

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0119-89

APN 139-34-410-210

Location 731 S 6TH STREET

Applicant JIMMIE J. WARD, 1986 WARD FAMILY TRUST

Subject

REZONING REQUEST FROM R-4 TO P-R FOR
PROPOSED PARKING.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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FILE NO.: Z-119-89

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 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 consider the following:

Z-119-89 APPLICATION OF JIMMIE J. WARD, TRUSTEE OF THE 1986 WARD
FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 731 SOUTH 6TH STREET
FROM: R-4 (APARTMENT RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: PARKING

The above property is legally described as Lots 15 and
16 of Block 30, South 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 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

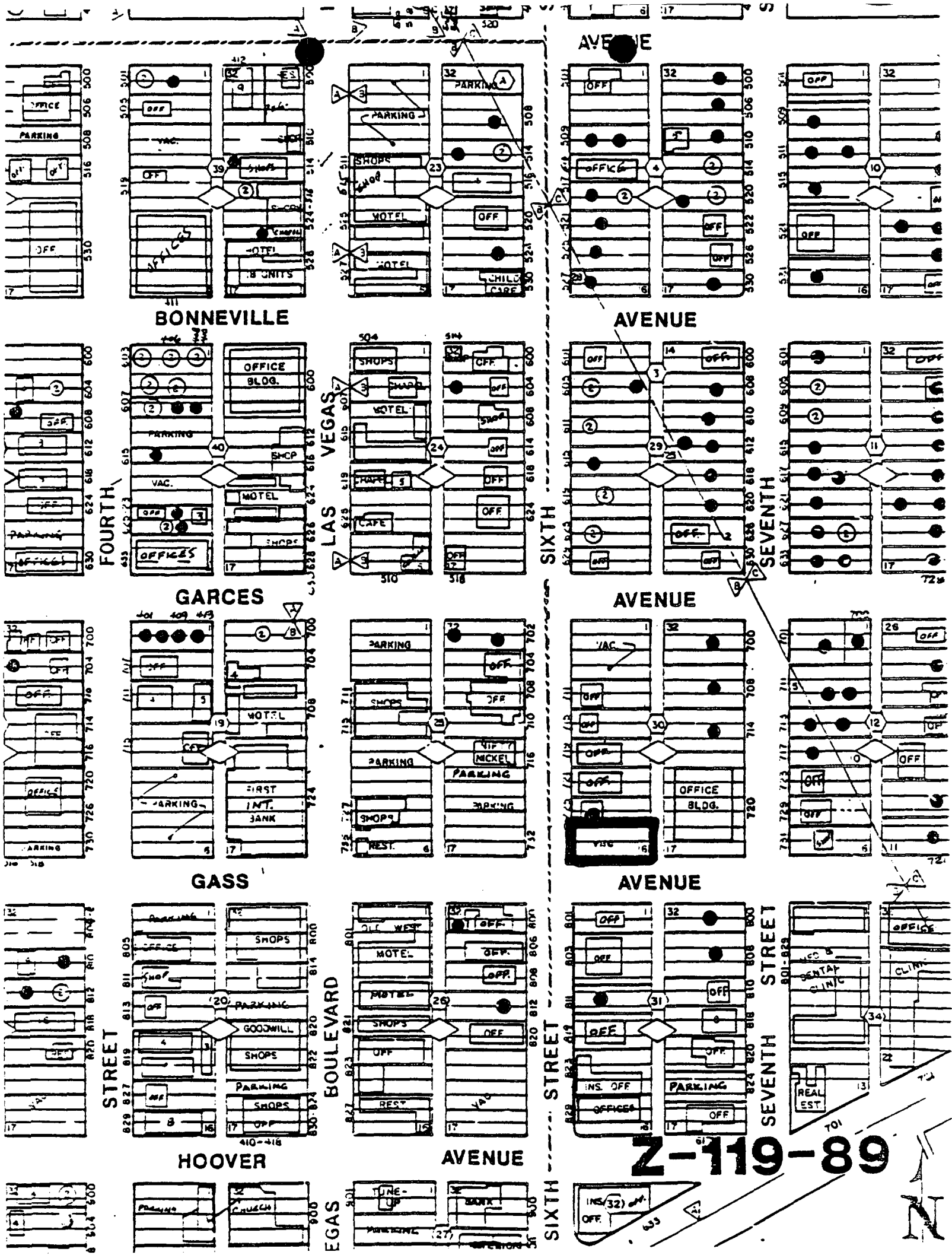


HAROLD P. FOSTER, DIRECTOR

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.



Z-119-89

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 2 NOV '89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-119-89 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: Parce
Partial Page (6 char.),

Partial Page

Partial Page

P

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
040	14	7	040	19	001						
	14	8			004						
	15	5007			010						
		009			013						
		012		19	2005						
		014			006						
		018			-END-						
	18	3001									
		005									
		012									

Assessor Approval

Billing No.

OK for

N

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

 RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-119-89 From R-4 to P-R

Legally described as:

Lots 15 and 16, Block 30 of South Addition to the City of Las Vegas.

RLW:JLC:r1r

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-119-89 From R-4 to P-R

Legally described as:

Lots 15 and 16, Block 30 of South Addition to the City of Las Vegas.

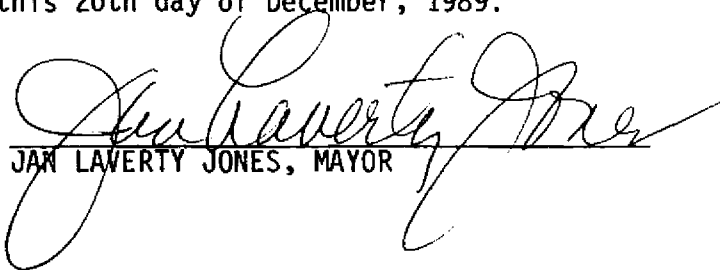
Subject to the following conditions:

1. Install a minimum of three 24 inch box evergreen trees and evergreen ground cover in the six foot wide planter along Sixth Street as required by the Department of Community Planning and Development.
2. Install minimum 15 gallon trees 40 feet on center with evergreen ground cover in the three foot wide planter along Gass Avenue as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of Sixth Street and Gass Avenue as required by the Department of Public Works.
4. Construct sidewalk on Gass Avenue and a wheelchair ramp at the northeast corner of Sixth Street and Gass Avenue and on both sides of the alley separating this parking area from the Land Title Building as required by the Department of Public Works.
5. Sign a Covenant Running With Land Agreement for future upgraded streetlights on Gass Avenue and future streetlights on Sixth Street as required by the Department of Public Works.
6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and elevations.
9. 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

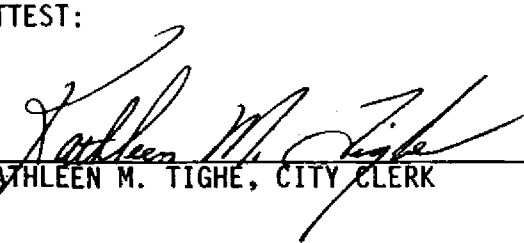
to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. 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.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
16. Provision of fire hydrants and water flow as required by the Department of Fire Services.
17. 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 20th day of December, 1989.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

April 21, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 11, 1990

Mr. Jimmie J. Ward
Trustee of the 1986 Ward Family Trust
P.O. Box 26239
Las Vegas, Nevada 89126

RE: Z-119-89 - ZONE CHANGE

Dear Mr. Ward:

The City Council at a regular meeting held December 20, 1989 APPROVED the request for reclassification of property located at 731 S. Sixth Street, From: R-4 (Apartment Residence), To: P-R (Professional Offices and Parking), Proposed Use: Parking, subject to:

1. Install a minimum of three 24 inch box evergreen trees and evergreen ground cover in the six foot wide planter along Sixth Street as required by the Department of Community Planning and Development.
2. Install minimum 15 gallon trees 40 feet on center with evergreen ground cover in the three foot wide planter along Gass Avenue as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of Sixth Street and Gass Avenue as required by the Department of Public Works.
4. Construct sidewalk on Gass Avenue and a wheelchair ramp at the northeast corner of Sixth Street and Gass Avenue and on both sides of the alley separating this parking area from the Land Title Building as required by the Department of Public Works.



Mr. Jimmie J. Ward
Trustee of the 1986 Ward Family Trust
January 11, 1990
RE: Z-119-89 - ZONE CHANGE
Page 2.

5. Sign a Covenant Running With Land Agreement for future upgraded streetlights on Gass Avenue and future streetlights on Sixth Street as required by the Department of Public Works.
6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and elevations.
9. 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.
10. 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.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.

Mr. Jimmie J. Ward
Trustee of the 1986 Ward Family Trust
January 11, 1990
RE: Z-119-89 - ZONE CHANGE
Page 3.

16. Provision of fire hydrants and water flow as required by the Department of Fire Services.
17. 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 and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

Architectural Design Concepts, Inc.
3900 Paradise Road, Suite 165
Las Vegas, Nevada 89109

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 74

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

M. ZONE CHANGE - PUBLIC HEARING

2. Z-119-89 - Jimmie J. Ward, Trustee of the 1986 Ward Family Trust

Request for reclassification of
property located at 731 S. Sixth
Street.

From: R-4 (Apartment Residence)

To: P-R (Professional Offices
and Parking)

Proposed Use: PARKING

Planning Commission unanimously
recommended APPROVAL, subject to:

1. Install a minimum of three 24
inch box evergreen trees and
evergreen ground cover in the
six foot wide planter along
Sixth Street as required by
the Department of Community
Planning and Development.
2. Install minimum 15 gallon trees
40 feet on center with evergreen
ground cover in the three foot
wide planter along Gass Avenue
as required by the Department
of Community Planning and Develop-
ment.
3. Dedicate a 10 foot radius on
the northeast corner of Sixth
Street and Gass Avenue as required
by the Department of Public
Works.
4. Construct sidewalk on Gass Avenue
and a wheelchair ramp at the
northeast corner of Sixth Street
and Gass Avenue and on both
sides of the alley separating
this parking area from the Land
Title Building as required by
the Department of Public Works.
5. Sign a Covenant Running With
Land Agreement for future upgraded
streetlights on Gass Avenue
and future streetlights on Sixth
Street as required by the Depart-
ment of Public Works.

ADAMSEN - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Joe Johnston appeared on behalf of the
application and agreed to all of the
conditions.

APPROVED AGENDA ITEM

Larry A. Burton

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 75

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

N. ZONE CHANGE - PUBLIC HEARING

2. Z-119-89 - Jimmie J. Ward, Trustee
of the 1986 Ward Family Trust
(continued)

6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.

7. Standard conditions 1-4 and 6-12.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED - See page 74

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 20, 1989

X.

M. ZONE CHANGE - PUBLIC HEARING

3. Z-119-89 - Jimmie J. Ward, Trustee of the 1986 Ward Family Trust

This is a request to rezone a 7,000 square foot lot (50' x 140') from R-4 to P-R for a 30 space parking lot. The parking will be used by the Land Title office across the alley to the east.

There is P-R zoning to the east and north. To the south is an office in an R-4 zone and there is a parking lot to the west in a C-1 zone.

Landscape planters are indicated along Sixth Street, Gass Avenue and the alley. Access is by a two-way driveway from the paved alley along the east property line and a 12 foot wide exit driveway to Sixth Street.

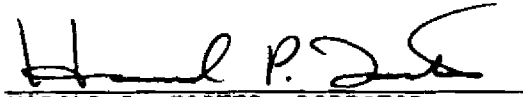
Staff recommended approval because it is in conformance with the service commercial use proposed in the General Plan and the Planning Commission concurred.

Planning Commission Recommendation: APPROVAL

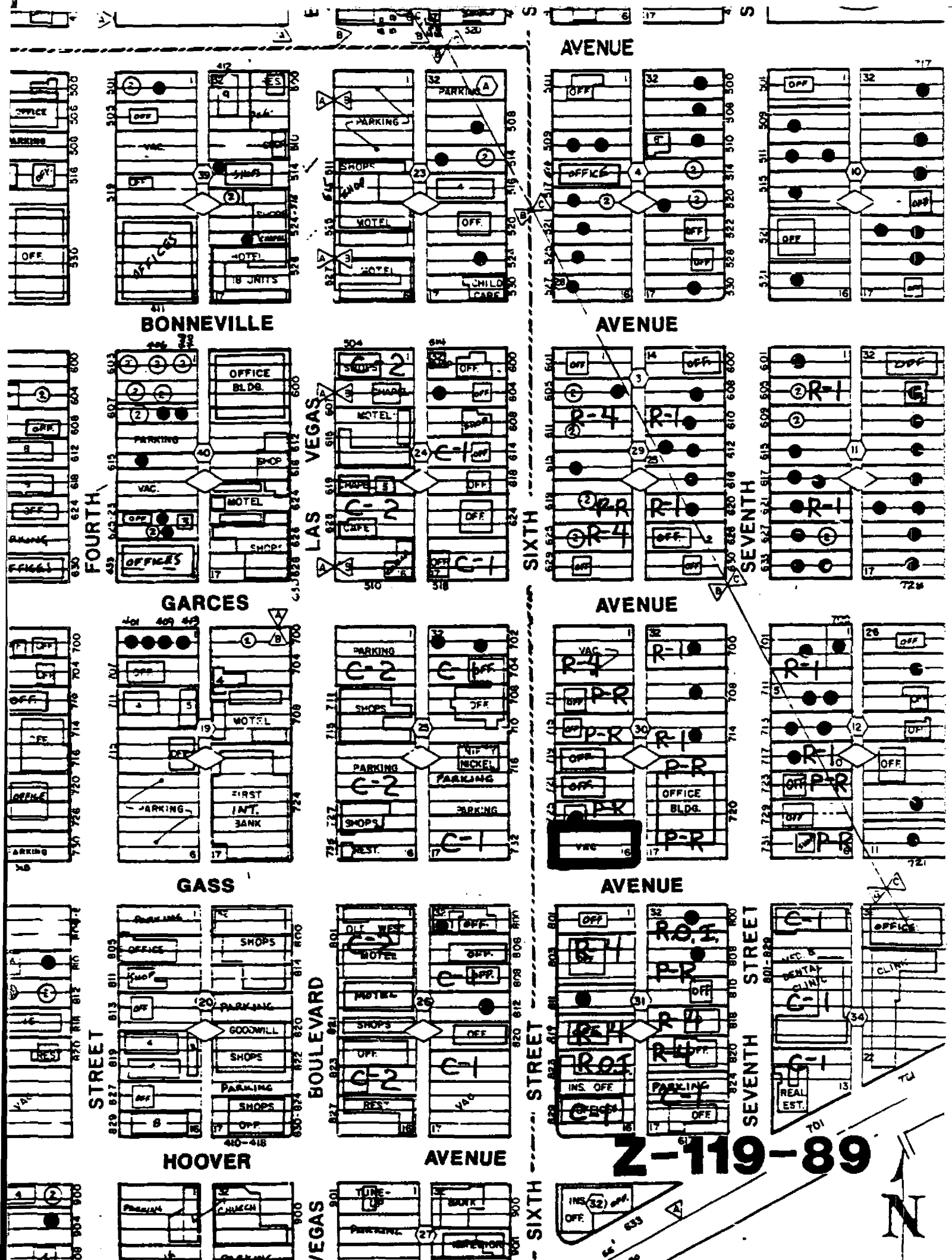
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

LOCATION MAP - ITEM X.M.3. - Z-119-89 - Jimmie J. Ward, Trustee of the 1986 Ward Family Trust



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 1, 1989

Mr. Jimmie J. Ward
Trustee of the 1986 Ward Family Trust
P. O. Box 26239
Las Vegas, Nevada 89126

RE: Z-119-89 - ZONING RECLASSIFICATION

Dear Mr. Ward:

Your request for reclassification of property located at 731 South 6th Street, from R-4 Zone to P-R Zone, was considered by the Planning Commission on November 28, 1989.

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

1. Install a minimum of three 24 inch box evergreen trees and evergreen ground cover in the six foot wide planter along 6th Street as required by the Department of Community Planning and Development.
2. Install minimum 15 gallon trees 40 feet on center with evergreen ground cover in the three foot wide planter along Gass Avenue as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of 6th Street and Gass Avenue as required by the Department of Public Works.
4. Construct sidewalk on Gass Avenue and a wheelchair ramp at the northeast corner of 6th Street and Gass Avenue and on both sides of the alley separating this parking area from the Land Title Building as required by the Department of Public Works.
5. Sign a Covenant Running with Land Agreement for future upgraded streetlights on Gass Avenue and future streetlights on 6th Street as required by the Department of Public Works.

- Continued -



TO: Mr. Jimmie J. Ward
RE: Z-119-89 - Zoning Reclassification

December 1, 1989
Page Two

6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and building elevations.
9. 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.
10. 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.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
16. Provision of fire hydrants and water flow as required by the Department of Fire Services.
17. 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.

- Continued -

TO: Mr. Jimmie J. Ward
RE: Z-119-89 - Zoning Reclassification

December 1, 1989
Page Three

This item will be considered by the City Council on December 20, 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

cc: Architectural Design Concepts, Inc.
3900 Paradise Road, Suite 165
Las Vegas, Nevada 89109

PLANNING COMMISSION

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

44. Z-119-89

Applicant: JIMMIE J. WARD, TRUSTEE
OF THE 1986 WARD FAMILY
TRUST

Application: Zoning Reclassification
From: R-4
To: P-R

Location: 731 South 6th Street
Proposed Use: Parking

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Install a minimum of three 24 inch box evergreen trees and evergreen ground cover in the six foot wide planter along 6th Street as required by the Department of Community Planning and Development.
2. Install minimum 15 gallon trees 40 feet on center with evergreen ground cover in the three foot wide planter along Gass Avenue as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of 6th Street and Gass Avenue as required by the Department of Public Works.
4. Construct sidewalk on Gass Avenue and a wheelchair ramp at the northeast corner of 6th Street and Gass Avenue and on both sides of the alley separating this parking area from the Land Title Building as required by the Department of Public Works.
5. Sign a Covenant Running with Land Agreement for future upgraded streetlights on Gass Avenue and future streetlights on 6th Street as required by the Department of Public Works.
6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.
7. Standard Conditions 1 - 4 and 6 - 12.

PROTESTS: 0

Black -
APPROVED, subject to staff's
conditions.
Unanimous
(Babero excused)

MR. FOSTER stated this is a request for a 30 space parking lot. There will be a six foot high block wall on the north property line abutting the residential. Staff recommended approval, subject to the conditions.

JOSEPH JOHNSTON, 2800 West Sahara Avenue, appeared and represented the applicant. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 12/20/89.

(9:16-9:19)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 17, 1989

Mr. Jimmie J. Ward
Trustee of the 1986 Ward Family Trust
P.O. Box 26239
Las Vegas, Nevada 89126

RE: Z-119-89 - 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 November 28, 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 long horizontal stroke at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Architectural Design Concepts, Inc.
3900 Paradise, Suite 165
Las Vegas, Nevada 89109



INTER-OFFICE MEMORANDUM

November 22, 1989

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

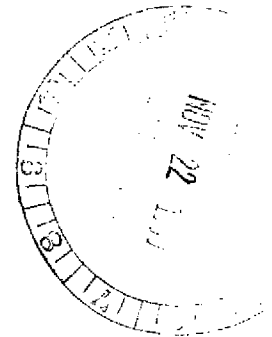
SUBJECT:

Z-119-89
1986 Ward Family Trust

COPIES TO:

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

1. Dedicate a 10' radius on the northeast corner of 6th Street and Gass Avenue.
2. Construct sidewalk on Gass Avenue and a wheelchair ramp on the northeast corner of 6th Street and Gass Avenue, and on both sides of the alley separating this parking area from the Land Title Building.
3. Install upgraded streetlights on 6th Street and on Gass Avenue.
4. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way.
5. Alley paving currently exists.



TOM:MAC

INTER-OFFICE MEMORANDUM

11/20/89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-119.86 ZONE RECLASS
1986 WARD FAM. TRT ZONE; R4~~th~~ PR
PARCEL NO. 040.148.005

COPIES TO:

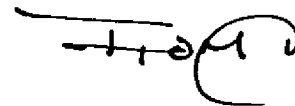
PARK. LOT

In answer to your memorandum, Dated 10/25/89
on the above Zone Request at, Loc. N.E. CORNER OF
6th ST. & CASS AVE. (731 S. 6th ST.)

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

NOTE:

TORTOISE TAX MAY BE REQ'D



Thom

11/28

DATE: 10/26/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

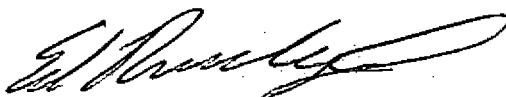
SUBJECT: Z-119-88

☒ NO OBJECTIONS ☐ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

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

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

ADDITIONAL CONDITIONS: _____



FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on **NOVEMBER 28, 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 consider the following:

Z-119-89 APPLICATION OF JIMMIE J. WARD, TRUSTEE OF THE 1986 WARD
FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 731 SOUTH 6TH STREET
FROM: R-4 (APARTMENT RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: PARKING

The above property is legally described as Lots 15 and
16 of Block 30, South 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 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: NOVEMBER 14, 1989

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 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-119-89 APPLICATION OF JIMMIE J. WARD, TRUSTEE OF THE 1986 WARD
FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 731 SOUTH 6TH STREET
FROM: R-4 (APARTMENT RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: PARKING

The above property is legally described as Lots 15 and
16 of Block 30, South 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.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: NOV. 8, 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.

CITY OF LAS VEGAS

Date OCT 25 1989

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-119-86 APPLICANT: <u>1986 WARD FAMILY TRUST</u> <u>JIMMIE J. WARD, TRUSTEE</u> FROM: <u>R-4</u> TO: <u>P-R</u>	COPIES TO:

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

NORTHEAST CORNER OF 6TH ST. AND GASS AVE.

731 SOUTH 6TH ST.

Parcel No.: 040-148-005

Proposed Use: PARKING LOT

CITY PLANNING COMMISSION MEETING: 11/28/89

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 JIMMIE J. WARD, AS TRUSTEE OF THE 1986 WARD FAMILY TRUST
REP'S NAME JIMMIE WARD.
ADDRESS P.O. BOX 26239
LAS VEGAS, NEV. 89126
PHONE 385-5566

AGENT: NAME A.D.C.I.
REP'S NAME JIM CRANE
ADDRESS 3900 PARADISE RD. SUITE 165
LAS VEGAS, NEV. 89109
PHONE 737-8649

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL LOTS 15, 16 OF BLK. 30 SOUTH ADDITION

ZONING: EXISTING R-4 PROPOSED P-R

LAND USE: EXISTING VACANT
PROPOSED PARKING

PAST ACTIONS:
CASE NO. - ACTION - DATE -
CASE NO. - ACTION - DATE -
CASE NO. - ACTION - DATE -

DISTRICT MAP NO. M-34-5 ASSESSOR'S PARCEL NO. 040-148-005

GENERAL LOCATION: NORTHEAST CORNER OF 6TH STREET AND
GASS AVE.
731 SOUTH 6TH ST.

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 10/24/89

GENERAL RECEIPT NO. 070258 CASE NO. Z-119-89

PC DATE: 11/28/89 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 R4 Use District to a PR 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 \$ 200.00.

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

Lots Fifteen (15) and Sixteen (16) in Block Thirty (30) of SOUTH ADDITION TO
THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats,
Page 51, in the Office of the County Recorder, Clark County, Nevada.

Assessor's Parcel Number: 040-148-005

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), JIMMIE J. WARD, as Trustee of the 1986 Ward Family Trust,
(please print or type)

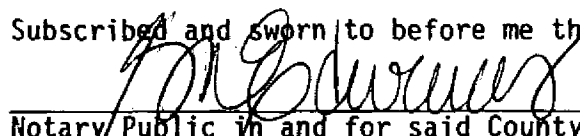
the undersigned, being duly sworn, depose and say that (I am, ~~we are~~) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, ~~our~~) knowledge and belief. (SIGN IN INK)

(1)  P.O. Box 26239
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
385-5566 Las Vegas, NV 89126
PHONE NUMBER CITY STATE ZIP

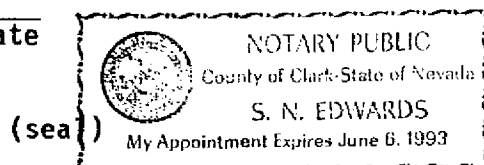
(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 5th day of October, 1989,


Notary Public in and for said County and State

6-6-93
My Commission Expires



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.: 070258

Date: 10/24/89

Case No.: 2-119-89

Meeting Date: 11/28/89

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NICHOLAS F. NAFF, an unmarried man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to JIMMIE J. WARD, AS TRUSTEE OF THE 1986 WARD FAMILY TRUST

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lots Fifteen (15) and Sixteen (16) in Block Thirty (30) of SOUTH ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51 in the Office of the County Recorder, Clark County, Nevada.

COPY

- SUBJECT TO:
- (1) Taxes for the fiscal year 1989-1990.
 - (2) Supplemental taxes if any.
 - (3) Restrictions, conditions, reservations, rights, rights of way and easements of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand _____ this 25th day of September 1989

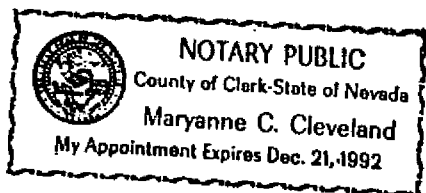
STATE OF NEVADA }
COUNTY OF CLARK } SS.

Nicholas F. Naff
NICHOLAS F. NAFF

On September 25, 1989
personally appeared before me, a Notary Public, _____
NICHOLAS F. NAFF

who acknowledged that _____ he _____ executed the above instrument.

Signature Maryanne C. Cleveland
(Notary Public)
(Notarial Seal)

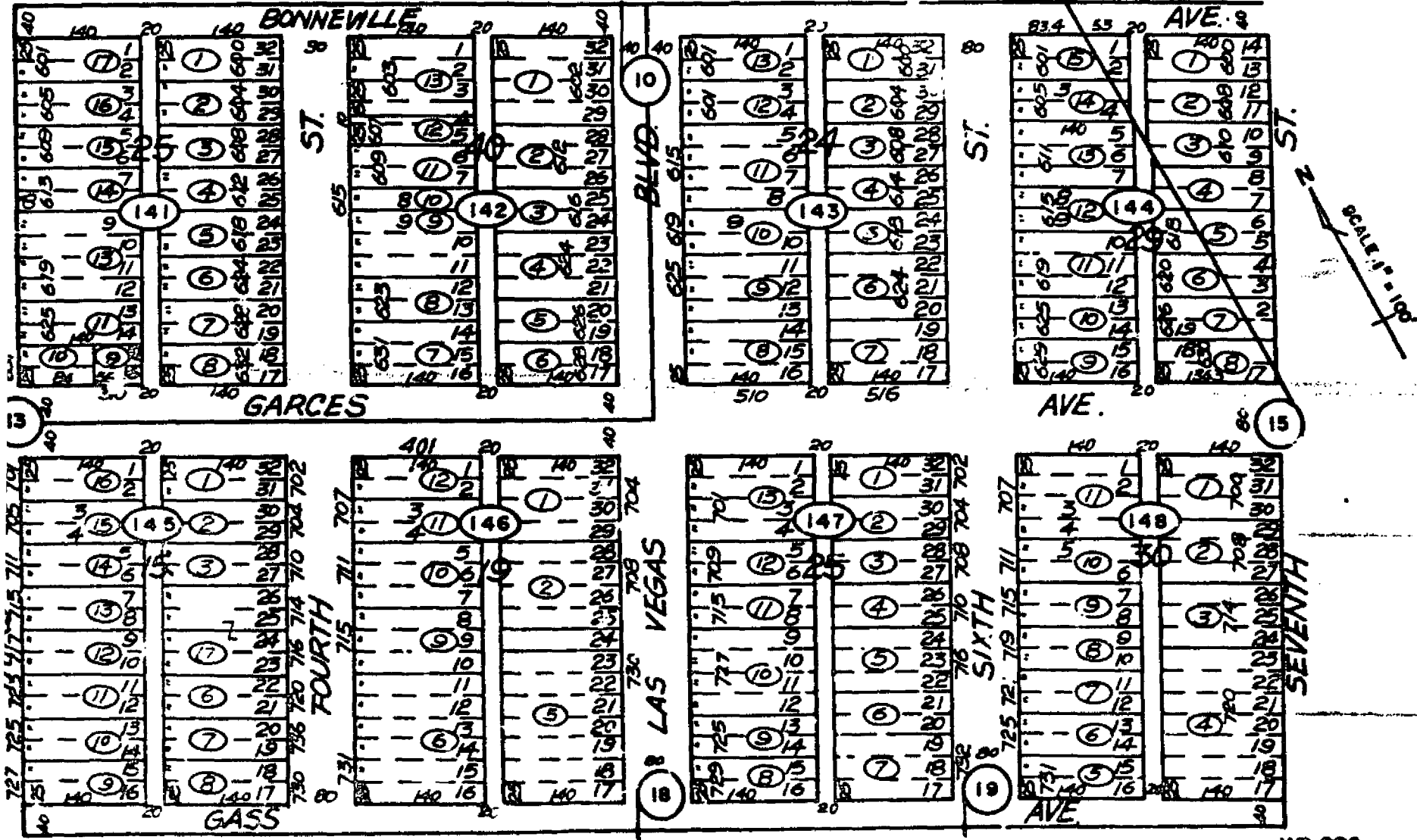


ESCROW NO.) 89 91484 MC
ORDER NO.) JIMMIE J. WARD
WHEN RECORDED MAIL TO: P.O. BOX 26239
Las Vegas, NV. 89126

THE ORIGINAL OF THIS INSTRUMENT
WAS RECORDED IN THE RECORDERS OFFICE
OF CLARK COUNTY, NEVADA
ON 9-26 AT 8
INSTRUMENT NO. 169 BOOK NO. 89024
BY LAND TITLE OF NEVADA, INC.

CLARKS LV. TOWNSITE & SOUTH ADDITION & WARDIE ADD.

4-14



100-200

TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: Parking Lot - Land Title
(name, address)

ARCHITECT'S
PROJECT NO: 89C33A

DATE: September 19, 1989

TO: Land Title

If enclosures are not as noted, please
inform us immediately.

If checked below, please:

- () Acknowledge receipt of enclosures.
() Return enclosures to us.

ATTN: SUSAN

WE TRANSMIT:

(X) herewith () under separate cover via

() in accordance with your request

FOR YOUR:

- () approval () distribution to parties () information
() review & comment () record
(X) use ()

THE FOLLOWING:

- () Drawings () Shop Drawing Prints () Samples
() Specifications () Shop Drawing Reproducibles () Product Literature
() Change Order ()

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
1	-		Application for Zoning Reclassification	

ACTION A. Action indicated on item transmitted
CODE B. No action required
C. For signature and return to this office

D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS

Susan, please note the filing fee is \$200.00 for a zone change. We will be responsible for the Submittal Requirements, however, will need a copy of the deed to attach to the entire zoning application. If you have any questions, please do not hesitate in calling.

COPIES TO:

(with enclosures)

☐
☐
☐
☐
☐
☐

Architectural Design Concepts, Inc.
3900 Paradise, Suite 165, The Park
Las Vegas, Nevada 89109
(702) 737-8049

BY: Sandi Basom, Office Manager

D. Mr. Ward:

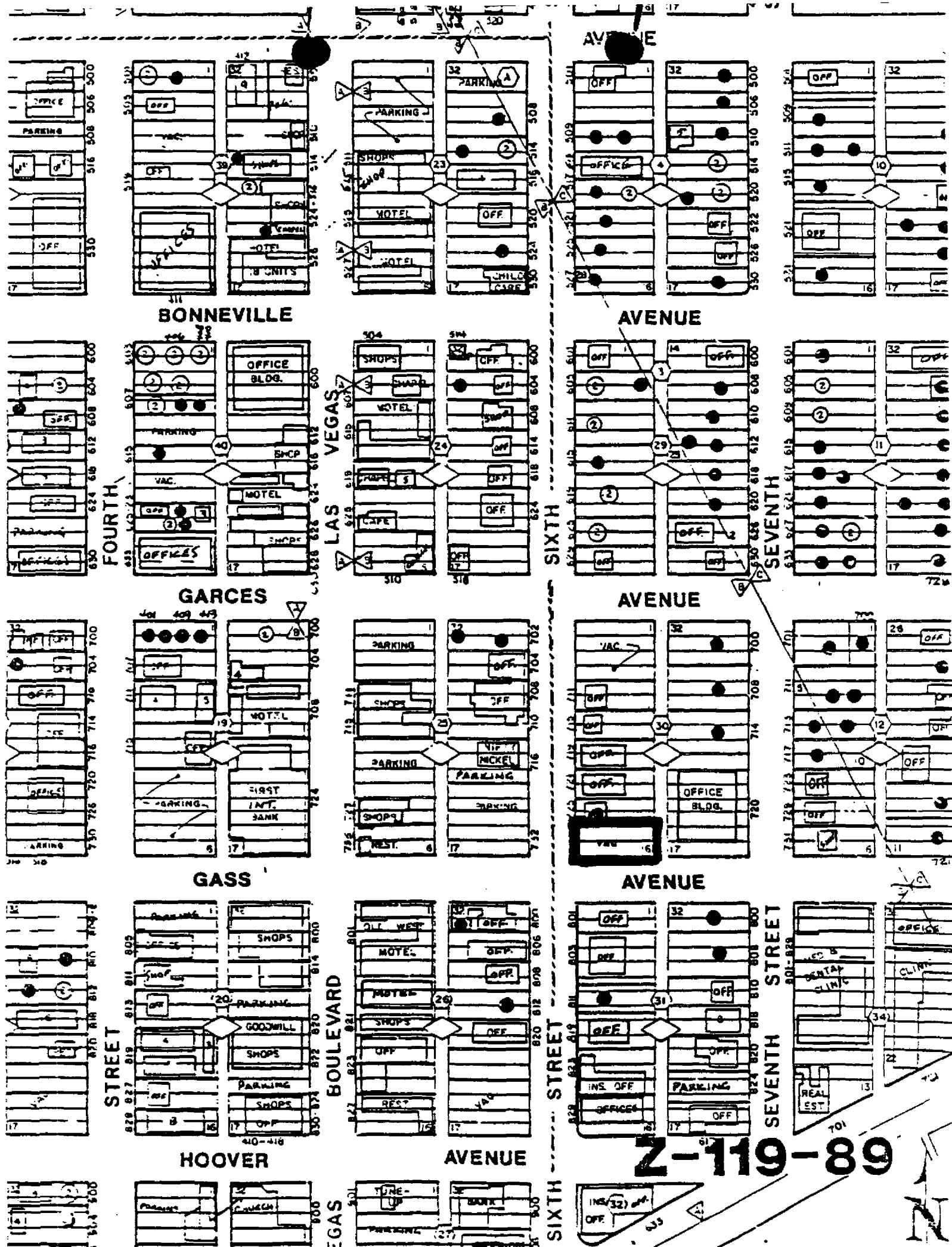
The City Council at a regular meeting held December 20, 1989 APPROVED the request for reclassification of property located at 731 S. Sixth Street. From: R-4 (Apartment Residence), To: P-R (Professional Offices and Parking), Proposed Use: Parking, subject to:

1. Install a minimum of three 24 inch box evergreen trees and evergreen ground cover in the six foot wide planter along Sixth Street as required by the Department of Community Planning and Development.
2. Install minimum 15 gallon trees 40 feet on center with evergreen ground cover in the three foot wide planter along Gass Avenue as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of Sixth Street and Gass Avenue as required by the Department of Public Works.
4. Construct sidewalk on Gass Avenue and a wheelchair ramp at the northeast corner of Sixth Street and Gass Avenue and on both sides of the alley separating this parking area from the Land Title Building as required by the Department of Public Works.
5. Sign a Covenant Running With Land Agreement for future upgraded streetlights on Gass Avenue and future streetlights on Sixth Street as required by the Department of Public Works.
6. Redesign the parking lot layout so that all of the proposed parking area is on private properties unless an Encroachment Agreement is approved by the City Council allowing the parking lot and landscaping to utilize a portion of the Gass Avenue public right-of-way (unless vacated) as required by the Department of Public Works.
7. Resolution of Intent with a twelve month time limit.
8. Conformance to the plot plan and elevations.
9. 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.
10. 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.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
16. Provision of fire hydrants and water flow as required by the Department of Fire Services.
17. 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.

D. Ward:

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BONNEVILLE

AVENUE

FOURTH

LAS VEGAS

SIXTH

SEVENTH

GARCES

AVENUE

GASS

AVENUE

STREET

BOULEVARD

STREET

SEVENTH STREET

HOOVER

AVENUE

EGAS

SIXTH

2-119-89



NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 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 consider the following:

Z-119-89 APPLICATION OF JIMMIE J. WARD, TRUSTEE OF THE 1986 WARD
FAMILY TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 731 SOUTH 6TH STREET
FROM: R-4 (APARTMENT RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: PARKING

The above property is legally described as Lots 15 and
16 of Block 30, South 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 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.

