at 7:00 P.M. in the Council Chamber of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-52-89 APPLICATION OF CARL VOLKMAR FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 1225 AND 1231 SOUTH 4TH STREET

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES AND RETAIL SHOPS

The above property is legally described as Lots 1, 2, 3 and 4 of Block 22 of Boulder Addition to the City of Las Vegas.

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 this request; 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:erh

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.

MAIL NOTICE: MAY 26, 1989

NOTICE OF PUBLIC HEARING

JUNE 8, 1989

Notice is hereby given that on JUNE 8, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-52-89 APPLICATION OF CARL VOLKMAR FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 1225 AND 1231 SOUTH 4TH STREET

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES AND RETAIL SHOPS

The above property is legally described as Lots 1, 2, 3 and 4 of Block 22 of Boulder Addition TO THE CITY OF LAS VEGAS.

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:erh

CHECKED: Initial & date

GENZER C 5/24

WILLIAMS [Signature]

FOSTER [Signature]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: MAY 19, 1989.

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.

SIZE: 0.41 AC.

CITY OF LAS VEGAS

Date 5/3/89

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

FROM:
HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:
ZONING RECLASSIFICATION - Z-52-89

COPIES TO:

APPLICANT: CARL VOLKMAR

FROM: R-4 TO: C-1

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

EAST SIDE OF S. 4TH STREET BETWEEN CHARLESTON BLVD.
AND LAS VEGAS BLVD SOUTH.

1225 + 1231 SOUTH 4TH STREET

Parcel No.: 040-301-014,019 + 040-268-001

Proposed Use: OFFICES AND RETAIL SHOPS

CITY PLANNING COMMISSION MEETING: 6/8/89

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CARL VOLKMAR
REP'S NAME _____
ADDRESS 1231 SO. 4TH ST. #3
LAS VEGAS, NEV. 89104
PHONE 388-8888

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL LOTS 1, 2, 3, + 4 OF BLK 22 OF BOULDER
ADDITION.

ZONING: EXISTING R-4 PROPOSED C-1

LAND USE: EXISTING APARTMENT RESIDENCE
PROPOSED OFFICES AND RETAIL SHOPS

PAST ACTIONS: CASE NO. Z-93-84 ACTION APPROVED DATE 2/6/85
CASE NO. U-35-62 ACTION APPROVED DATE 9/12/62
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-3-1 ASSESSOR'S PARCEL NO. 040-301-014 + 019
040-268-001

GENERAL LOCATION: EAST SIDE OF S. 4TH STREET BETWEEN
CHARLESTON BLVD + LAS VEGAS BLVD. SOUTH,
1225 + 1231 SOUTH 4TH STREET

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: BEN DATE 5/3/89

GENERAL RECEIPT NO. 057864 CASE NO. Z-52-89

PC DATE: 6/8/89 BZA DATE: _____

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the R-4 Use District to a C-1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.-.

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

Lots 1, 2, 3, 4 Block 22 Boulder Addition
Book 1 of Plats Page 52

Assessor's Parcel Number: 040-301-014/019 AND 040-268-001

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), CARL VOLKMAR,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) 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)

(1) Carl Volkmar 1231 SO. 4th St. #3
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
388-8888 LAS VEGAS NV 89104
PHONE NUMBER CITY STATE ZIP

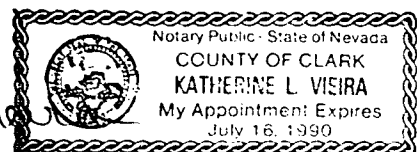
(2) _____ MAILING ADDRESS
SIGNATURE OF OWNER OF RECORD
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 25 day of April, 1989,

Clark Nevada
Notary Public in and for said County and State

July 16, 1990
My Commission Expires

Katherine L. Visira
(seal)



FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: Ben

Receipt No.: 052864

Date: 5/2/89

Case No.: 2-52-89

Meeting Date: 6/8/89

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED

- ☐ *
☐ *
☐ *
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- USE ONLY

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AP2-004
Rev. 6/86

☐ N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

☐ * (2) Typical floor plans for each floor.

☐ * O. Landscape Layout:

☐ F (1) Indicate areas to be landscaped, fully dimensioned.

☐ R P. Anticipated number of Employees.

☐ D II. An application form and/or other required documents are to be submitted to:

☐ A R City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

☐ T and shall include the following:

☐ U A. A copy of deed submitted for verification of ownership.

☐ S B. Required fees.

☐ E C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

☐ O D. Drawing Submittals:

☐ L (1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

☐ Y (2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

☐ * (3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial
uses, and all other projects as required by the Department
of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

ELEVATIONS (PICTURES)

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)