

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0120-90

APN                139-34-311-017

Location           NW CORNER OF BONNEVILLE & 1ST STREET

Applicant           EDWARD L. BLALOCK

Subject

REZONING REQUEST FROM R-4 TO P-R FOR A  
PROPOSED PROFESSIONAL OFFICE.



## FILE HISTORY

[illegible]

Z-120-90

PROPERTY OWNERS

PROTESTS:

APPROVALS:

|           |       |
|-----------|-------|
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| 20. _____ | _____ |

FILE NO.: Z-120.90

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-120-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** OCTOBER 23, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-4 (APARTMENT RESIDENCE) UNDER RESOLUTION  
OF INTENT TO C-2 (GENERAL COMMERCIAL)

**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICE

**APPLICANT:** EDWARD L. BLALOCK

**PROPERTY LOCATION:** NORTHWEST CORNER OF BONNEVILLE AVENUE AND  
FIRST STREET

**PROPERTY DESCRIPTION:** LOT 17 AND THE SOUTH TEN AND ONE-HALF FEET  
(S10½') OF LOT 18 IN BLOCK 7 OF CLARK'S  
LAS VEGAS TOWNSITE.

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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



511-50

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUESTDate 10/4/90Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ANDY REEDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext.       I. D. Code Z-120-90 Date to Be Completed       Remarks 45 TOTAL

## Information Needed:

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

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

|  |  |  |  |  |  |  |  |  |  |  |  |  |
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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          | 03  | 0003 |  | 040          | 13  | 010  |  |              |     |      |  |              |     |      |  |
|              |     | 005  |  | ↓            | ↓   | 016  |  |              |     |      |  |              |     |      |  |
|              |     | 007  |  | <b>END</b>   |     |      |  |              |     |      |  |              |     |      |  |
|              |     | 010  |  |              |     |      |  |              |     |      |  |              |     |      |  |
|              | 09  | 14   |  |              |     |      |  |              |     |      |  |              |     |      |  |
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|              | 13  | 2001 |  |              |     |      |  |              |     |      |  |              |     |      |  |
| ↓            | ↓   | 005  |  |              |     |      |  |              |     |      |  |              |     |      |  |

Assessor Approval        Billing No.

R-4(ROI-C-2)  
TO  
P-R

M34-5  
040-094-009

Prof. Office

CM

124

WHE. 432

SUPERIOR  
TIRE

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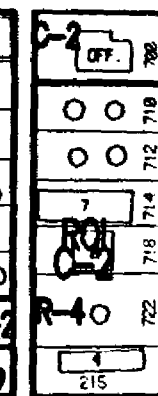
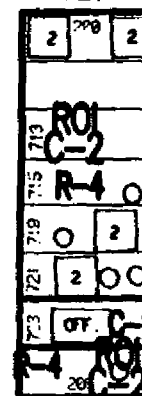
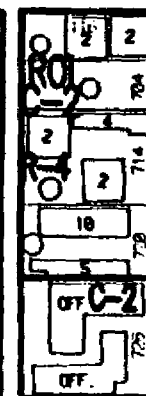
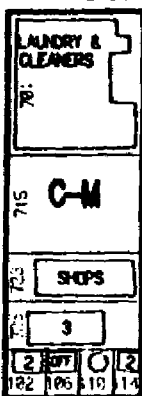
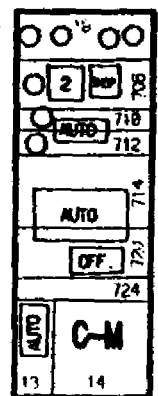
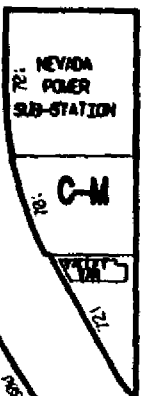
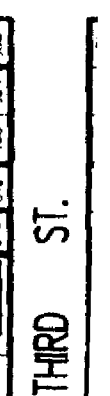
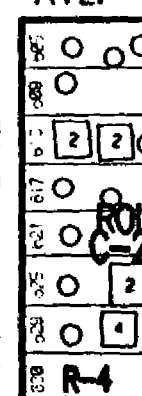
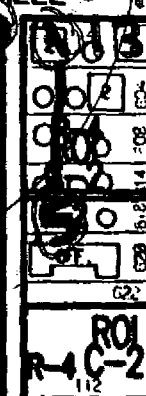
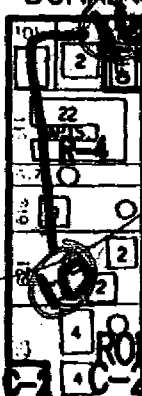
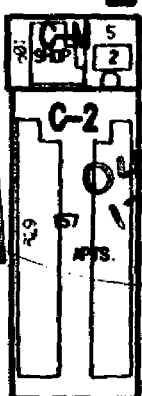
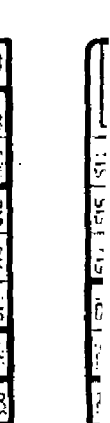
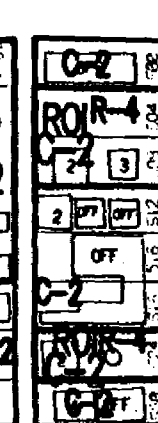
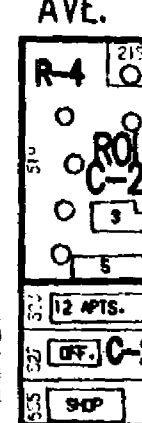
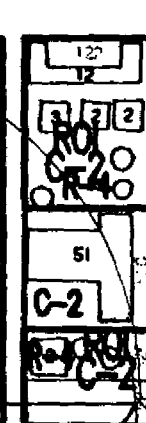
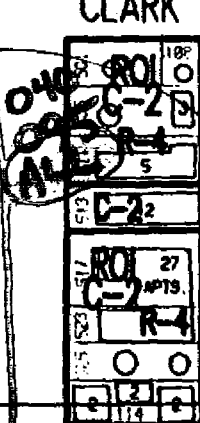
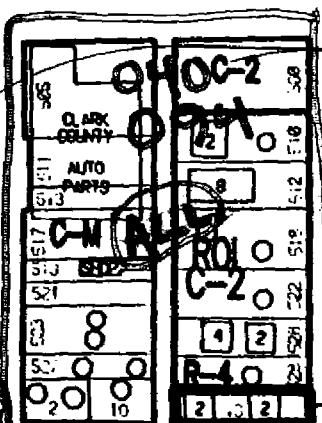
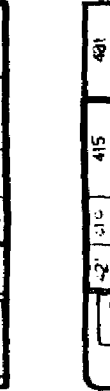
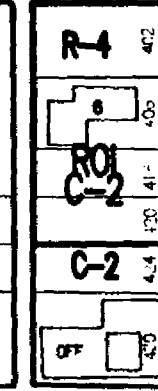
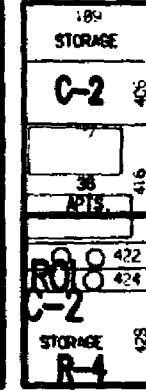
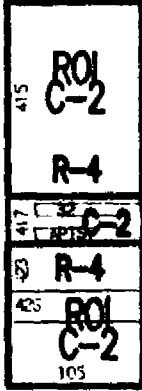
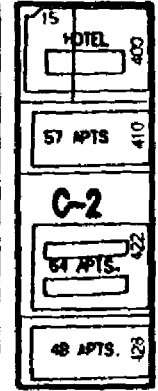
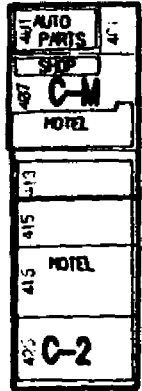
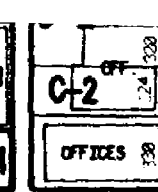
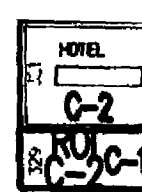
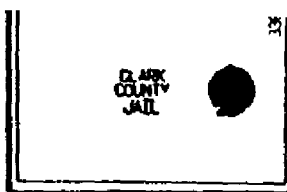
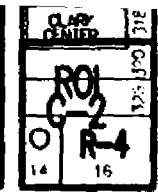
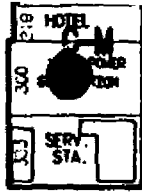
MAIN ST.

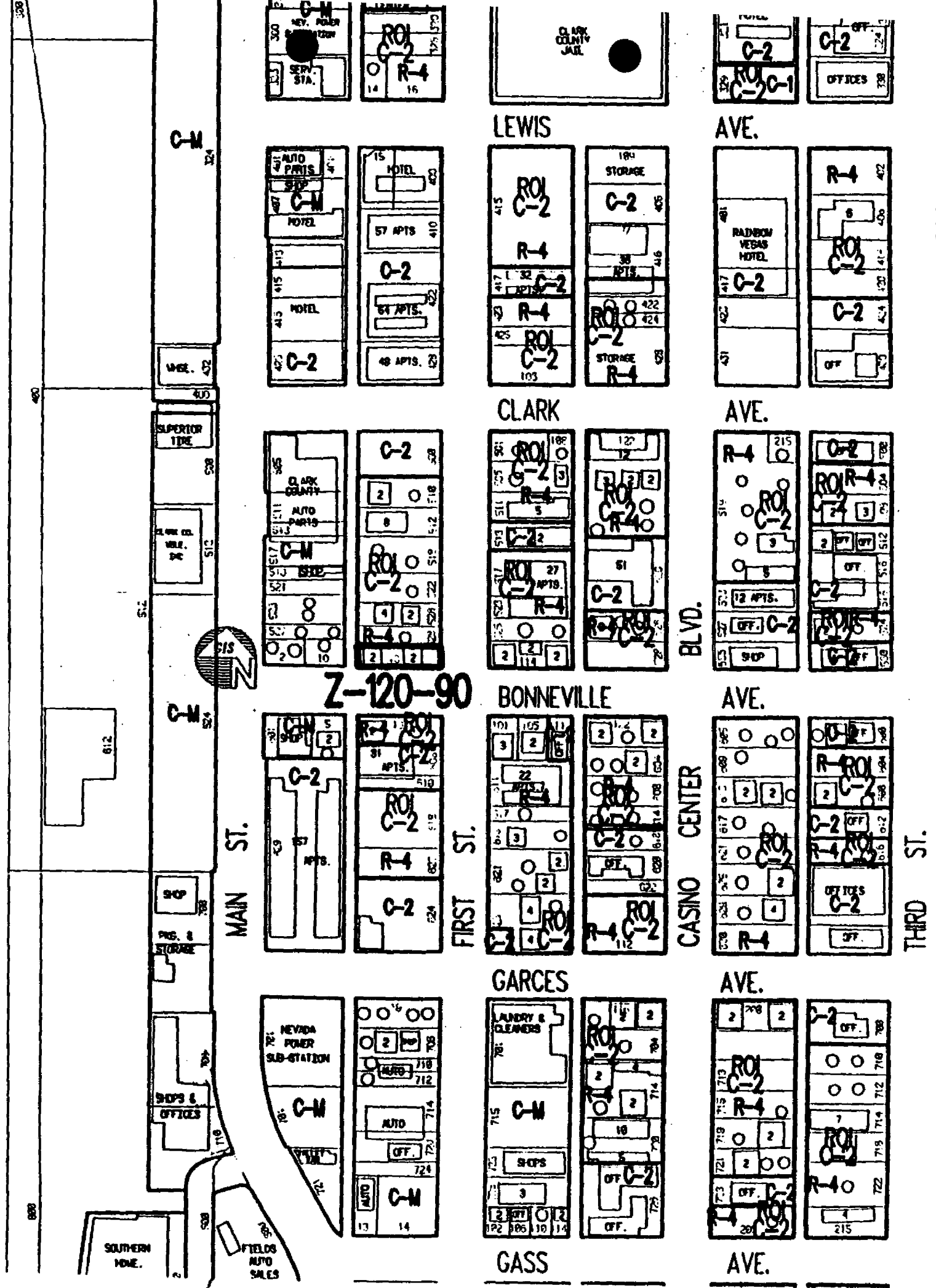
FIRST ST.

BLVD.

CASINO CENTER

THIRD ST.







CLARK

AVE.

**BONNEVILLE**

AVE.

**FIRST**

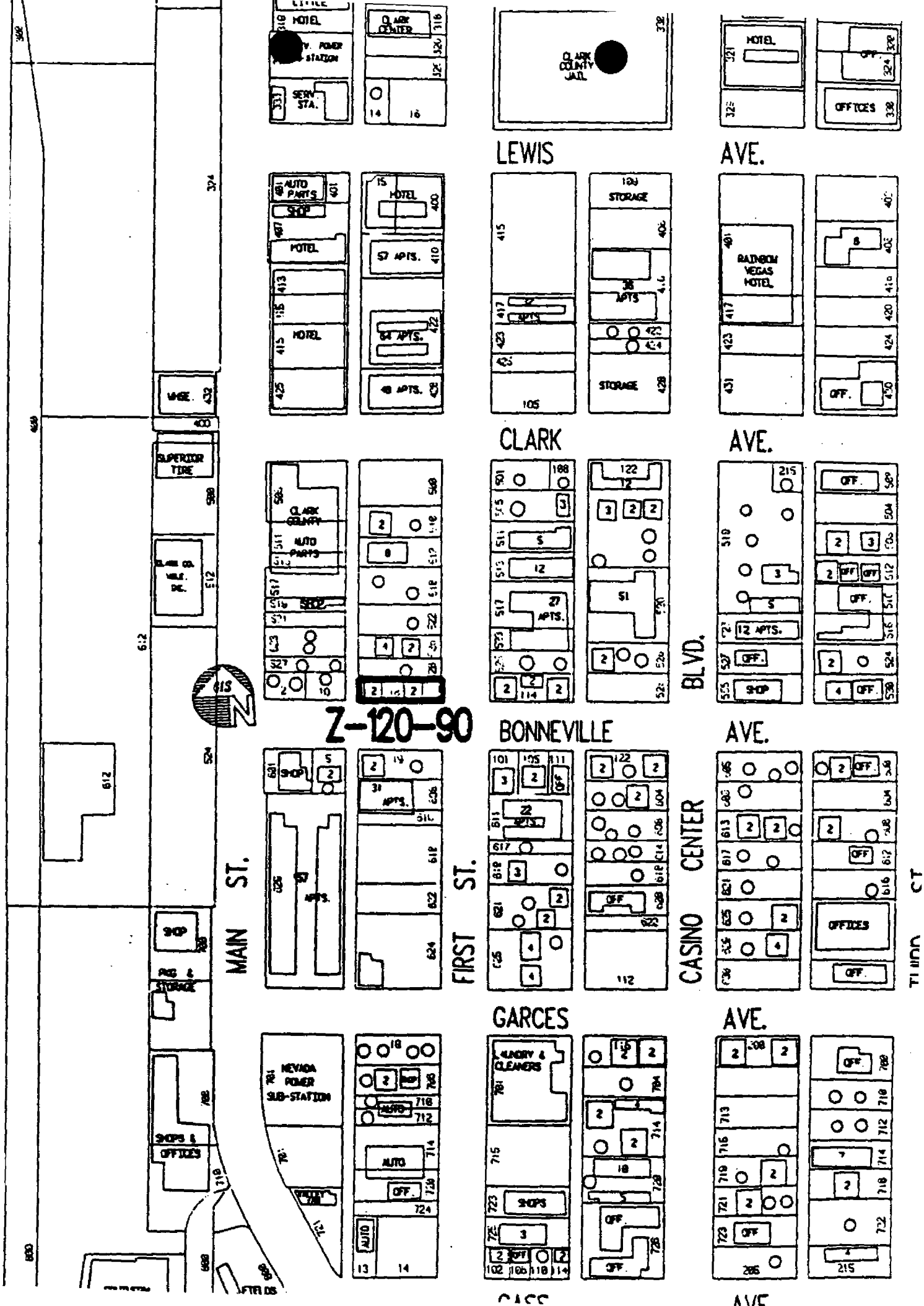
# CASINO CENTER

**GARCES**

**AVE.**

GASS

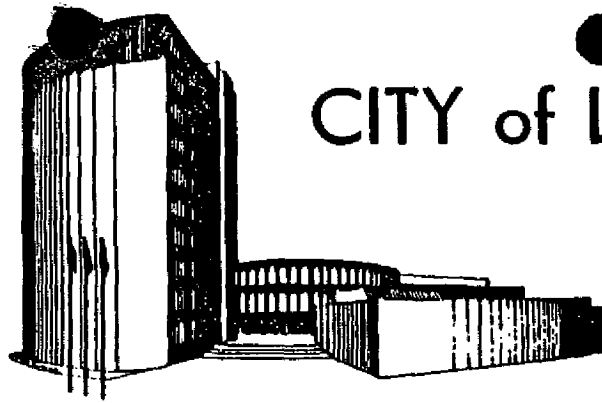
AVE.



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER



# CITY of LAS VEGAS

November 16, 1990

Mr. Edward L. Blalock  
2125 Paradise Road  
Las Vegas, Nevada 89104

RE: Z-120-90 - ZONING RECLASSIFICATION

Dear Mr. Blalock:

Your request to withdraw your application for reclassification of property located on the northwest corner of Bonneville Avenue and First Street, from R-4 Zone (under Resolution of Intent to C-2) to P-R Zone, was accepted by the Planning Commission on November 8, 1990.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "R. S. Genzer". The signature is fluid and cursive.

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-120-90 (ABEYANCE ITEM)

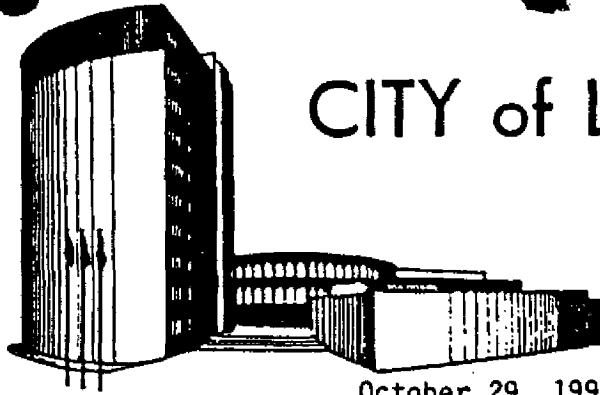
Applicant: EDWARD L. BLALOCK  
Application: Zoning Reclassification  
From: R-4 (under Resolution  
of Intent to C-2)  
To: P-R  
Location: Northwest corner of  
Bonneville Avenue and  
First Street  
Proposed Use: Professional Office

Moffitt -  
WITHDRAWN  
Unanimous  
(Black and Babero excused)  
COMMISSIONER DIXON stated the  
applicant has agreed to withdraw  
this application since the  
Plot Plan and Building Elevation  
Review Z-100-64(147) was approved.

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER



# CITY of LAS VEGAS

October 29, 1990

Mr. Edward L. Blalock  
2125 Paradise Road  
Las Vegas, Nevada 89104

RE: Z-120-90 - EXTENSION OF TIME

Dear Applicant:

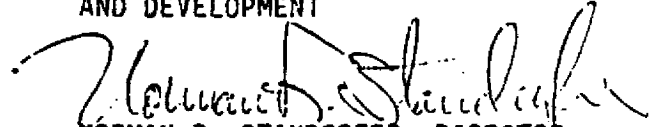
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 8, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

  
NORMAN R. STANDERFER, DIRECTOR

NRS:erh

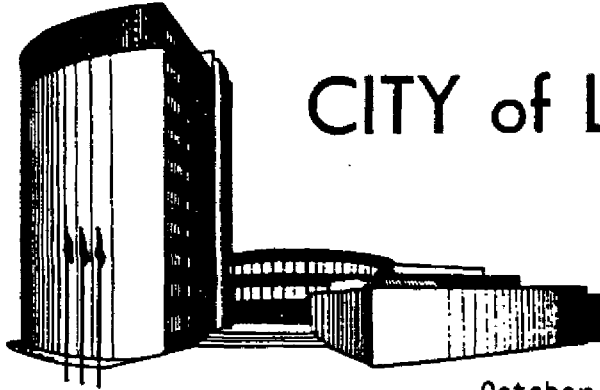
Enclosure



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER



# CITY of LAS VEGAS

October 26, 1990

Mr. Edward L. Blalock  
2125 Paradise Road  
Las Vegas, Nevada 89104

RE: Z-120-90 - ZONING RECLASSIFICATION

Dear Mr. Blalock:

Your request for reclassification of property located on the northwest corner of Bonneville Avenue and First Street, from R-4 Zone (under Resolution of Intent to C-2) to P-R Zone, was considered by the Planning Commission on October 23, 1990.

The Planning Commission unanimously voted to hold this item in ABEYANCE so the applicant can submit for a Plot Plan and Building Elevation Review under the existing Resolution of Intent to C-2 zone.

This item will again be heard at the November 8, 1990 Planning Commission meeting which will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh



## PLANNING COMMISSION

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

37. Z-120-90

Applicant: EDWARD L. BLALOCK  
 Application: Zoning Reclassification  
 • From: R-4 (under  
 Resolution of  
 Intent to C-2)  
 To: P-R  
 Location: Northwest corner of  
 Bonneville Avenue and  
 First Street  
 Proposed Use: Professional Office

STAFF RECOMMENDATION: DENIAL. If APPROVED,  
 subject to the following:

1. Provide the required minimum of six on-site parking spaces in conformance with City Codes.
2. Install 24 inch box drought tolerant evergreen trees, 35 feet on center, in minimum 5 foot 4 inch by 5 foot 4 inch tree wells along both street frontages as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northwest corner of First Street and Bonneville Avenue as required by the Department of Public Works.
4. Construct handicap ramps on the northwest corner of First Street and Bonneville Avenue and on the northeast corner of Bonneville Avenue and the alley adjacent to this site as required by the Department of Public Works.
5. Remove all substandard street and alley paving, curb and gutter and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Standard Conditions 1, 3 - 9 and 11.

PROTESTS: 0

NOTICES MAILED: 45

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



ROBERT GENZER, PRINCIPAL PLANNER

Babero -  
 ABEYANCE UNTIL THE 11/8/90  
 PLANNING COMMISSION MEETING  
 SO APPLICANT CAN SUBMIT A C-2  
 PLOT PLAN.  
 Unanimous

MR. GENZER stated this request is to convert two existing 1,100 square foot vacant duplexes to offices. There will be stucco exteriors with a flat roof line. Access is from one existing driveway on Bonneville Avenue and the alley along the west property line. The parking areas are not functional and violate the parking provisions which prohibit more than two vehicles to back into a public right-of-way. One building may have to be torn down to provide for parking. The landscaping is deficient. Staff recommended denial.

ATTY. EDWARD L. BLALOCK, 2125 Paradise Road, appeared and represented the application. The other three corners are scheduled to be P-R zoning according to the Redevelopment Plan. The building to be used for his office will be completely rehabilitated.

JOHN BRINAR, 7030 BURCOT AVENUE, appeared and represented the application. He will convert the first duplex into an office for the applicant. These two dwellings have been boarded up for several years. They would be willing to accept C-2 zoning for this property.

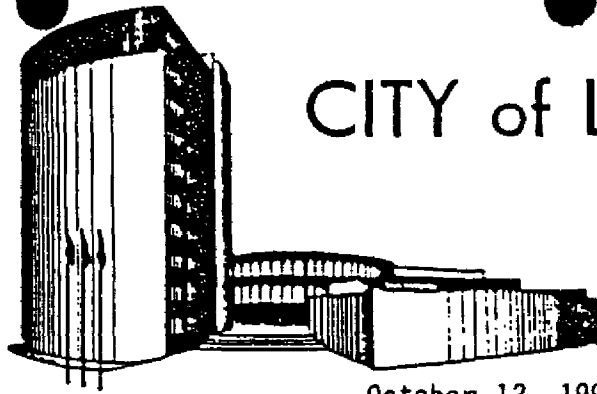
To be heard again by the Planning Commission on 11/8/90.

(10:00-10:07)

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

ACTING CITY MANAGER  
RANDALL H. WALKER



# CITY of LAS VEGAS

October 12, 1990

Mr. Edward L. Blalock  
2125 Paradise Road  
Las Vegas, Nevada 89104

RE: Z-120-90 - 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 October 23, 1990. 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

  
NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure





CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

October 22, 1990

TO:

Norman R. Standerfer, Director  
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director  
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Z-120-90  
Edward L. Blalock

COPIES TO:

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

1. Dedicate a 10' radius on the northwest corner of First Street and Bonneville Avenue.
2. Construct handicap ramps on the northwest corner of First Street and Bonneville Avenue and on the northeast corner of Bonneville Avenue and the alley adjacent to this site.
3. Remove all substandard street and alley paving, curb and gutter and sidewalk adjacent to this site and replace with new improvements meeting current City Standards.

PLANNING AND  
OCT 22 1990  
DEVELOPMENT

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: EDWARD L. BLALOCK

Location: 18 BONNEVILLE AVE

LAS VEGAS APN# 040-094-009

Identification No. Z-120-90

Date Received 10-8-90

AGENCY STAFF RECOMMENDATION:

APPROVAL

STAFF COMMENTS:

IN CONFORMANCE WITH THE L&H STUDY

CITY OF LAS VEGAS  
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL  
EXECUTIVE DIRECTOR

By:

RICHARD WELCH, ASSISTANT TO THE EXECUTIVE DIRECTOR

BRAD PERCELL, REDEVELOPMENT STAFF

CONDITIONS AGREED TO  
(if applicable)

APPLICANT

DATE:

ORIGINAL TO: Community Planning Department

COPIES TO Applicant, City Manager, Deputy City Managers

CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

October 22, 1990

TO:

Norman R. Standerfer, Director  
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director  
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Z-120-90  
Edward L. Blalock

COPIES TO:

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

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2. Construct handicap ramps on the northwest corner of First Street and Bonneville Avenue and on the northeast corner of Bonneville Avenue and the alley adjacent to this site.
3. Remove all substandard street and alley paving, curb and gutter and sidewalk adjacent to this site and replace with new improvements meeting current City Standards.

## INTER-OFFICE MEMORANDUM

|                                                                                                                                                                                                                       |                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>TO:</b> BUILDING AND SAFETY - MIKE TRAASDAHL<br>ELECTRICAL SERVICES - GEORGE FERRIS<br>FIRE SERVICES - RICK LAZENBY<br>PUBLIC WORKS - ED BYRGE<br>LAND, DEVELOPMENT - CHUCK TURK<br>DOWNTOWN REDEV. - BRAD PERCELL | <b>FROM:</b><br>NORMAN R. STANDERFER, DIRECTOR<br>DEPARTMENT OF COMMUNITY<br>PLANNING AND DEVELOPMENT |
| <b>SUBJECT:</b><br>ZONING RECLASSIFICATION: Z-120-90<br>APPLICANT: <u>EDWARD L. BLALOCK</u><br>FROM: <u>R-4 (P-2)</u> TO: <u>P-R</u>                                                                                  | <b>COPIES TO:</b>                                                                                     |

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

NORTHWEST CORNER OF 1ST ST AND  
BONNEVILLE AVE.

18 BONNEVILLE AVE.

Parcel No.: 040-094-009

Proposed Use: PROFESSIONAL OFFICE

PLANNING AND  
DEVELOPMENT  
OCT 1 1990

CITY PLANNING COMMISSION MEETING: 10/22/90

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

NRS:erh

Attachment: (Plot Plan)

B & S. - TO CONFORM TO REQUIREMENTS  
OF U.B.C FOR B2  
OCCUPANCY  
M.D. 10/8/90

# MEMO

DATE 10/3/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-120-90

☒ 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'S REGULATIONS.

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

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Richard A. Brenner  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND  
1990

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-120-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** OCTOBER 23, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-4 (APARTMENT RESIDENCE) UNDER RESOLUTION  
OF INTENT TO C-2 (GENERAL COMMERCIAL)

**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICE

**APPLICANT:** EDWARD L. BLALOCK

**PROPERTY LOCATION:** NORTHWEST CORNER OF BONNEVILLE AVENUE AND  
FIRST STREET

**PROPERTY DESCRIPTION:** LOT 17 AND THE SOUTH TEN AND ONE-HALF FEET  
(S10½') OF LOT 18 IN BLOCK 7 OF CLARK'S  
LAS VEGAS TOWNSITE.

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

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-120-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** OCTOBER 23, 1990  
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400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-4 (APARTMENT RESIDENCE) UNDER RESOLUTION  
OF INTENT TO C-2 (GENERAL COMMERCIAL)

**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICE

**APPLICANT:** EDWARD L. BLALOCK

**PROPERTY  
LOCATION:**

NW CORNER OF  
~~18~~ BONNEVILLE AVENUE & FIRST ST.

**PROPERTY  
DESCRIPTION:**

& THE SOUTH 10 1/2' OF LOT 18 IN  
LOT 17 / BLOCK 7 OF CLARK'S LAS VEGAS TOWNSITE.

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

*Norman R. Standerfer*

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

C 10/8

WILLIAMS

JS 10-8  
10/8

SCHLEGEL

NO SIZE: < 1 AC.

THIS FILE MUST BE RETURNED TO ELDA RAE BY 10/9/90.

MAIL NOTICE ON 10/12/90.

## INTER-OFFICE MEMORANDUM

|                                                                                                                                                                                                                       |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>TO:</b> BUILDING AND SAFETY - MIKE TRAASDAHL<br>ELECTRICAL SERVICES - GEORGE FERRIS<br>FIRE SERVICES - RICK LAZENBY<br>PUBLIC WORKS - ED BYRGE<br>LAND, DEVELOPMENT - CHUCK TURK<br>DOWNTOWN REDEV. - BRAD PERCELL | <b>FROM:</b><br><br>NORMAN R. STANDERFER, DIRECTOR<br>DEPARTMENT OF COMMUNITY<br>PLANNING AND DEVELOPMENT |
| <b>SUBJECT:</b><br>ZONING RECLASSIFICATION: Z-120-90<br><br>APPLICANT: <u>EDWARD L BLALOCK</u><br><br>FROM: <u>R-4 (R-4C2)</u> TO: <u>P-R</u>                                                                         | <b>COPIES TO:</b>                                                                                         |

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

NORTHWEST CORNER OF 1ST. ST AND  
BONNEVILLE AVE.

18 BONNEVILLE AVE.

Parcel No.: 040-094-009

Proposed Use: PROFESSIONAL OFFICE

CITY PLANNING COMMISSION MEETING: 10/23/90

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

NRS:erh

Attachment: (Plot Plan)



\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME EDWARD L. BLALOCK

REP'S NAME \_\_\_\_\_

ADDRESS 2125 PARADISE RD.

LAS VEGAS, NEV. 89104

PHONE 734-6545

AGENT: NAME \_\_\_\_\_

REP'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER \_\_\_\_\_

☒ PUBLIC HEARING: IF YES, LEGAL LOT 17, BLK 7 OF CLARKS L.V. TOWNSHIP

ZONING: EXISTING R-4 (ROT C-2) PROPOSED P-R

LAND USE: EXISTING APTS.

PROPOSED PROFESSIONAL OFFICE

PAST ACTIONS: CASE NO. — ACTION — DATE —

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. M-34-5 ASSESSOR'S PARCEL NO. 040-094-009

GENERAL LOCATION: NORTH WEST CORNER OF 1ST STREET

AND BONNEVILLE AVE.

18 BONNEVILLE AVE.

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

X IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO \_\_\_\_\_

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

CHECKED BY: Lee DATE 9/21/90

GENERAL RECEIPT NO. 98861 CASE NO. 2-120-90

PC DATE: 10/23/90 BZA DATE: \_\_\_\_\_



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-  
signed 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 P.R. 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:

LOT #17 & THE SOUTH 10 1/2 FEET OF LOT #18 IN BLOCK  
#7 OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THERE OF  
ON FILE IN BOOK #1 OF PLATS, PAGE #37, IN THE OFFICE OF THE  
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Assessor's Parcel Number: 040-094-009

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA )  
COUNTY OF CLARK )

(I, We), Edward L. Blalock ESQ.  
(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, that the information on the attached map and all plans,  
drawings, and sketches attached hereto and all statements and answers contained herein are in  
all respects true and correct to the best of (my, our) knowledge and belief.

EDL  
(SIGNATURE)

2125 Paradise  
MAILING ADDRESS

734-6545  
PHONE NUMBER

Las Vegas NV.  
CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

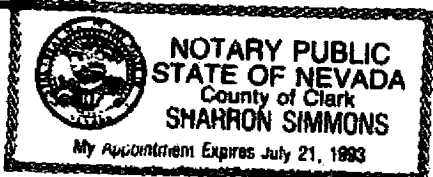
PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 21 day of Sept, 1990.

[Signature]  
Notary Public in and for said County and State.

7.21.93  
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 Secretary  
of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas  
City Code.

Filing Fee: \$ 200.00  
Receipt No.: 098861

Case No. Z-120-90  
Meeting Date 10/23/90

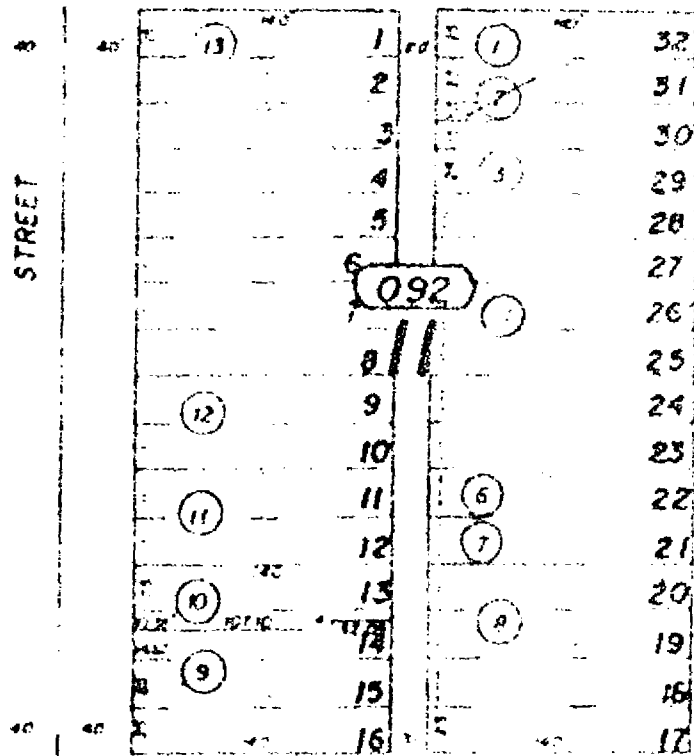
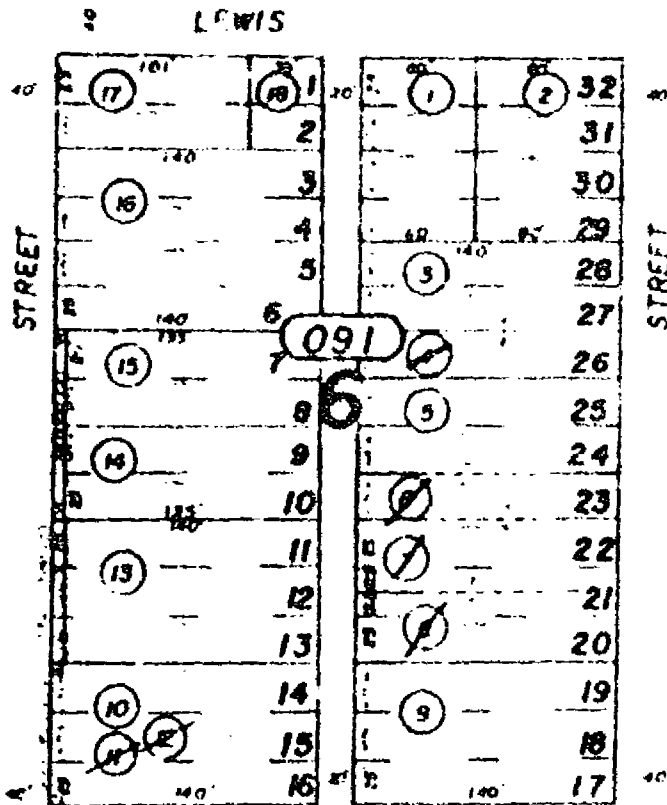
Received by: LES  
Date: 9/21/90

# CLARK'S LAS VEGAS TOWN

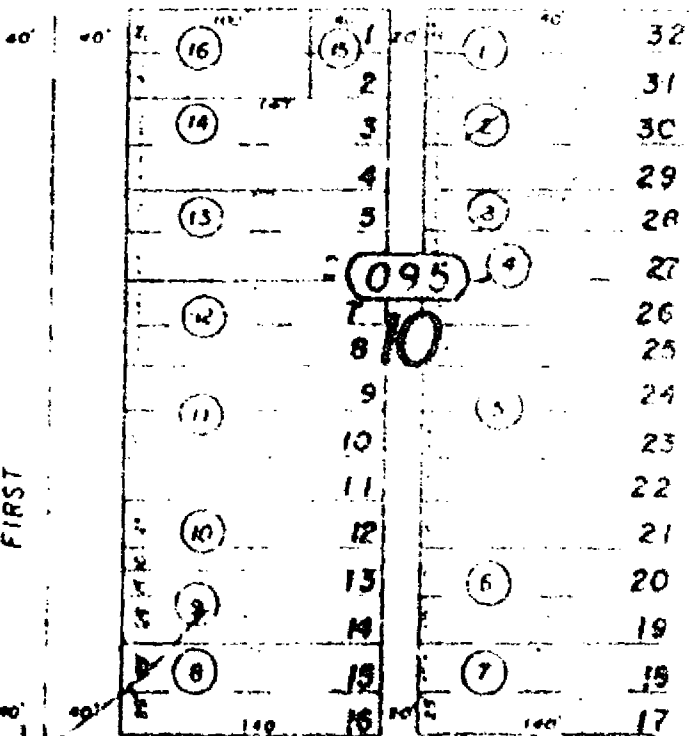
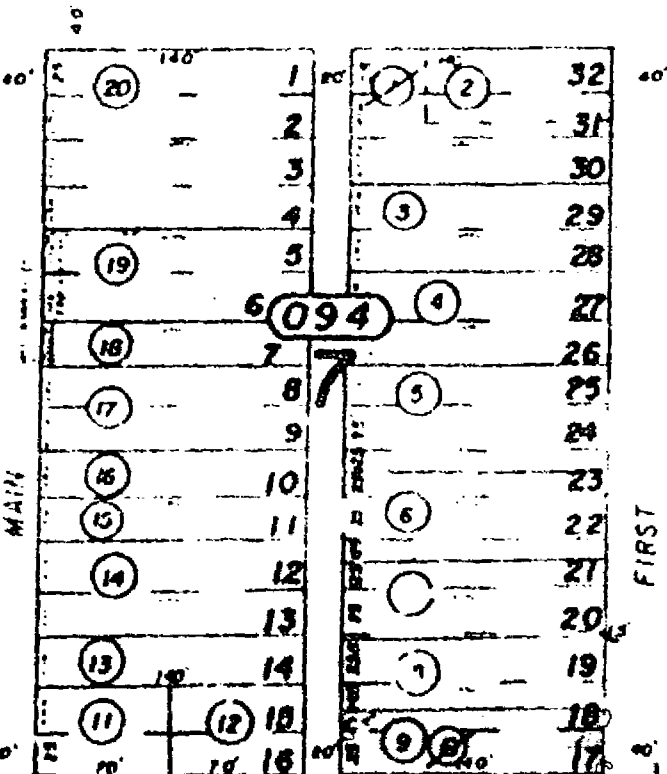
PT. W<sup>2</sup> SEC. 34

T.20S. R.61E

030



CLARK



BONNEVILLE

This map is not a survey and is not to be used for any purpose other than its accuracy.

NOTES. BUILD #2 IS A  
REVERSE OF BUILD #1

- 
- Hand-drawn floor plan of Building #1, a two-story structure. The plan shows various rooms including a Conference Room (19' x 24'6"), Storage Room, Kitchen (19' x 10'6"), Office, Lobby, and another Conference Room (11 x 15). It also includes two Porches, a Walkway, and a Vanity area. Dimensions are provided for most rooms and overall building measurements. A Walkway is shown outside the building, adjacent to Bonnevillle Dr.

SCALE  $\frac{1}{8}'' = 1'$

9 0 0 7 2 0 0 0 2 9 2  
Affix R.P.T.T. \$ 99.00

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LUDMILLA CHAPPIUS, A WIDOW AND WANDA DUC, A WIDOW, AS JOINT  
TENANTS

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell  
and Convey to EDWARD LEE BLALOCK, A SINGLE MAN

all that real property situated in the \_\_\_\_\_ County of CLARK

State of Nevada, bounded and described as follows:

LOT SEVENTEEN (17) AND THE SOUTH 10 1/2 FEET OF LOT EIGHTEEN (18) IN BLOCK SEVEN (7)  
OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS,  
PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

- SUBJECT TO: 1. TAXES FOR THE FISCAL YEAR 1990-91.  
2. RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHTS,  
RIGHT OF WAY AND EASEMENTS NWO OF RECORD.

APN 040-094-009

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

Witness our hands this 12th day of July, 1990  
Ludmilla Chappius Wanda Duc  
LUDMILLA CHAPPIUS WANDA DUC

STATE OF NEVADA

ss.

County of CLARK  
on this 12th day of July, 1990  
personally appeared before me, a Notary Public  
LUDMILLA CHAPPIUS AND WANDA DUC

who acknowledged that they executed the above  
instrument.

Signed



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
Deborah Ann Nichols

My Commission Expires Aug. 2, 1992

CHICAGO TITLE OF LAS VEGAS INC.  
4100 WEST FLAMINGO, SUITE 1000  
LAS VEGAS, NEVADA 89103  
(702) 362-6500

Order No. 9006-0794-DEB

When recorded, mail to Edward Lee Blalock  
2125 Paradise  
Las Vegas, NV. 89104

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
CHICAGO TITLE OF LV

07-20-90 08:00 DB1  
OFFICIAL RECORDS  
BOOK: 900720 INST: 00292  
FEE: 5.00 RPTT: 99.00