

Planning & Development Department

Scanning Cover Sheet

Case No Z-0108-79

APN 139-34-710-009

Location 411 S 6th St

Applicant James E. Rogers

Subject

Reclassification of property legally
described as Lots 5 and 6, Block 5, Wardie
Addition.



P R O P E R T Y

OWNERS

PROTESTS

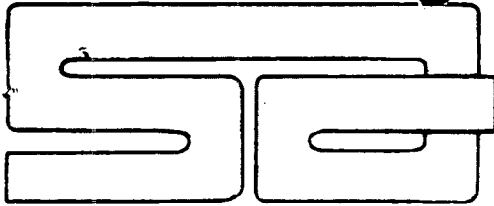
APPROVALS

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

Jim Spear

[illegible]

FILE NO. Z-108-79



SPEAR AND ASSOCIATES



LAND INVESTMENTS
TELEPHONE (702) 733-7333

LAS VEGAS, NEVADA 89119

4990 PARADISE ROAD

*Approved
Z-108-79
11-2-79*



October 26, 1979

City of Las Vegas
400 Stewart Ave.
Las Vegas, Nev 89101
Attn: Dept of Community Planning
Harold Foster, Director

RE: ~~Z-108~~-108-79

Dear Mr. Foster:

I am writing in support of ~~Z-108~~-108-79 for James E. Rogers. This zone change calls for re-classification of property located at 411 So. 6th St. from R-4 to PR. I am in favor of this zone change as being a very logical and appropriate use of the land. I hope it passes.

Best regards,

Jim Spear
Jim Spear

JS/lg

October 24, 1979

NOTICE OF PUBLIC HEARING

NOVEMBER 8, 1979

Notice is hereby given that on November 8, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-108-79 JAMES E. ROGERS FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 411 SOUTH 6TH STREET.

FROM: R-4 (APARTMENT RESIDENCE)

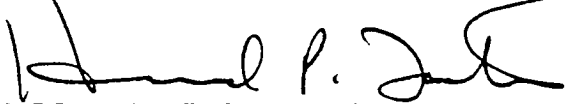
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: LAW OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5 AND
6, BLOCK 5, WARDIE ADDITION.

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.

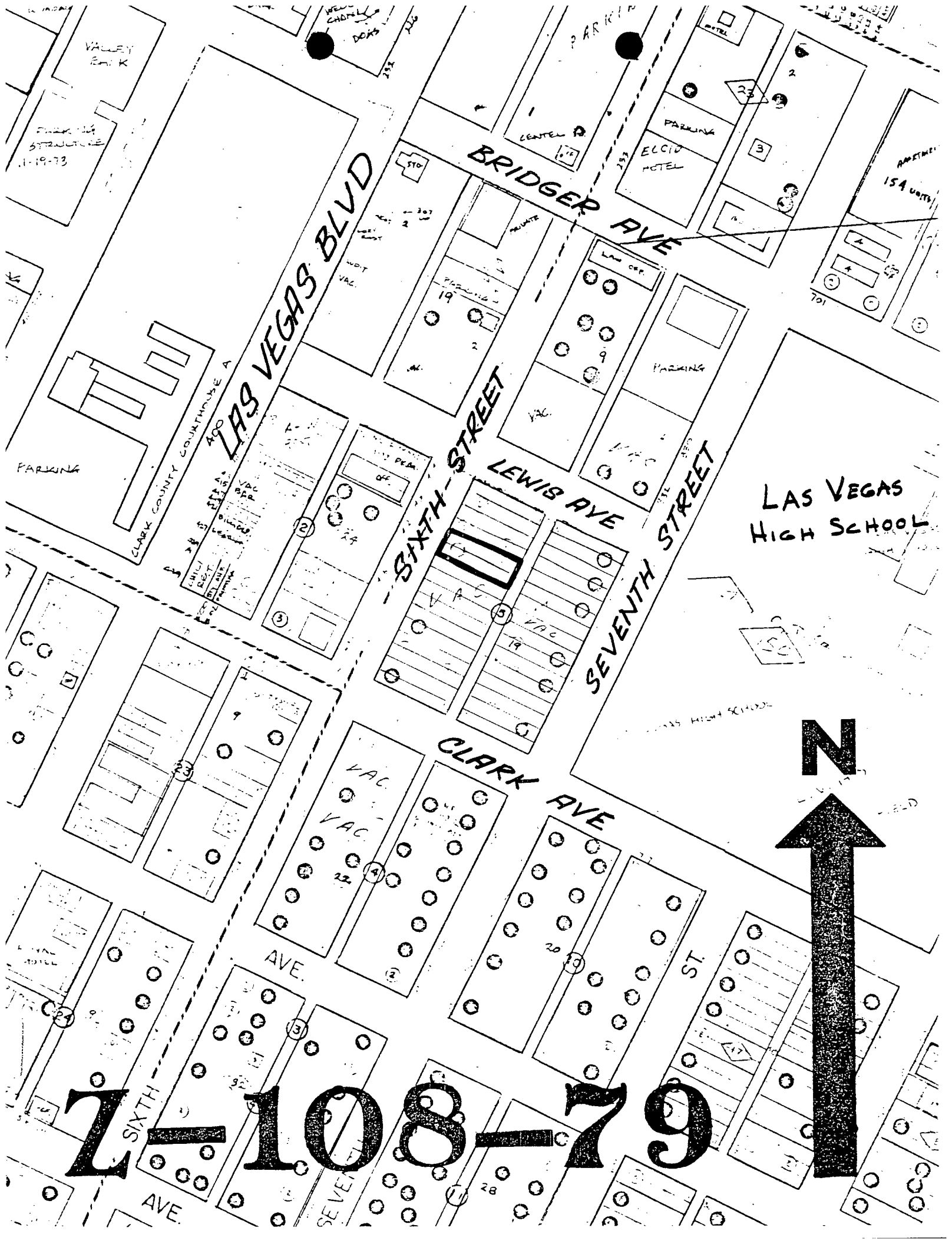
COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bj1

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



LAS VEGAS BLVD

BRIDGER AVE

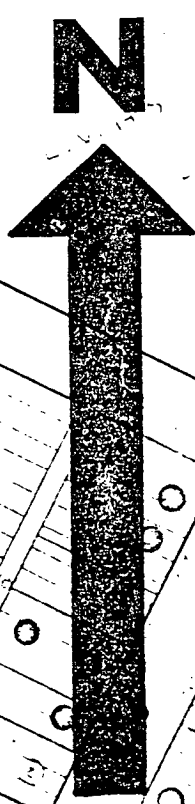
SIXTH STREET

LEWIS AVE

SEVENTH STREET

CLARK AVE

LAS VEGAS
HIGH SCHOOL



7-108-79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISON
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____
I. D. Code E-108-79 Date to Be Completed _____
Remarks _____

Information Needed:

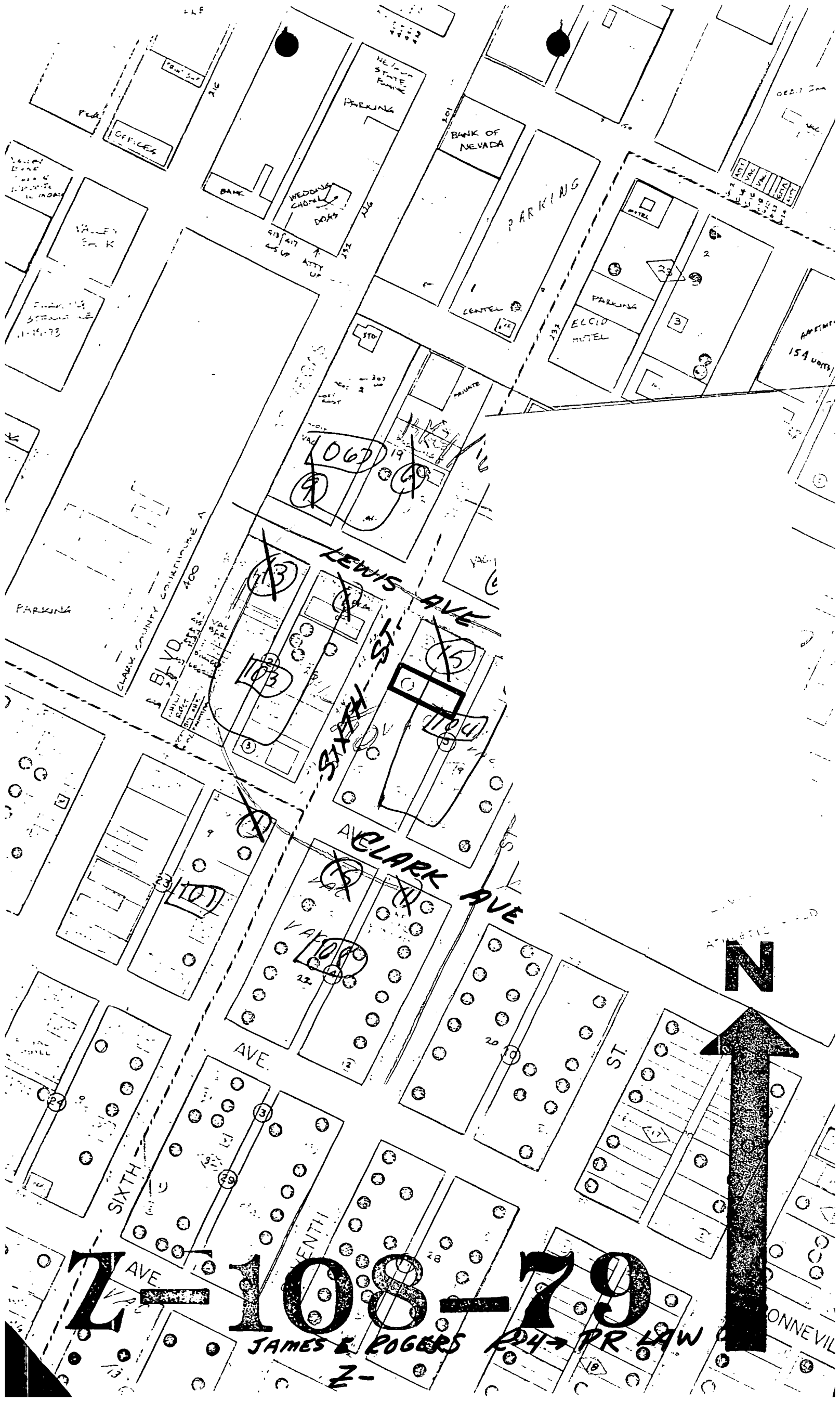
1. Labels ☒ No. of Sets ☒ Label Tape ☐
2. Print Format: No Print (A) ☐ Valuation (F) ☐
Name, Address, Legal Description (G) ☒

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

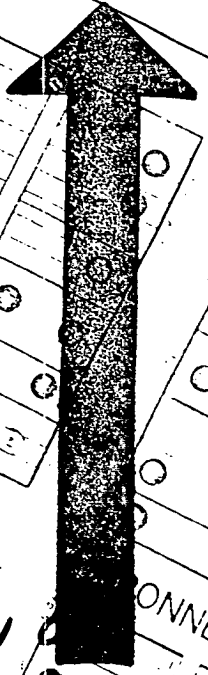
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
040	06	7	006	040	10	8	015								
			009				11								
			8003				END								
			007												
			075												
			103												
			4												
			7001												
			8001												

Assessor Approval _____ Billing No. _____



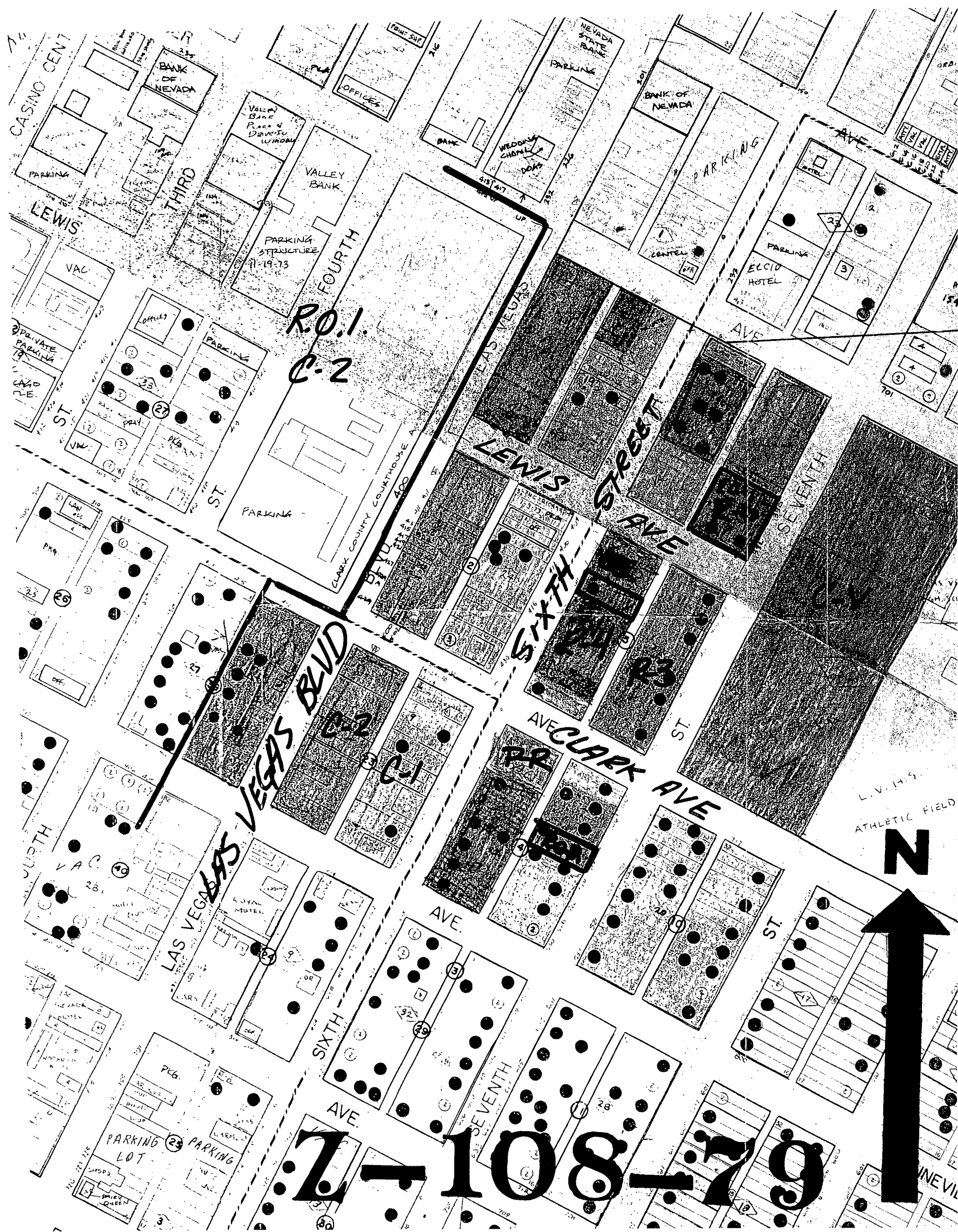
N



Z-108-79

JAMES E. ROGERS R4 PR LAW

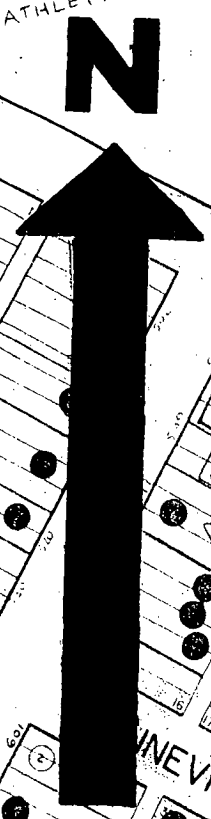
Z-



R.O.1.
C-2

LAS VEGAS BLVD

7-108-79



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 4, 1988

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-108-79
REQ. FOR ORD.
ASSESSOR

LES COMEAU

Please prepare an Ordinance to rezone the following property:

Z-108-79 FROM R-4 TO P-R

LEGALLY DESCRIBED AS:

Lots 5 and 6, Block 5, Wardie Addition.

RLW:JH:jp

TENTATIVE LICENSE

address

zoning file number

business name

tyne of business

applicant name

phone

385-4720

1/8/88

1/8/80	Appl. contacted to submit a L/S plan by 1/12/80 the Fife technically expired by 26 days but we have decided to move as though it is active R - Inspect as soon as L/S plan received	2/11	F. Lia	U
2/10	Photo for L/S plan A.C.M.			

DATE FINALED: _____

LICENSE INSPECTION LOG

LOCATION 411 S. 6th
TENTATIVE LICENSE ISSUED ON 1/8/81

CASE NO. W-50780

FIELD INSPECTION LOG

DATE/BY 2/10/81 JS

4/5 installed according to 4/5 plan.
6' Block wall down both sides of property.
Rear has chain-link w/ sliding gate.
Trash enclosure on NE corner in rear.
Parking paved - 5 spaces in rear.
- 3 spaces in front.
Sidewalk and curb installed.

4/5 planter strips on street side
of sidewalk not installed -
4/5 as existing is adequate.

A/C is not screened but is
same color as roofing tile.

On 2/20/81, the conditions of approval have been met.

APPROVED BY JS

11

5. Z-107-79

REMOVED FROM
AGENDA

Application of SAMCO INVESTMENTS INC. for reclassification of property generally located on the north side of Stewart Avenue, 640 feet west of Lamb Boulevard, from R-E (Residence Estates) - under Resolution of Intent to R-3 (Limited Multiple Residence), to C-1 (Limited Commercial). The above property is legally described as the west 112 feet of the east 800 feet of the south 276 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Commercial Child Care Facility

MR. BROWN stated this application was invalid because of a bad legal description. Another application has been submitted and the neighbors will be notified.

✓ Z-108-79
(6) Z-108-79
APPROVED

Application of JAMES E. ROGERS for reclassification of property located at 411 South 6th Street, from R-4 (Apartment Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lots 5 and 6, Block 5, Wardie Addition.
Proposed Use: Law Office

MR. BROWN presented the staff report and stated staff thinks this request is acceptable and would recommend approval.

ACTING CHAIRMAN JONES declared the public hearing open.

WM. E. FRIEDMAN, 309 South Third, represented the application and agreed to any staff stipulations.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MILLER made a Motion for APPROVAL of Z-108-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on December 5, 1979 at 2:00 P.M.

INTER-OFFICE MEMORANDUM

Date

January 18, 1980

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: DECEMBER 5, 1979

COPIES TO:

ASSESSOR
CHRONOZ-108-79 (ROI #930)
REQ. FOR ROI

Please prepare a Resolution of Intent to rezone the following property:

Z-108-79 From R-1 to P-R

Lots 5 and 6, Block 5, Wardie Addition.

SUBJECT TO:

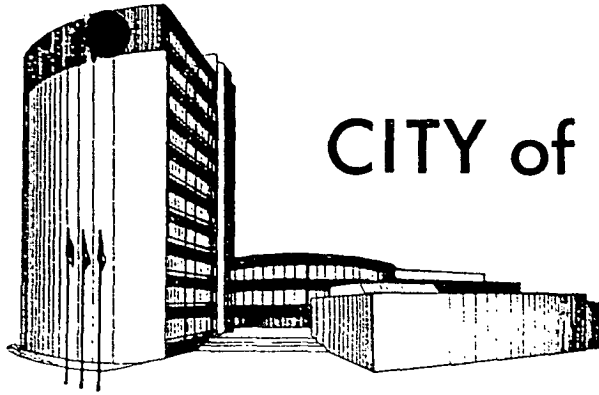
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

January 10, 1980

Mr. James E. Rogers
723 So. 3rd Street
Las Vegas, NV 89101

Dear Mr. Rogers:

Re: Z-108-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held December 5, 1979, APPROVED your request for reclassification of property located at 411 So. 6th Street, from R-4 to P-R, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy,
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to plot plan.

JAN 14 1980

RECEIVED
CITY CLERK

Mr. James E. Rogers
Re: Z-108-79

January 10, 1980
Page 2

6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City Departments.

Carol Ann Hawley
CAROL ANN HAWLEY
CITY CLERK

CAH/lc

cc: ~~Dept.~~ of Community Planning and Development
Dept. of Public Services
Dept. of Fire Services
Division of Building and Safety

ITEM	Commission Action	Department Action
A. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
D. <u>ZONE CHANGE - Z-108-79 - JAMES E. ROGERS</u> Property located at 411 South 6th Street. From: R-4 (Apartment Residence) To: P-R (Professional Offices & Parking) Proposed Use: Law Office Planning Commission unanimously recommends APPROVAL, subject to the following condition: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. PROTESTS: 0	Approved as recommended by Planning Commission Lurie - unanimous	Clerk to notify Planning to proceed
E. <u>ZONE CHANGE - Z-109-79 - RICHARD N. KING</u> Property located at 404 Ramsey Street. From: R-1 (Single Family Residence) To: P-R (Professional Offices & Parking) Proposed Use: Offices Planning Commission unanimously recommends DENIAL. If approved, following is the recommended condition: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. PROTESTS: 0	Denied as recommended by Planning Commission Christensen Commissioner Woolfe voted "no"	Same as above
F. <u>ZONE CHANGE - Z-110-79 - VINCENT COSTANTINO</u> Property located at 619 South 10th Street. From: R-1 (Single Family Residence) To: R-2 (Two Family Residence) Proposed Use: Duplex Planning Commission unanimously recommends APPROVAL, subject to the following condition:	Approved as recommended by Planning Commission Lurie - unanimous	Same as above

D. ZONE CHANGE - Z-108-79 - JAMES E. ROGERS

Property located at 411 South 6th Street, from R-4 to P-R.
Proposed Use: Law Office

The request is along the east side of 6th Street in a block where P-R zoning is already approved. On the west side of 6th Street there is C-1 zoning. Las Vegas High School is approximately one block to the east.

PLANNING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PROTESTS: 0

E. ZONE CHANGE - Z-109-79 - RICHARD N. KING

Property located at 404 Ramsey Street, from R-1 to P-R.
Proposed Use: Offices

The property is located in the Twin Lakes Village Subdivision that backs up to the commercial on Rancho Drive. To the north of Bonanza is a commercial shopping center. The applicant has an approved home occupation permit on the property for a bookkeeping operation. He intends to move to another location but wishes to retain his office operation on this property. The home occupation permit would no longer be valid if he does not live on the premises; consequently, he is seeking a P-R zoning to maintain the office use. The entire Twin Lakes Subdivision is zoned R-1 and if this were to be approved, there would be no logical termination of a P-R zoning pattern in the subdivision.

PLANNING COMMISSION RECOMMENDATION: Denial - contrary to the established zoning pattern.

STAFF RECOMMENDATION: Denial.

PROTESTS: 0

F. ZONE CHANGE - Z-110-79 - VINCENT COSTANTINO

Property located at 619 South 10th Street, from R-1 to R-2.
Proposed Use: Duplex

The request is located in a block that has apartment zoning. The lot immediately to the north is zoned R-3. Across the street on the west side of 10th Street is R-1 zoning. The applicant wishes to convert the existing single family residence to a duplex.

PLANNING COMMISSION RECOMMENDATION: Approval - the request is in accordance with the zoning pattern on this block.

STAFF RECOMMENDATION: Approval.

PROTESTS: 0

G. USE REVIEW - Z-145-77 - PARK SAHARA COMPANY

Use Review to allow a restaurant in the Park Sahara Office Center on property located at 1830 East Sahara Avenue, C-1 zone.

This involves the Park Sahara Office Complex that had a portion of the complex developed several years ago and now the remainder of the construction is just being completed. In one of the buildings on the north central portion of the property it is proposed that a restaurant be installed on the ground floor of a two-story building. At the time the zoning was approved on the entire property there was a condition placed on it that the development be limited to office use only. This request is to alter that condition for a restaurant that will be used primarily by the persons working or visiting this complex.

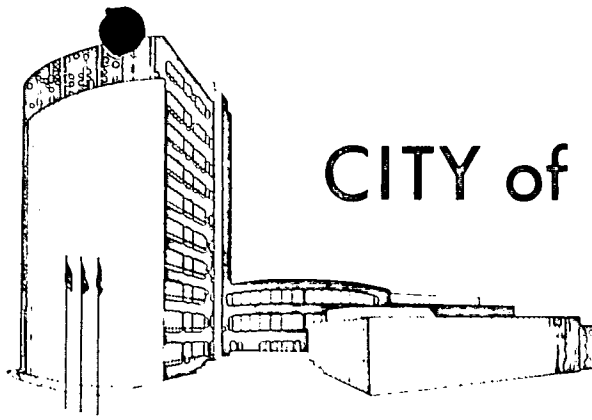
PLANNING COMMISSION RECOMMENDATION: Denial - The request is contrary to the original intent of this development and it was felt that restaurant facilities exist in close proximity to this development on Sahara Avenue.

MAYOR BILL BRIARE

COMMISSIONERS
RON LLRIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 13, 1979

Mr. James E. Rogers
723 South 3rd Street
Las Vegas, Nevada 89101

✓ Re: Z-108-79

Dear Mr. Rogers:

Your request for reclassification of property located at 411 South 6th Street, from R-4 to P-R, was considered by the City Planning Commission on November 8, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

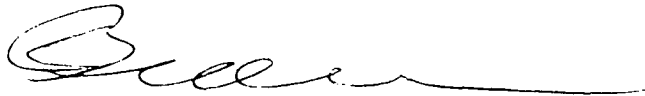
Mr. James E. Rogers
Re: Z-108-79

November 13, 1979
Page 2

This item will be considered by the Board of City Commissioners on December 5, 1979, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk