

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0126-90

APN 139-34-810-120

Location 611 S 10TH STREET

Applicant ELY J. & MARSHA ADES

Subject

REZONING REQUEST FROM R-1 TO P-R FOR A
PROPOSED PROFESSIONAL OFFICE.



PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: Z-126-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-126-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

APPLICANT: ELY J. AND MARSHA ADES

PROPERTY LOCATION: 611 SOUTH TENTH STREET

PROPERTY DESCRIPTION: LOTS 5 AND 6, BLOCK 23 OF WARDIE ADDITION AND
LOTS 6 AND 7, BLOCK 24 OF PIONEER HEIGHTS
ADDITION TO LAS VEGAS.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

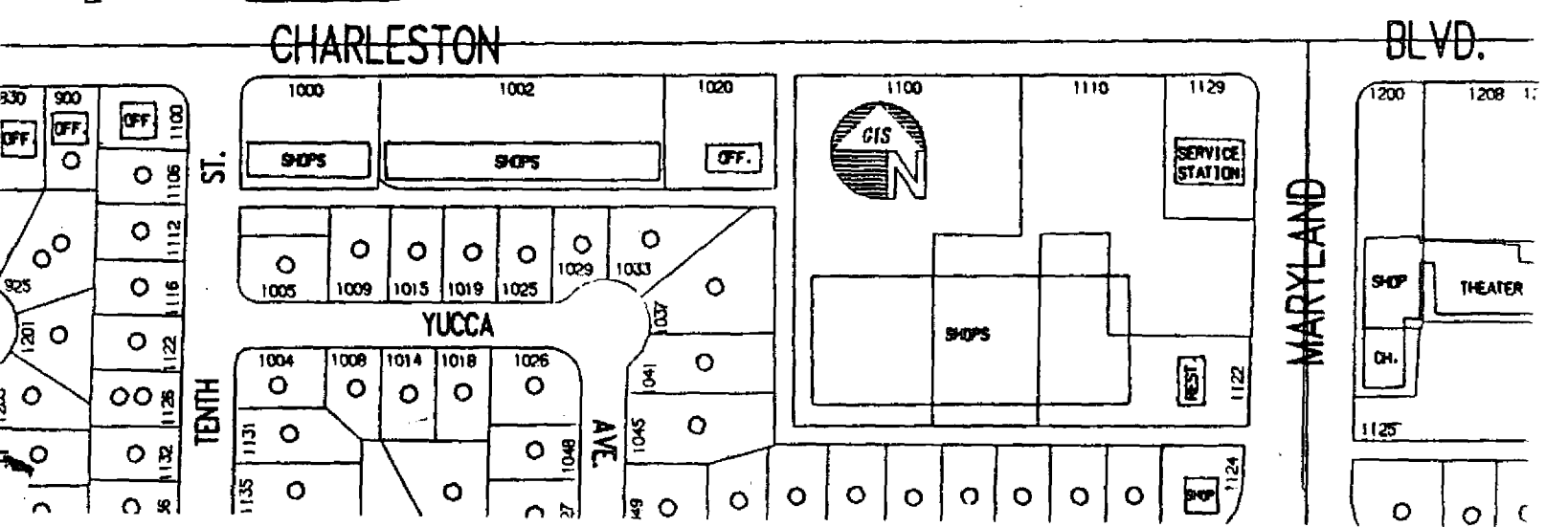


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in black 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 11/8/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301 Ext. I. D. Code 2-126-90 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXXNo. of Sets ☐ 1Label Tape ☐

2. Print Format:

No Print (A) ☐Valuation (F) ☐Name, Address, Legal Description (G) ☐

3. Selection by Tax District (List Tax Distri

46 TOTAL

4. Selection by Partial Parcel Number; Parc

5 char.),

Partial Page (6 char.), Individual Parcel No. (9 char.)

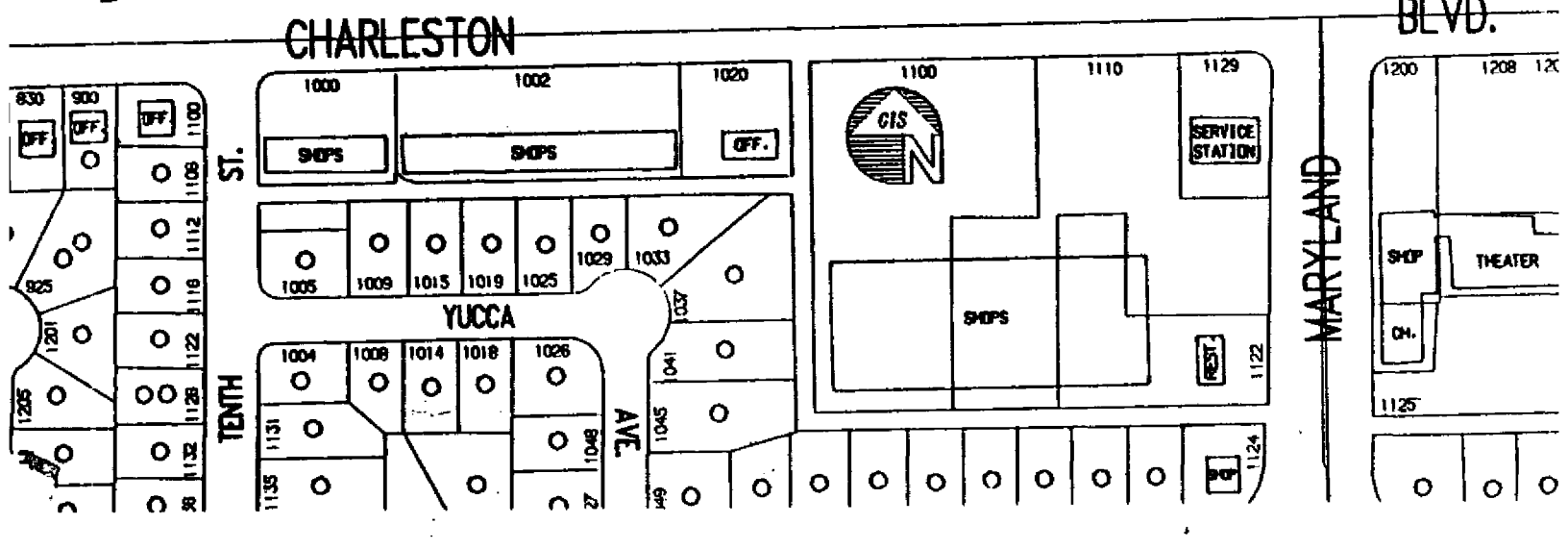
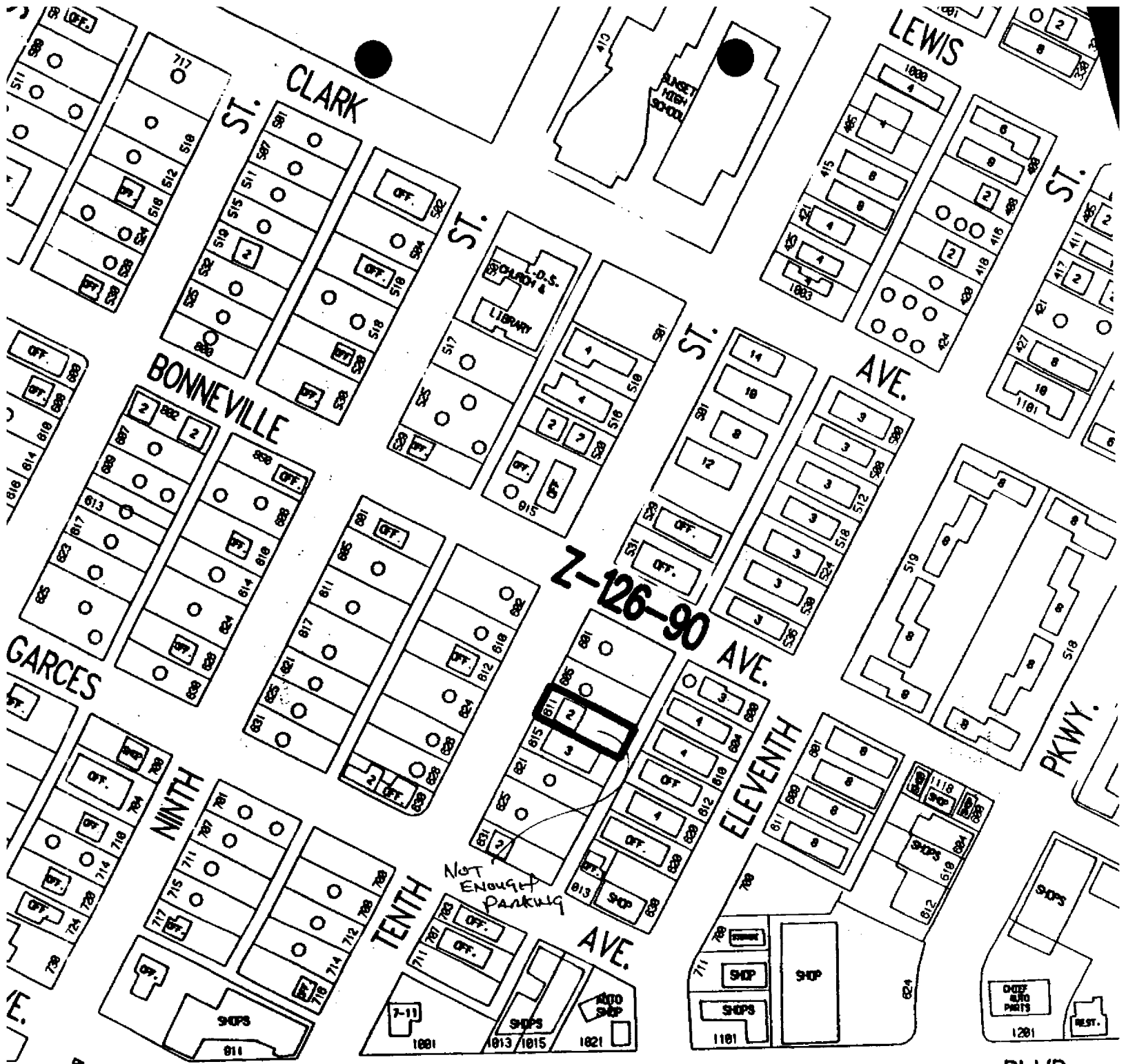
Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
040	11	6	003	040	15	8	001								
	↓	↓	004		↓	↓	003								
	11	7	005		↓	↓	006								
	↓	↓	007		↓	↓	007								
	↓	↓	011		16	1	007								
	12	6	001		↓	↓	014								
	15	3		-END-											
	15	4													
↓	15	7	001												

Assessor Approval Billing No.

~~BLVD.~~

830	OFF		900	OFF		1000	OFF	
		C		O			O	1100
		C					O	1106
		C					O	1112
		C					O	1116
		C					O	1122
		C					O	1128
		C					O	1132

Floor plan of the first floor of the building. The plan shows a large central area labeled 'THEATER'. To the left of the theater is a smaller area labeled 'SHOP'. Below the shop is a small area labeled 'CL.'. The top of the plan shows a hallway with room numbers 1200, 1208, and 120. The bottom of the plan shows a hallway with room number 1125.



SITE FIELD INSPECTION FORM

S RANGE 610

SS RANGE _____

ADDRESS FLAG W. Side

NAME S. 10th

SE(S) Office

USE DESCRIPTION(S) _____

FILE NUMBER(S) 2-126-90

INSPECTION DATE 11-19-91

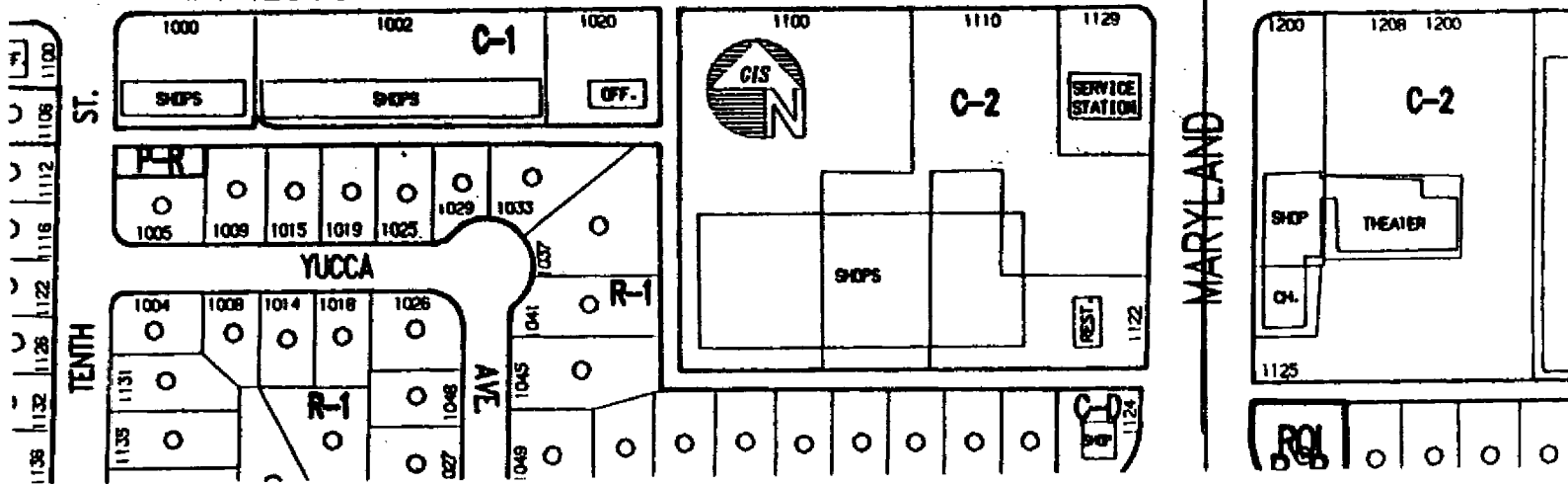
INSPECTION COMMENTS

- ~~Compliance of all conditions except #4?~~ ^{condition.}
- 2) Paving to alley but no striping for parking spaces
only enough ~~for~~ parking (in my estimate) for 5 spaces.
 - 3) Rear yard is ~~not~~ aesthetically unacceptable
 - 4) H/C Unit needs screening



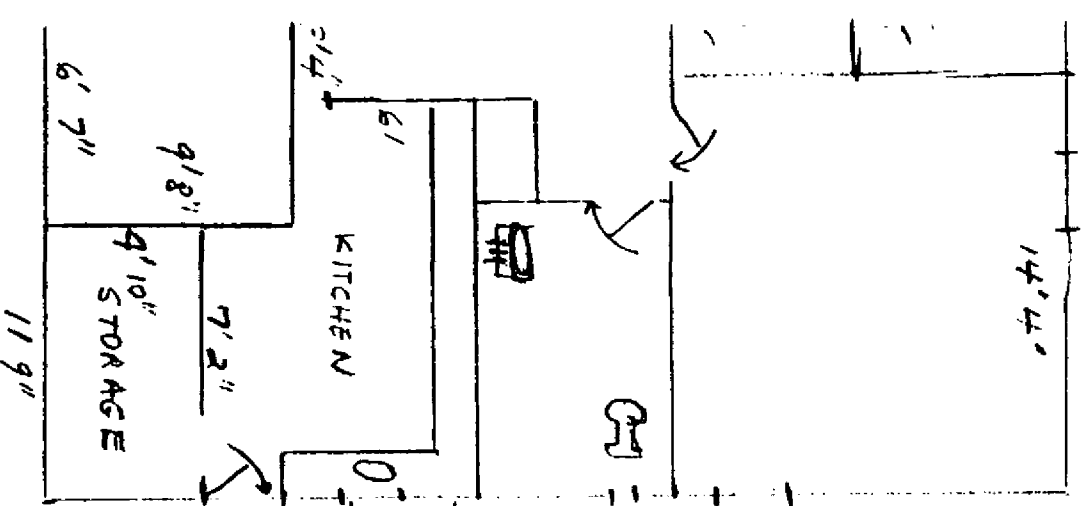
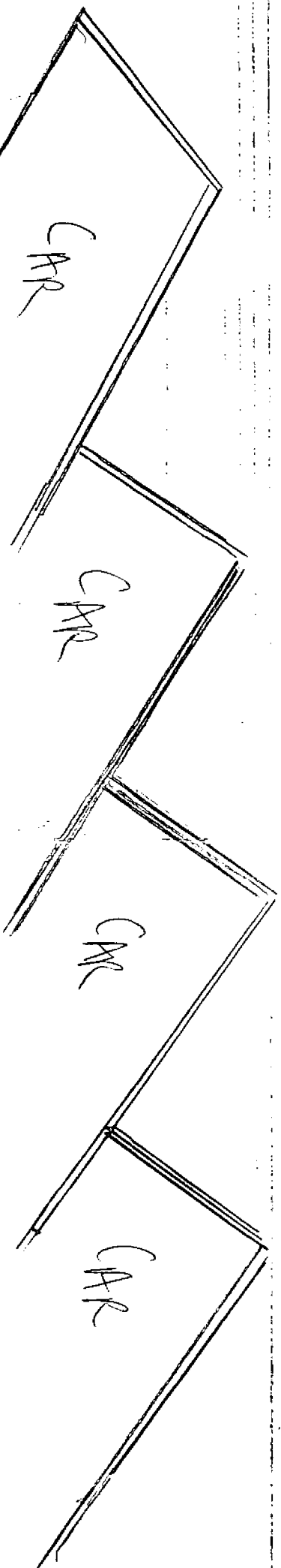
CHARLESTON

BLVD.



VACANT LOT

GRAVEL PARKING AREA
SQ FT 3136'



CAR
CAR

ALLEN
WAY

2-126-90

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 specific 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-126-90 From R-1 to P-R

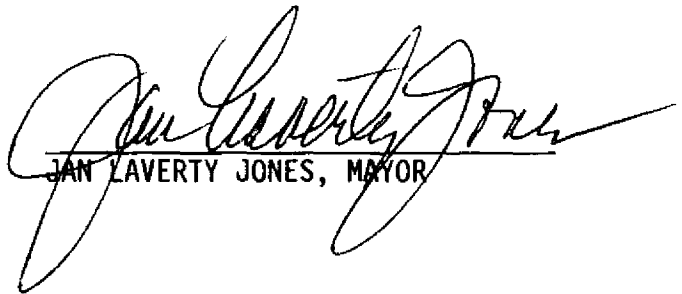
Legally described as Lots 6 and 7, Block 24 of Pioneer Heights Addition and Lots 5 and 6, Block 23 of Wardie Addition.

Subject to:

1. Provide a minimum of six paved on-site parking spaces as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees in the front yard area as required by the Department of Community Planning and Development.
3. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City standards and construct a sidewalk on Tenth Street as required by the Department of Public Works.
4. Sign a Covenant Running with Land Agreement for possible future streetlighting on Tenth Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter 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. Resolution of Intent with a twelve month time limit.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 19th day of December, 1990.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

May 28, 1992
Date Prepared

Z-126-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 8, 1991

Ely J. and Marsha Ades
P.O. Box 430
Las Vegas, Nevada 89195

RE: Z-126-90 - ZONE CHANGE

Dear Mr. and Mrs. Ades:

The City Council at a regular meeting held December 19, 1990 APPROVED the request for reclassification of property located at 611 South Tenth Street, from: R-1 (Single Family Residence), to: P-R (Professional Office and Parking), proposed use: Professional Office, subject to:

1. Provide a minimum of six paved on-site parking spaces as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees in the front yard area as required by the Department of Community Planning and Development.
3. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City standards and construct a sidewalk on Tenth Street as required by the Department of Public Works.
4. Sign a Covenant Running with Land Agreement for possible future streetlighting on Tenth Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.



Ely J. and Marsha Ades
January 8, 1991
RE: Z-126-90 - ZONE CHANGE
Page 2.

6. Conformance to the plot plan as amended by the above conditions.
7. Resolution of Intent with a twelve month time limit.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

CITY COUNCIL MINUTES

MEETING OF

DECEMBER 19, 1990

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 77

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING2. Z-126-90 - Ely J. and Marsha
Ades

Request for reclassification of
property located at 611 South
Tenth Street.

From: R-1 (Single Family
Residence)

To: P-R (Professional
Office and Parking)

Proposed Use: PROFESSIONAL OFFICE

Planning Commission unanimously
recommended (5-0 vote) APPROVAL,
subject to:

1. Provide a minimum of six paved on-site parking spaces as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees in the front yard area as required by the Department of Community Planning and Development.
3. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City standards and construct a sidewalk on Tenth Street as required by the Department of Public Works.
4. Sign a Covenant Running with Land Agreement for possible future streetlighting on Tenth Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.

ADAMSEN - APPROVED as recommended subject
to the conditions.
UNANIMOUS

Clerk to Notify and Planning to Proceed.

Applicant was present.

No one appeared in opposition.

There was no discussion.

APPROVED AND ADOPTED

[Signature]
Mayor

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 78

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)L. ZONE CHANGE - PUBLIC HEARING2. Z-126-90 - Ely J. and Marsha
Ades (continued)6. Conformance to the plot plan
as amended by the above
conditions.7. Standard conditions 1, 3-9 and
11.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED - See page 77.

RECEIVED
[Signature]

DECEMBER 19, 1990

Date: _____

TO:
The City Council

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

SUBJECT: ITEM X.L.2. - ZONE CHANGE - Z-126-90 - Ely J. and Marsha Ades

PURPOSE/BACKGROUND

This is a request to reclassify a 2,079 square foot single family dwelling from R-1 to P-R for conversion to a professional office. Elevations indicate stucco exteriors with a sloped asphalt shingle roof.

Property to the north and west is zoned R-1. To the east is an office and a triplex in an R-3 zone. To the south is a triplex in an R-3 zone.

There is some landscaping in the front and side yards and a five to six foot high wood fence exists on the south property line. A gravel parking area in the rear of the property appears to be of sufficient size to accommodate the required six parking spaces.

At the Planning Commission meeting, staff indicated that the requested use is appropriate at this location and recommended that the landscaping be enhanced and the parking area be paved. The Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the service commercial land uses proposed on the General Plan.

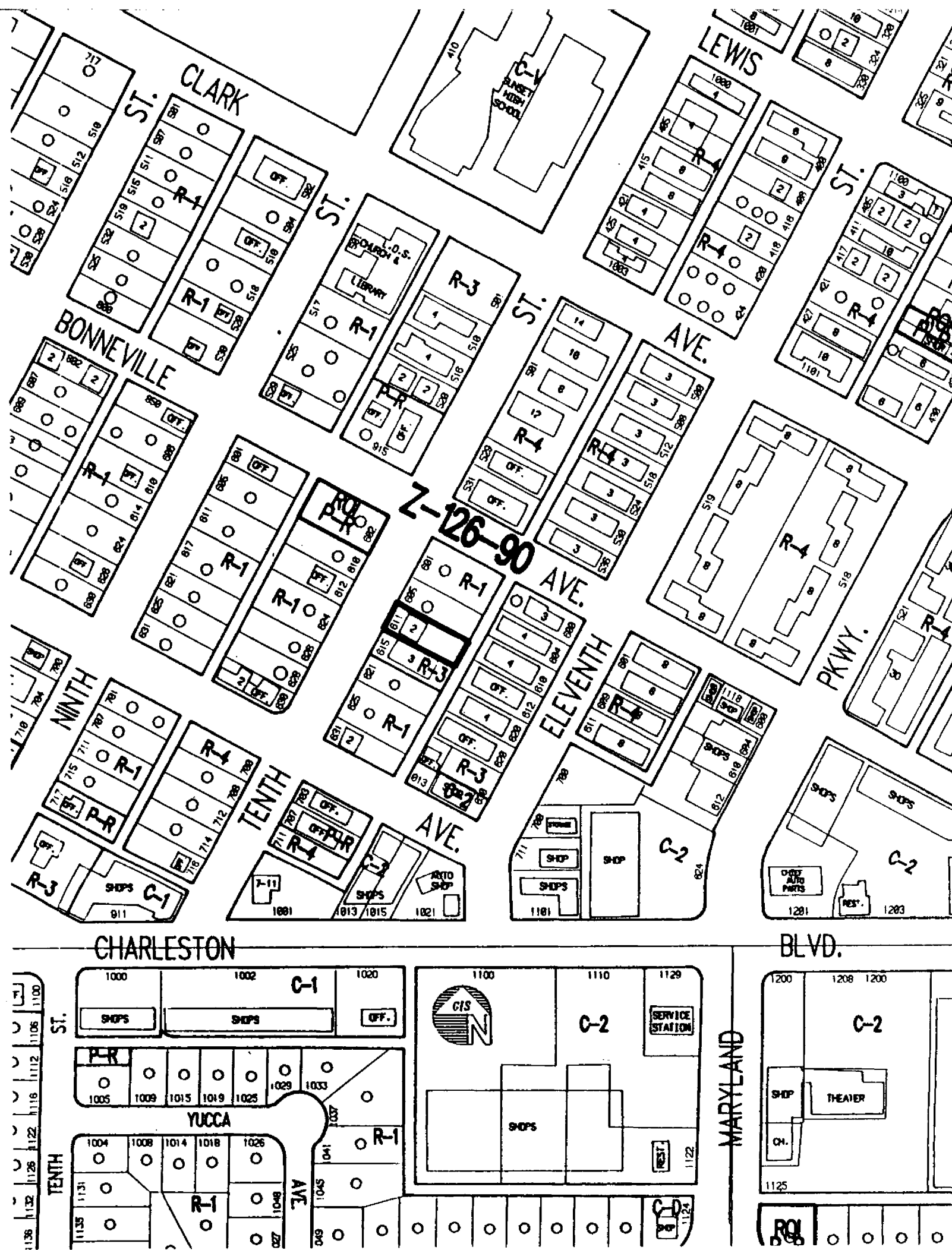
Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 19, 1990



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

December 3, 1990

Ely J. and Marsha Ades
P. O. Box 430
Las Vegas, Nevada 89195

RE: Z-126-90 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Ades:

Your request for reclassification of property located at 611 South Tenth Street, from R-1 Zone to P-R Zone, was considered by the Planning Commission on November 27, 1990.

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

1. Proved a minimum of six paved on-site parking spaces as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees in the front yard area as required by the Department of Community Planning and Development.
3. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City Standards and construct a sidewalk on 10th Street as required by the Department of Public Works.
4. Sign a Covenant Running with Land Agreement for possible future streetlighting on 10th Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter 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.

- Continued -



TO: Ely J. and Marsha Ades
RE: Z-126-90 - Zoning Reclassification

December 3, 1990
Page Two

7. Resolution of Intent with a twelve month time limit.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on December 19, 1990, at 2:00 P.M. in Rooms 101 and 102 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council 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

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

42. Z-126-90

Applicant: ELY J. AND MARSHA ADES
Application: Zoning Reclassification
From: R-1
To: P-R
Location: 611 South Tenth Street
Proposed Use: Professional Office

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum of six paved on-site parking spaces as required by the Zoning Ordinance.
2. Install a minimum of two 24 inch box trees in the front yard area as required by the Department of Community Planning and Development.
3. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City Standards and construct a sidewalk on 10th Street as required by the Department of Public Works.
4. Sign a Covenant Running with Land Agreement for possible future street-lighting on 10th Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter 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: 46

Dixon -
APPROVED, subject to staff's conditions.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request is to convert an existing single family dwelling to a professional office. The exterior will be stucco with a sloped asphalt shingle roof. There is an existing five to six foot high wooden fence on the south property line. Access is from 10th Street and an alley along the easterly property line. There is a gravel parking area in the rear portion of the property. There appears to be enough space for six on-site parking spaces. This is in conformance with the General Plan. Staff recommended approval, subject to the conditions.

ELY J. ADES, 611 South 10th Street, appeared and represented the application. He prefers gravel for the parking rather than asphalt because gravel will take the heat better. This will be for his mining office.

CHAIRMAN BLACK felt the parking area should be paved.

No one appeared in opposition.

To be heard by the City Council on 12/19/90.

(9:16-9:21)

MAYOR RON LURIE

COUNCILMEN

BOB NOLEN

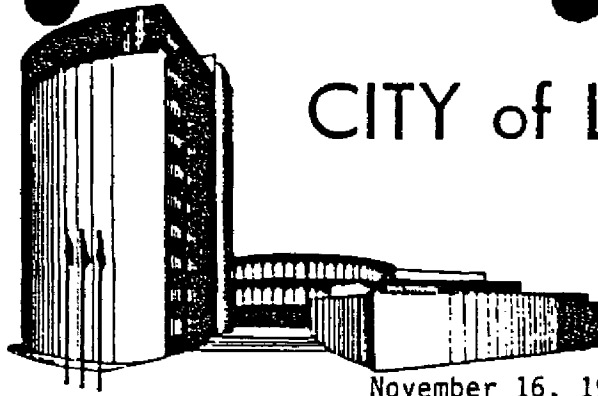
STEVE MILLER

ARNIE ADAMSEN

SCOTT HIGGINSON

ACTING CITY MANAGER

RANDALL H. WALKER



CITY of LAS VEGAS

November 16, 1990

Ely & Marsha Ades
P.O. Box 430
Las Vegas, Nevada 89195

RE: Z-126-90 - ZONING RECLASSIFICATION

Dear Applicant:

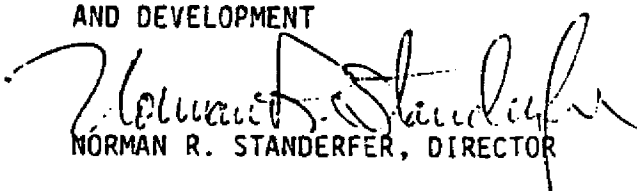
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 27, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

November 7, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

SUBJECT:

Z-126-90
Ely & Marsha Ades

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. Remove all substandard alley paving adjacent to this site and replace with new improvements meeting current City Standards.
2. Construct sidewalk on Tenth Street.
3. Sign a Special Improvement District and Covenant Running with Land Agreements for possible future streetlighting on Tenth Street.
4. Remove all substandard curb and gutter adjacent to this site and replace with new improvements meeting current City Standards.
5. Remove all unused driveway cuts and replace with new 'L' curb and sidewalk meeting current City Standards.


PLANNING AND
NOV 8 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: ELY & MARSHA ADES

Location: 611 SOUTH 10TH STREET
LAS VEGAS, NV

Identification No. Z-126-90

Date Received 10-29-90

AGENCY STAFF RECOMMENDATION:

APPROVAL

STAFF COMMENTS:

IN CONFORMANCE WITH THE L & H STUDY

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

CONDITIONS AGREED TO
(if applicable)

By:

RICHARD WELCH, ASSISTANT TO THE EXECUTIVE DIRECTOR

APPLICANT

BRAD PERCELL, REDEVELOPMENT STAFF

DATE:

ORIGINAL TO: Community Planning Department

COPIES TO Applicant, City Manager, Deputy City Managers

MEMO

DATE 11-2-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-126-90

☒ 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

RECEIVED
COMMUNITY PLANNING AND
DEVELOPMENT
NOV 2 1990

10/24/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-126-90 APPLICANT: <u>ELY + MARSHA ADES</u> FROM: <u>R-1</u> TO: <u>P-R</u>	COPIES TO:

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

EAST SIDE OF 10TH ST. ; BETWEEN
BONNEVILLE AVE. AND GARCES AVE.
611 SOUTH 10TH ST.

Parcel No.: 040 - 154 - 012

Proposed Use: PROFESSIONAL OFFICE

CITY PLANNING COMMISSION MEETING: 11/27/90

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

NRS:erh

Attachment: (Plot Plan)

BES - THE REMODELING REQUIRED
TO ACCOMMODATE A NEW GROUP OCCUPANCY
CAN BE EXTENSIVE AND IMPRACTICAL.
THESE PEOPLE ^(SHOULD) (NEED) TO HAVE A
DESIGN PROFESSIONAL INVESTIGATE TO
INDICATE FEASIBILITY.

M.J. 10/25/90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-126-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

APPLICANT: ELY J. AND MARSHA ADES

PROPERTY LOCATION: 611 SOUTH TENTH STREET

PROPERTY DESCRIPTION: LOTS 5 AND 6, BLOCK 23 OF WARDIE ADDITION AND
LOTS 6 AND 7, BLOCK 24 OF PIONEER HEIGHTS
ADDITION TO LAS VEGAS.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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-126-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: *(Professional Office) & PARKING*
P-R ~~(RURAL RESIDENCE)~~

PROPOSED USE: PROFESSIONAL OFFICE

APPLICANT: J.
ELY/AND MARSHA ADES

PROPERTY LOCATION: 611 SOUTH TENTH STREET

PROPERTY DESCRIPTION: LOTS 5 AND 6, BLOCK 23 OF WARDIE ADDITION AND
LOTS 6 AND 7, BLOCK 24 OF PIONEER HEIGHTS
ADDITION TO LAS VEGAS.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

CS 11/14
JS 11/15

NO SIZE: < 1 AC.

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/15/90.

MAIL NOTICE ON 11/16/90.

10/24/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - RICK LAZENBY ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-126-90 APPLICANT: <u>ELY + MARSHA ADES</u> FROM: <u>R-1</u> TO: <u>P-R</u>	COPIES TO:

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

EAST SIDE OF 10TH ST. ; BETWEEN
BONNEVILLE AVE. AND GARCES AVE.
611 SOUTH 10TH ST.

Parcel No.: 040 - 154 - 012

Proposed Use: PROFESSIONAL OFFICE

CITY PLANNING COMMISSION MEETING: 11/27/90

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

NRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ELY + MARSHA ADES
 REP'S NAME _____
 ADDRESS P.O. Box 430
LAS VEGAS, NEV. 89195
 PHONE 386-9744

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

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL LOTS 5,6 OF BLK. 23 OF WARDIE ADDITION AND
LOTS 6,7 OF BLK. 24 OF PIONEER HEIGHTS

ZONING: EXISTING R-1 PROPOSED P-R

LAND USE: EXISTING SFD
 PROPOSED PROFESSIONAL OFFICE

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

DISTRICT MAP NO. M-34-8 ASSESSOR'S PARCEL NO. 040-154-012

GENERAL LOCATION: EAST SIDE OF 10TH ST.; BETWEEN
BONNEVILLE AVE. AND GARCES AVE.
611 SOUTH 10TH 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 10/17/90

GENERAL RECEIPT NO. 098990 CASE NO. 2-126-90

PC DATE: 11/27/90 DZA 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-1 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:

IRREG. LOTS 6+7 OF BLK 24 OF PIONEER HEIGHTS
AND LOTS 5+6 OF BLK 23 OF WARDIE ADDITION

611 S. 10TH ST.

Assessor's Parcel Number: 040-154-012

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), ELY J. ADES
(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.

(SIGNATURE)

PHONE NUMBER

SIGNATURE OF OWNER OF RECORD

PHONE NUMBER

MAILING ADDRESS

CITY STATE ZIP

MAILING ADDRESS

CITY STATE ZIP

Subscribed and sworn to before me this 17th day of October, 1990.

Notary Public in and for said County and State.

My Commission Expires

(Seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the 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.: 098990

Case No. Z-126-90
Meeting Date 11/27/90

Received by: BEN
Date: 10/17/90

87

(2)

State of Nevada

Credit Deed

LV 88-82426-CQ

This instrument, Made this 22nd day of November, 1988, between SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development of Washington, D.C., party of the first part, and

ELY J. ADES AND MARSHA ADES, husband and wife as joint tenants

party(ies) of the second part,

Witnesseth That the said party of the first part, in consideration of the sum of ten dollars (\$10.00), lawful money of the United States of America, to him in hand paid by said party(ies) of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the said party(ies) of the second part, and to the heirs and assigns of said party(ies) of the second part, forever, all that certain lot, piece or parcel of land situate in, Las Vegas

County of Clark, State of Nevada, and bounded and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR THE LEGAL DESCRIPTION

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 USC 1331).

Subject, however, to all conditions, covenants, restrictions, reservations, easements, rights and limitations upon the use of said property and premises appearing upon the public records or enforced under the ordinances or laws of the State of Nevada or any of its political subdivisions, or any rights of way or other easements; and subject to any state of facts an accurate survey would show.

Together with the tenements, hereditaments and appurtenances thereto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold the said premises, together with the appurtenances unto the said party(ies) of the second part, and to the heirs and assigns of the said party(ies) of the second part, forever.

Party of the first part, for himself, his successors and assigns, will forever warrant and defend said described real estate against the lawful claims or demands of any person or persons whomsoever claiming by, through or under him, but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as SUPERVISORY REALTY SPECIALIST

the said Secretary of Housing and Urban Development, under, under authority and by virtue of 15 P.S. 16106 (10/14/70), as amended.

Signed, sealed and delivered in presence of

Secretary of Housing and Urban Development SAMUEL R. PIERCE, JR.

CELIA M. BEARD

JOHN C. CITSO, SUPERVISORY REALTY SPECIALIST HUD Office, Las Vegas, Nevada

State of Nevada County of Clark

On this 29th day of December 1988 public in and for the County and State aforesaid JOHN C. CITSO SUPERVISORY REALTY SPECIALIST

personally appeared before me, the undersigned, a notary known to me to be the duly appointed HUD Office, Las Vegas, Nevada

and the person who executed the foregoing instrument by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed as SUPERVISORY REALTY SPECIALIST of SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, before me.

for and on behalf

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the said County and State, the day and year in this certificate first above written.

NOTARY PUBLIC STATE OF NEVADA County of Clark DIANE F. WALTER My Commission Expires Oct. 21, 1991

Notary Public County of Clark

My Commission Expires PIA CASE NO. 332-111234-203 611-613 South 10th Street, Las Vegas, Nevada 89101

Previous Editions Are Obsolete

HOJD-01865 (1-85 Edition)

8 1 2 3 0 0 0 9
LV 88-82426-CQ

EXHIBIT "A"

LEGAL DESCRIPTION

Situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

Lot Five (5) and Six (6) in Block Twenty-three (23) of WARDIE ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, page 13 in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

That portion of Block Twenty-four (24) of Pioneer Heights Addition to Las Vegas, as shown by map thereof on file in Book 1 of Plats, page 35, in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at a point in the West line of the alley in said Block 24, distant thereon South 27°45' West 125 feet from the intersection of the North line of said Block 24 with the West line of the alley thereof; thence North 62°15' West and parallel with the aforementioned North line of said Block 24 a distance of 30.86 feet, more or less, to a point in the West line of said Block 24 of Pioneer Heights Addition to Las Vegas; thence South 0°11' East along the last mentioned West line a distance of 60.08 feet, more or less to a point in the aforementioned West line of the Alley; thence North 27°45' East along the last mentioned West line a distance of 57.67 feet, more or less to the point of beginning. (This parcel is known as and commonly referred to as Lots 6 and 7 in Block 24 of Pioneer Heights Addition).

CLARK COUNTY, NEVADA
JOHN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

LAND TITLE OF NV

12-20-88 88100 C/N
OFFICIAL RECORDS

BOOK: 881238 PAGE: 00359

FEE: 6.00 RPT: EX002