

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-89

APN 139-34-811-064

Location 418 MARYLAND PARKWAY

Applicant RONALD A. SCHAVE

Subject

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



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
1-11-90	AL	APPROVED	
2-7-90	CC	Approved	Im
7/10/91		Permit Signed for OFFICE ADDITION	AA
6/12/97		ADDITION NEVER BUILT PERMIT NOT ISSUED ALL COND. MET ORD	8

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-139-89

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

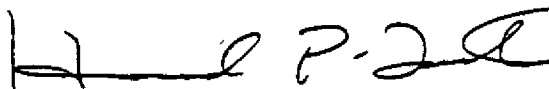
Notice is hereby given that on JANUARY 11, 1990 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-139-89 APPLICATION OF RONALD A. SCHAVE FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 418 SOUTH MARYLAND PARKWAY
FROM: R-4 (APARTMENT RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICES AND RETAIL SALES

The above property is legally described as Lots 25 and
26 in Block 16 of Pioneer Heights 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

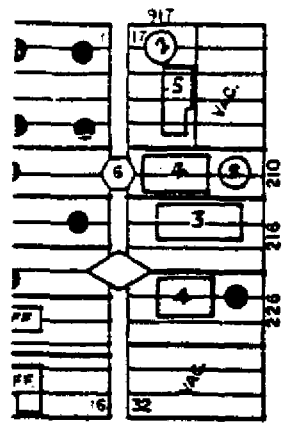


HAROLD P. FOSTER, DIRECTOR

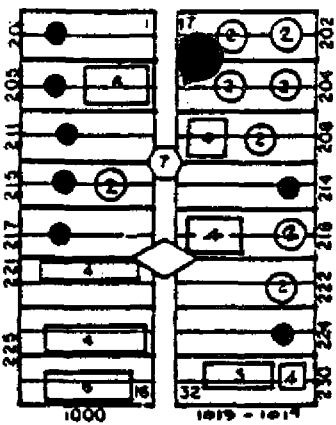
HPF:erh

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.

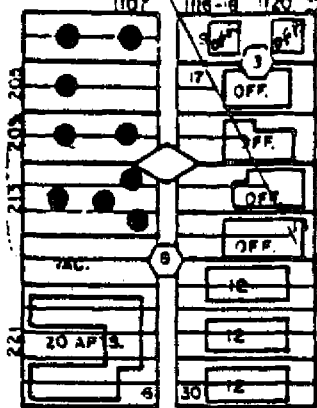
SEE LOCATION MAP ON REVERSE SIDE.



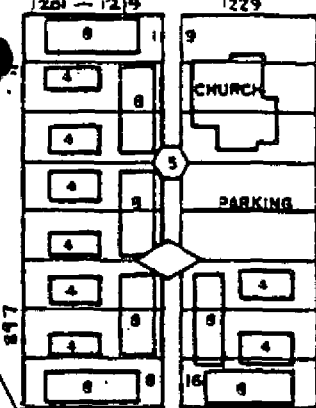
TENTH



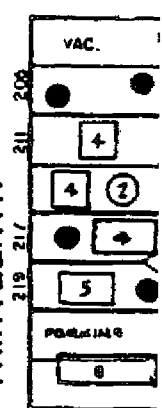
ELEVENTH



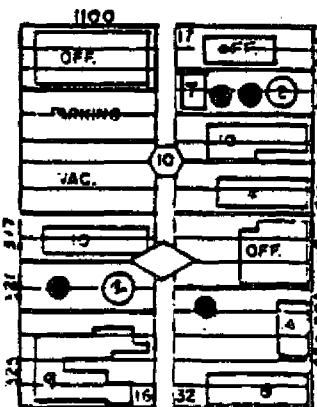
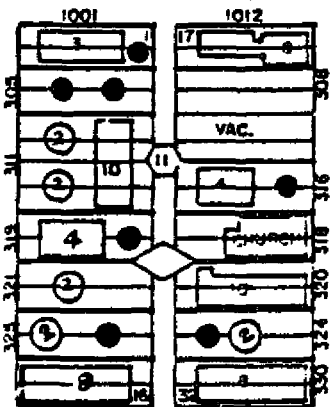
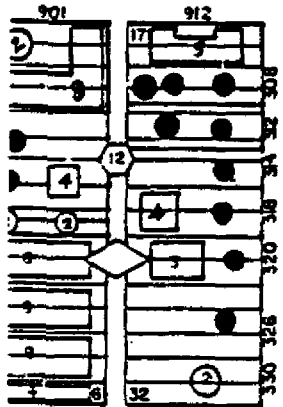
MARYLAND



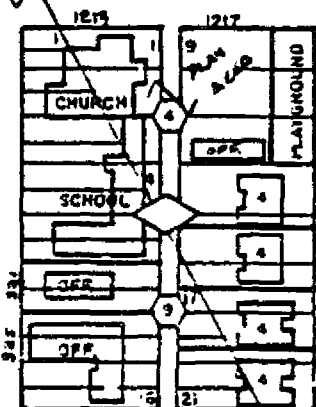
THIRTEENTH



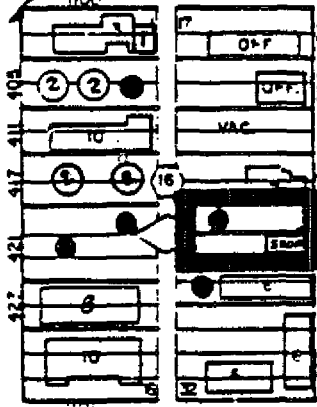
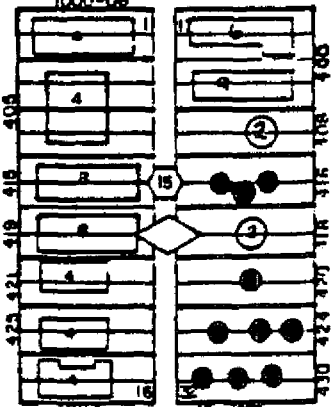
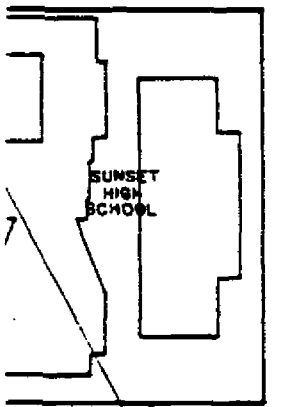
BRIDGER



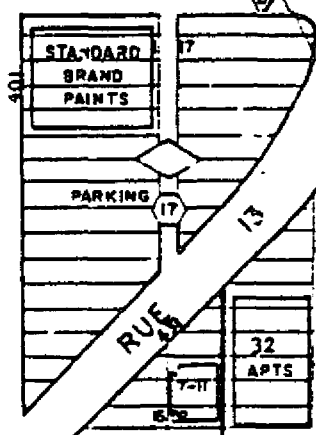
AVENUE



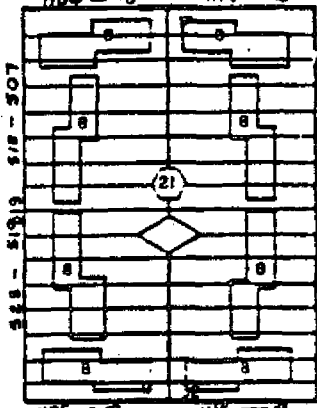
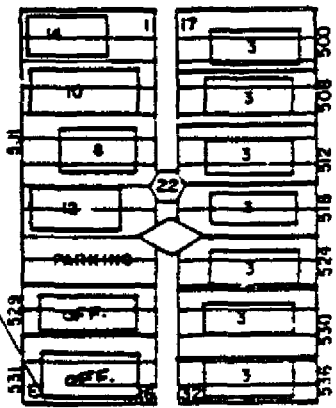
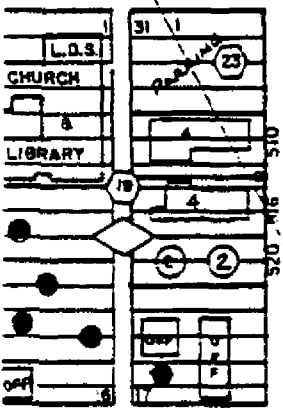
LEWIS



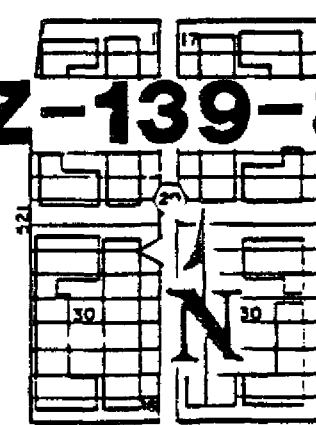
AVENUE



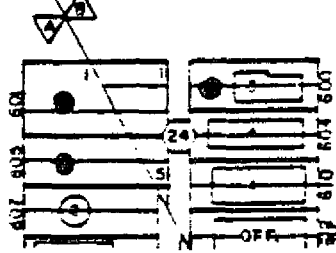
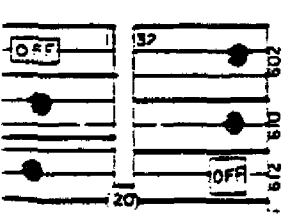
CLARK



AVENUE



BONNEVILLE



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 20 DEC 89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-139-89 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets 32 e ☐2. Print Format: No Print (A) ☐ LABELS ☐

Name, Address, Legal Descriptive

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
040	07	7005		040	11	3015									
		006				11 7001									
	08	6006				003									
		007			12	1									
	08	7004			12	2									
		009			12	6001									
		010				002									
	11	3001			12	7									
		005				-END-									

Assessor Approval Billing No.

RE: Z-139-89 - ZONE CHANGE

1. The application be amended to P-R.
2. This does not constitute approval of the retail art gallery use unless a Variance is approved.
3. Sign a Special Improvement District Agreement and/or a Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
4. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Re: V-155-90

1. Conformance to the conditions of approval of Zoning application Z-139-89.
2. Conformance to the plot plan and elevations.
2. Satisfaction of City Code requirements and design standards of all City departments.

TO: Gerald W. Dunn Trust
RE: Z-18-68(15), Z-18-68(18) and Z-97-78

May 31, 1991
Page Two

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. 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.

The action by the Planning Commission is final.

Sincerely,

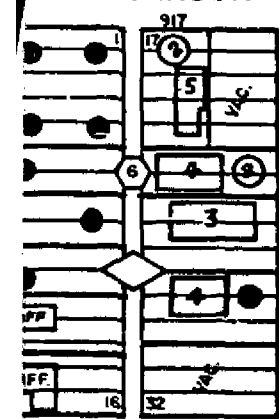
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

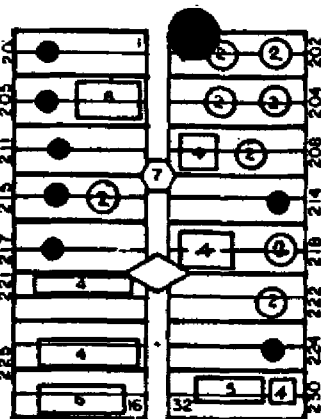
RSG:erh

cc: Mr. George Jensen
Kalb Construction
3250 Spring Mountain Road
Las Vegas, Nevada 89102

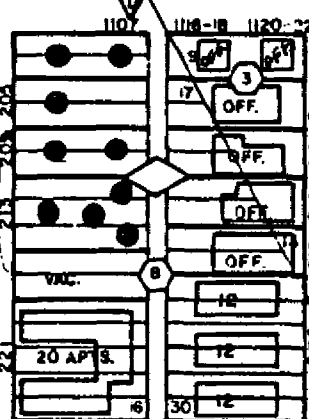
AVENUE



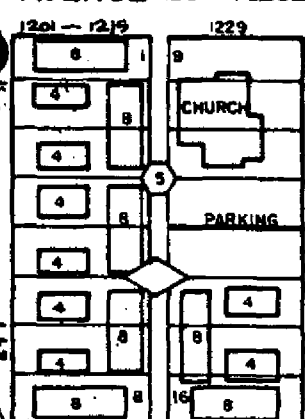
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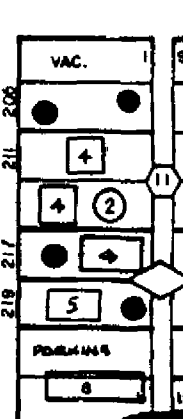
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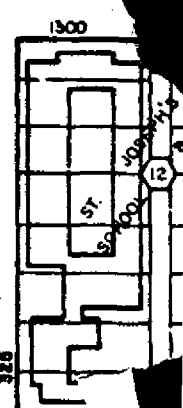
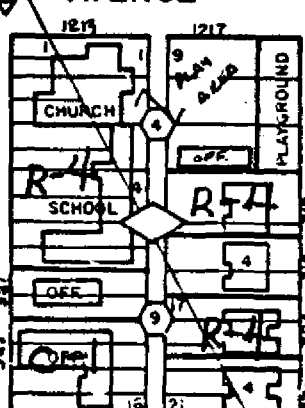
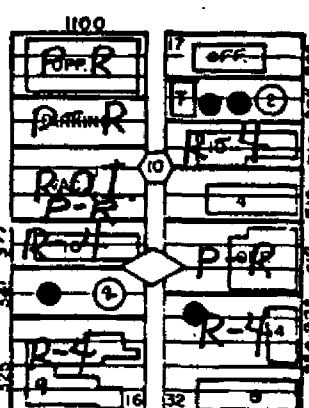
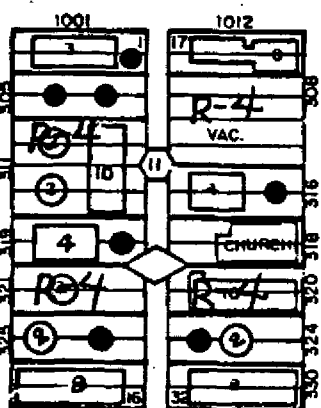
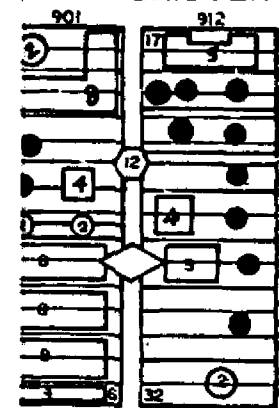
MARYLAND



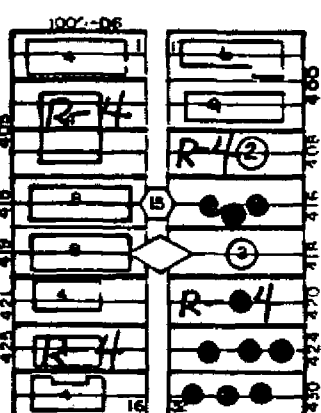
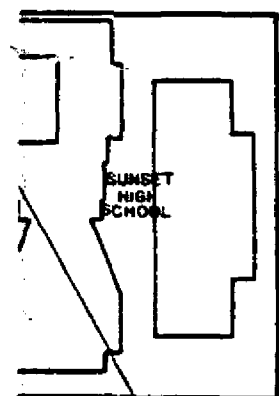
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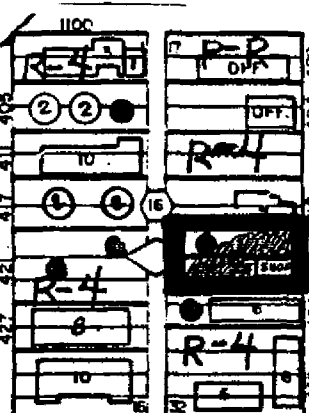
BRIDGER



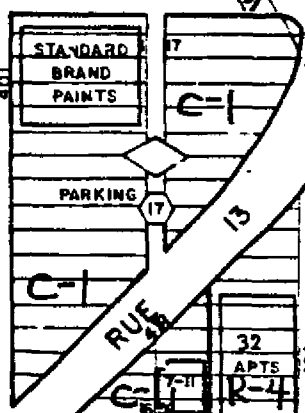
LEWIS



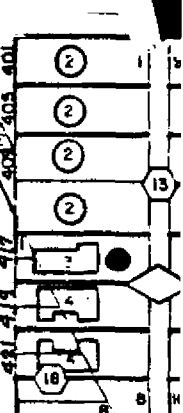
STREET



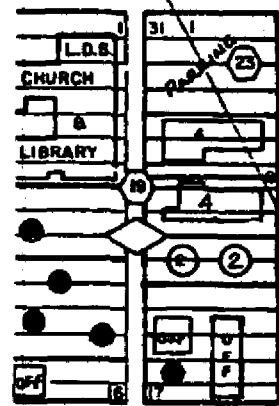
PARKWAY



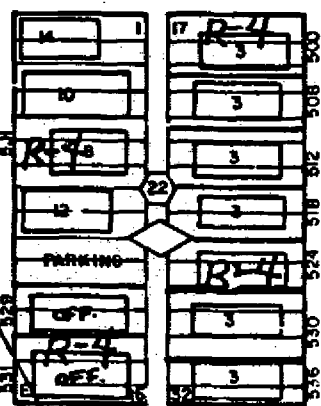
TREET



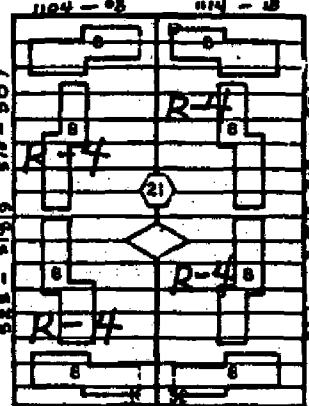
CLARK



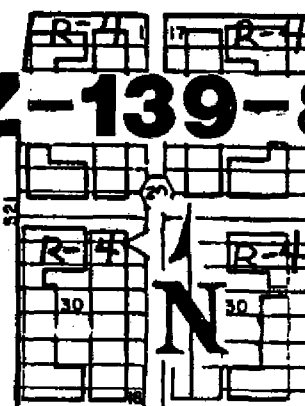
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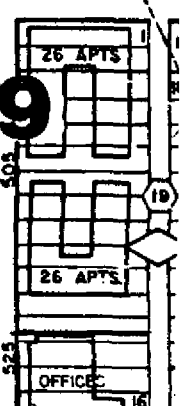
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MARYLAND



THIRTEENTH



Z-139-89

AVENUE

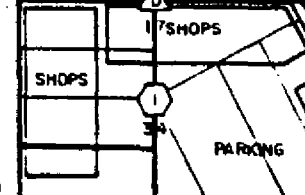
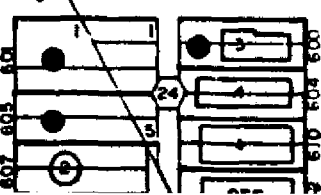
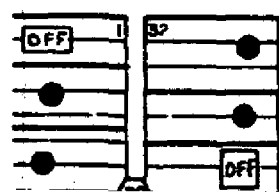
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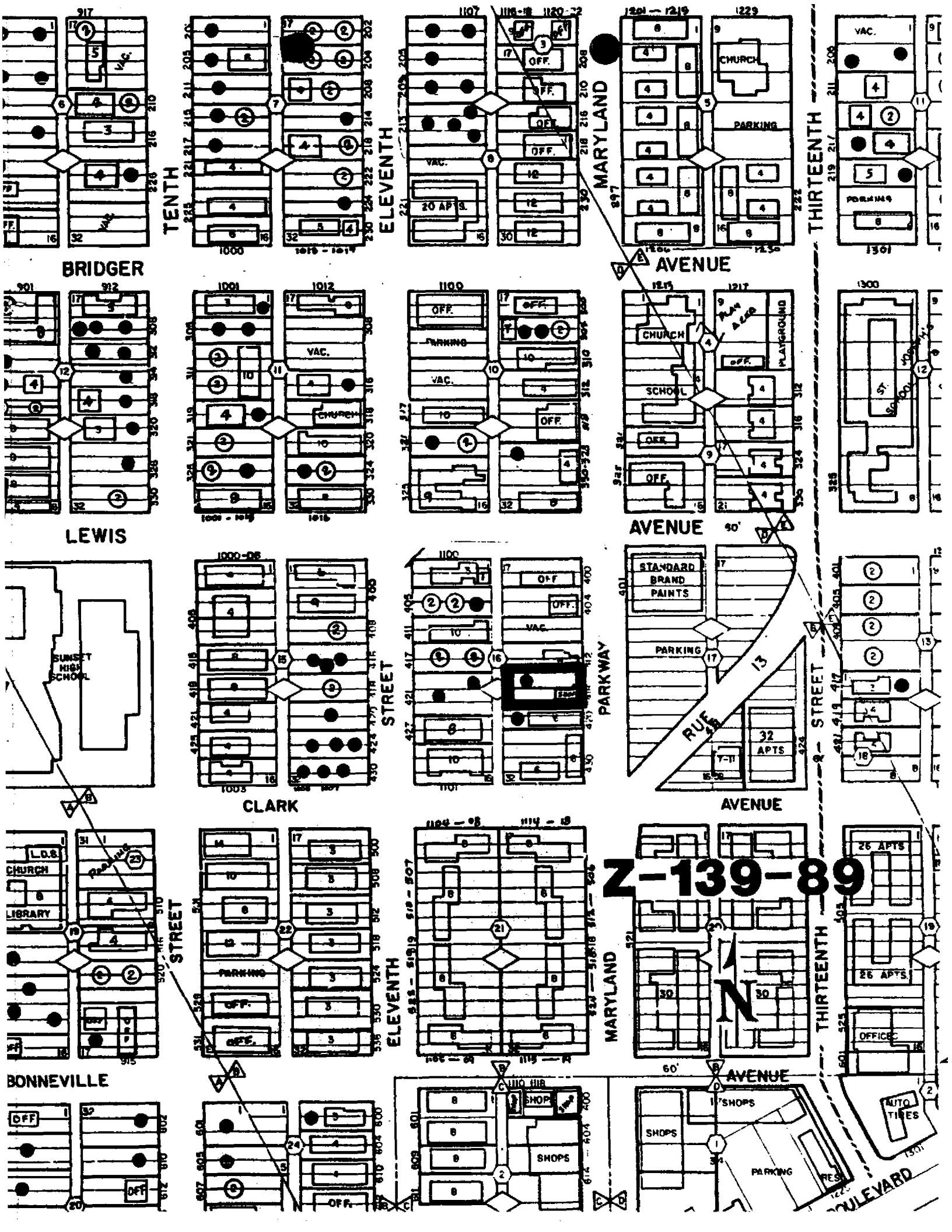
~~B~~ AVENUE

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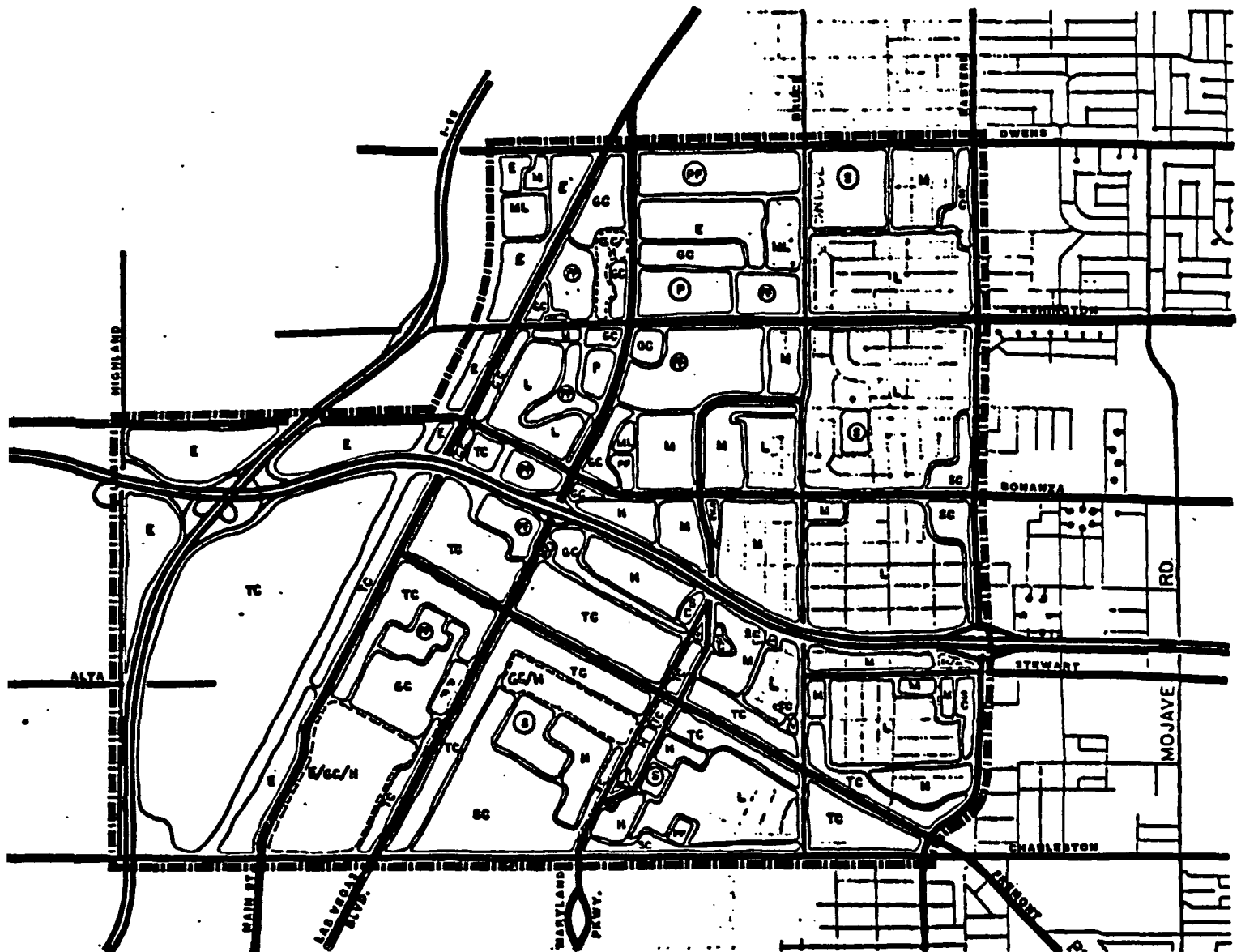
VILLE





City of Las Vegas

general plan



Legend

- R** Rural Density Residential 0-3 du/ac
- L** Low Density Residential 3-6 du/ac
- ML** Medium Low Density Residential 6-12 du/ac
- M** Medium Density Residential 12-20 du/ac
- H** High Density Residential 20+ du/ac

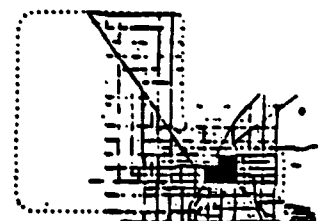
- GC** General Commercial
- SC** Service Commercial/Office
- TC** Transit Commercial
- E** Employment

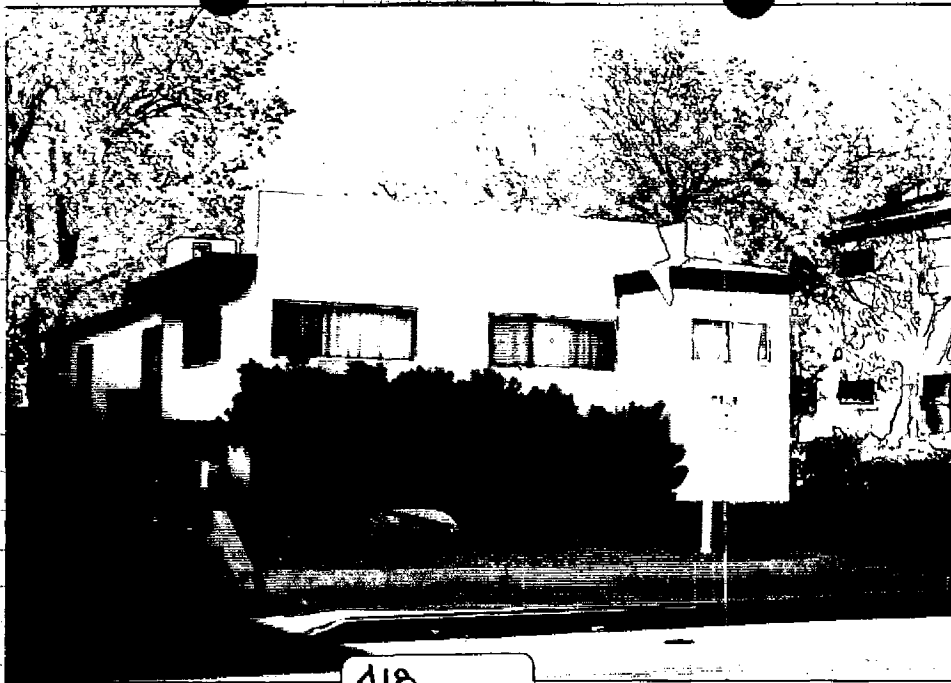
- (P)** Parks/Recreation
- (S)** School
- (PF)** Public Facility

- Preferred Use
- Variable Uses
- Existing Development (no short range change)

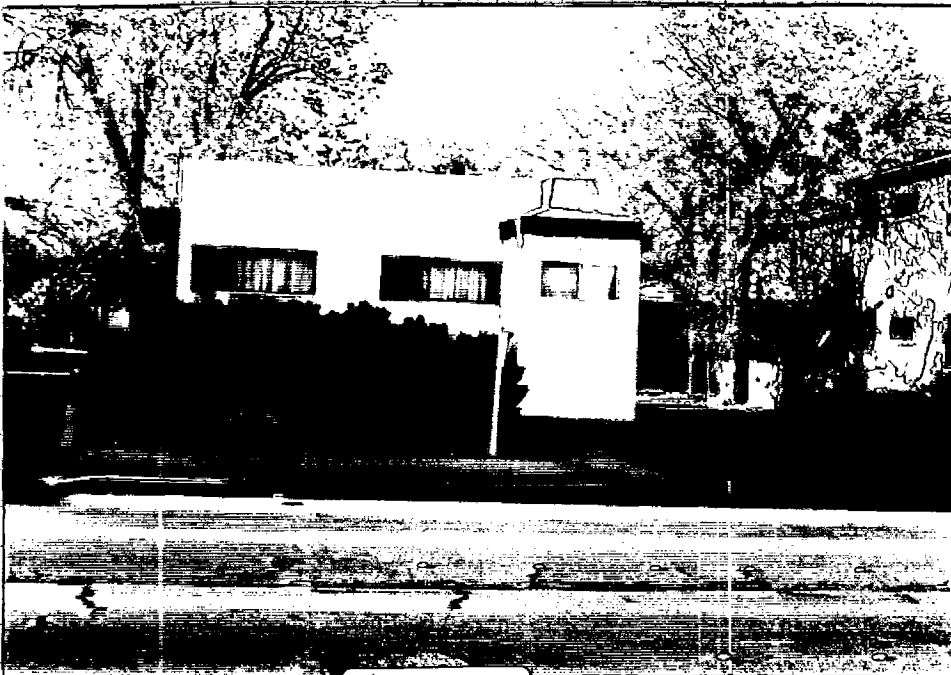
- Freeway/Expressway
- Primary Thoroughfare
- Secondary Thoroughfare
- Interchange

NOTE: All Density Ranges Are In Green Areas.
See Text For Definition.

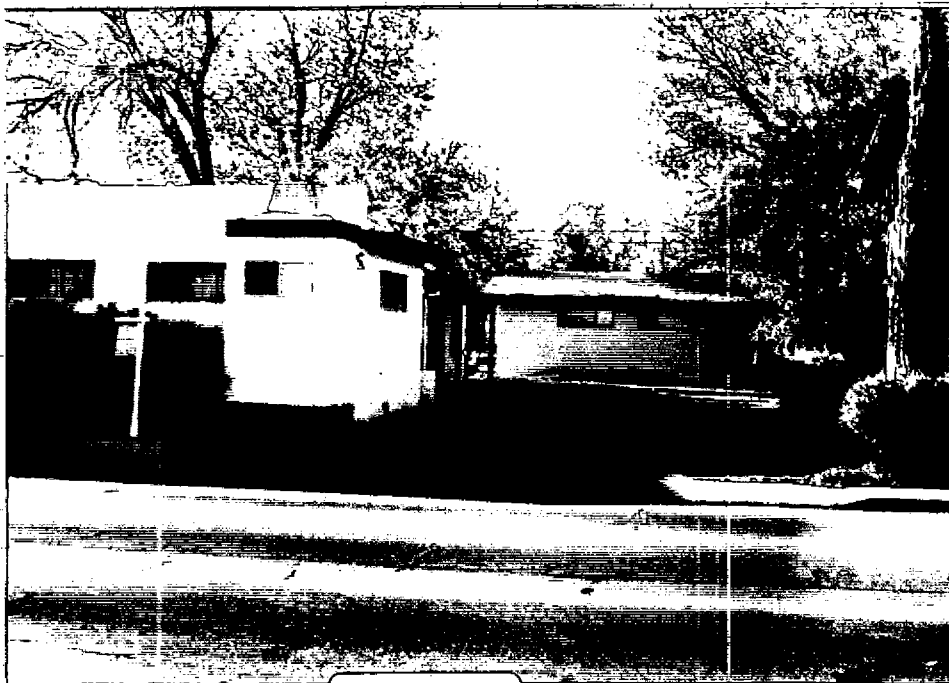




418
MARYLAND



Front



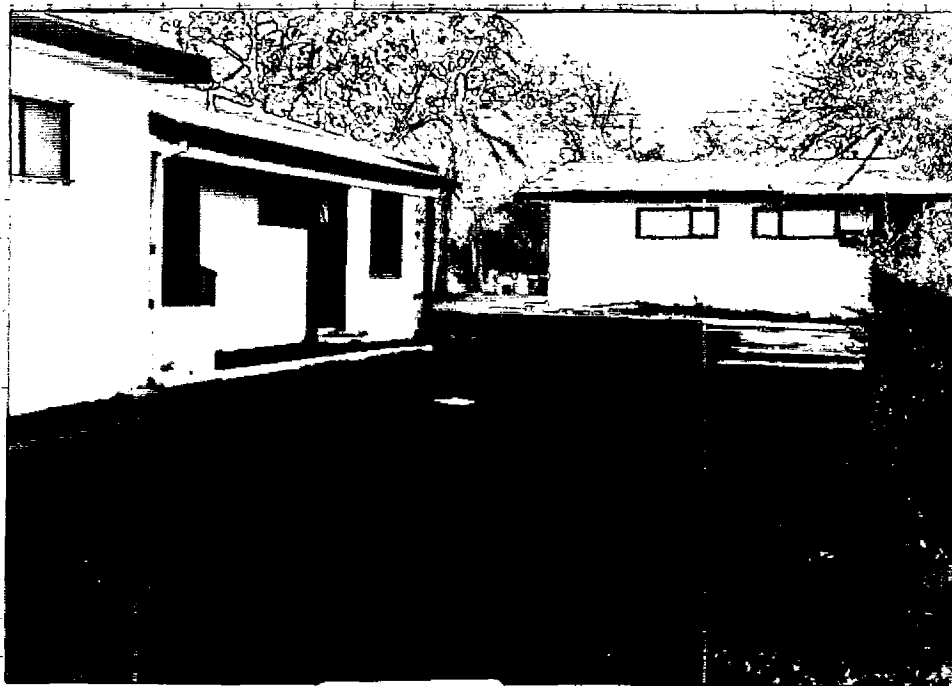
Front.



Front



BACK



ALL PAVED



View
South



Across
Street



View
North



410
Maryland
Parkway S



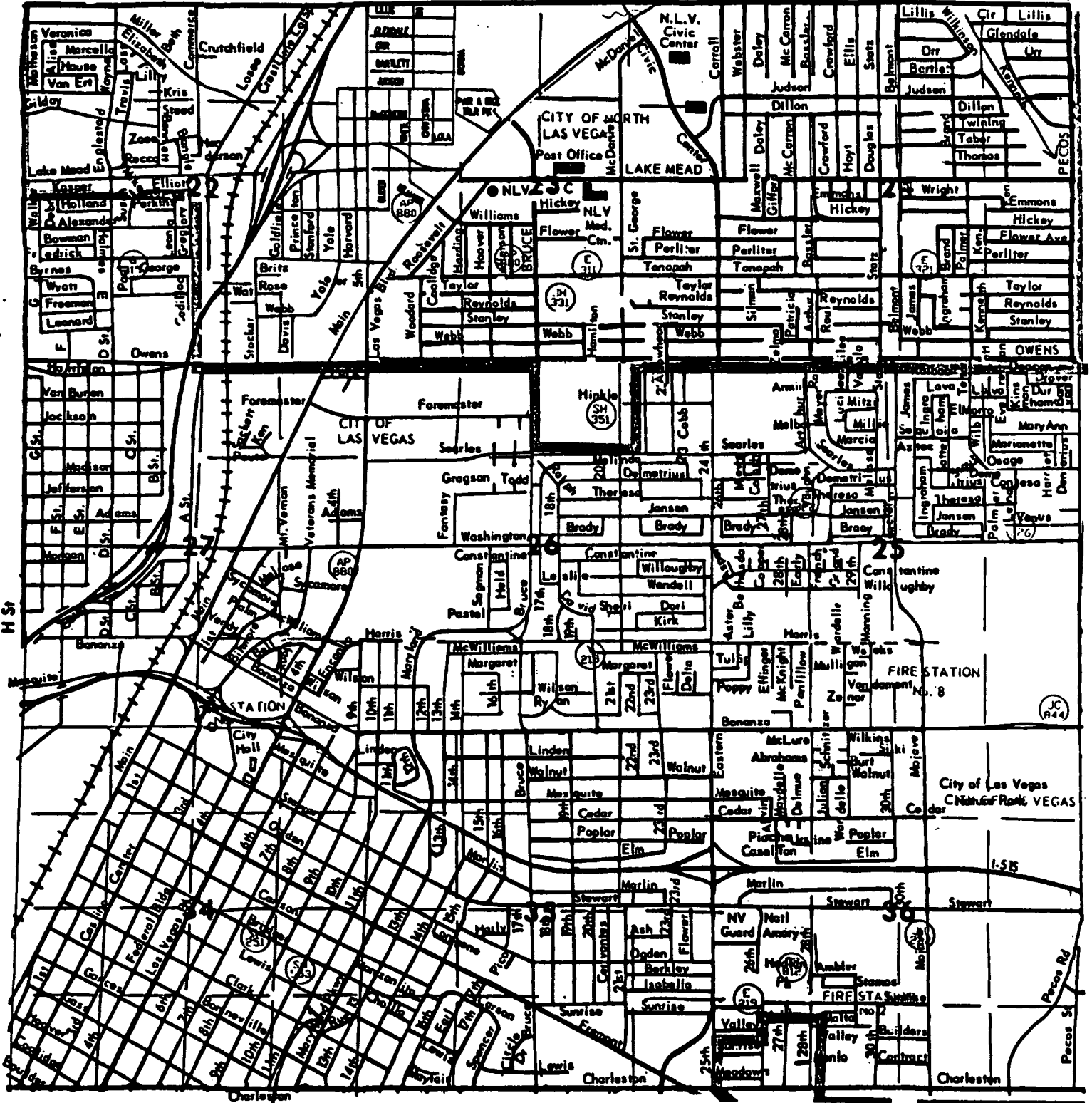
400
Maryland
Parkway S



325
Maryland
Parkway S

800W 6G 500W 6H 700E 6J 1300E 6K 2500E 6L 3000E 6M 3700E

THE COPYRIGHT HAS BEEN VIOLATED IF NOTICE DOES NOT APPEAR IN RED

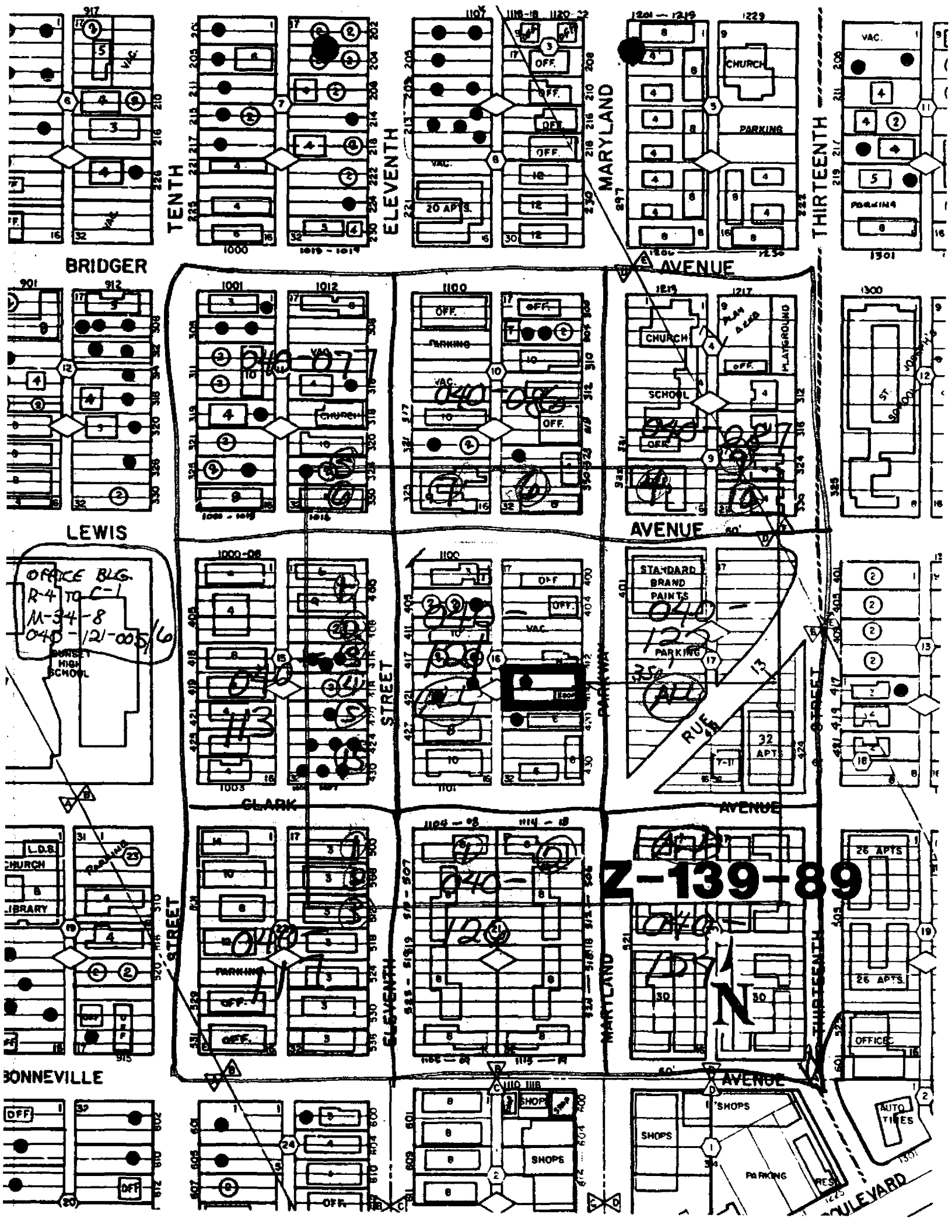


Property is Located Here.

Rancho Drive

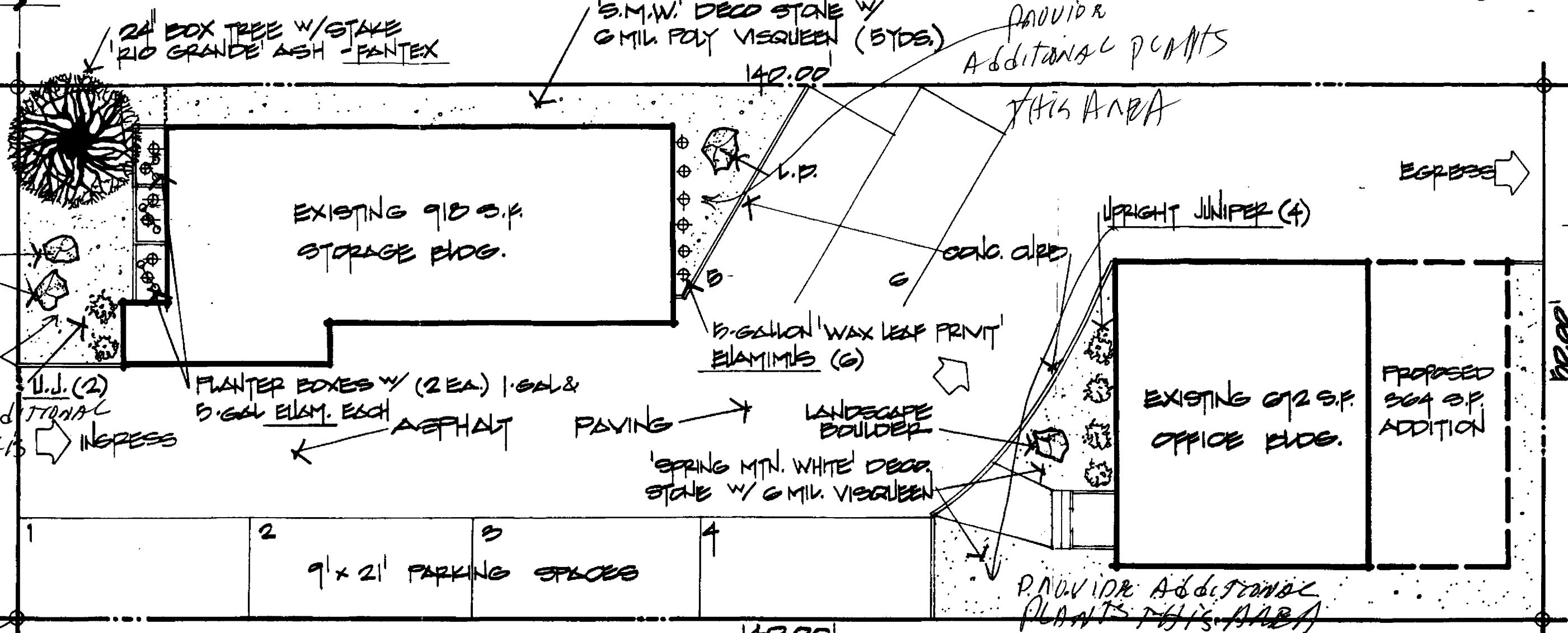
05	06	07
15	16	17

1-15 Las Vegas Bl



MARYLAND PARKWAY

CONC. SIDEWALK



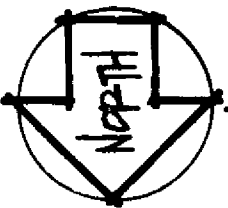
APPROVED LANDSCAPING PLAN

[Signature] 1-29-91

Department of Community Planning & Development

UNDERGROUND SPRINKLING
SYSTEM REQUIRED IN ALL
LANDSCAPED AREAS

- NOTES
- PROVIDE (2) 'RICHDEL' - SIX STATION - SOLID STATE CONTROLLERS
 - USE 'RAINBIRD' PIPES AT EACH AREA OF PLANTINGS
 - ALL PLANTS PLANTED WITH 'SPL MULCH' ORGANIC COMPOSITE



LANDSCAPING PLAN

1" = 10'

ATTORNEY'S OFFICE @
418 1/2 S. MARYLAND PKWY.
LAS VEGAS, NV. 89101

2-139-89

INTER-OFFICE MEMORANDUM

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-139-89 From R-4 to P-R

Legally described as:

Lots 25 and 26, Block 16 of Pioneer Heights Addition.

RLW:JLC:rlr

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-139-89 From R-4 to P-R

Legally described as:

Lots 25 and 26, Block 16 of Pioneer Heights Addition.

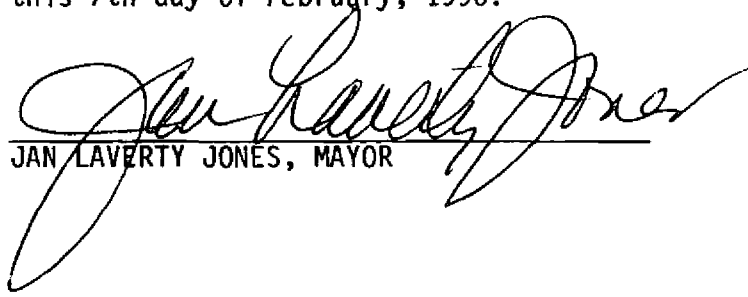
Subject to the following conditions:

1. This does not constitute approval of the retail art gallery use unless a Variance is approved.
2. Sign a Special Improvement District Agreement and/or a Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
3. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and elevations.
6. 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.
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9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting

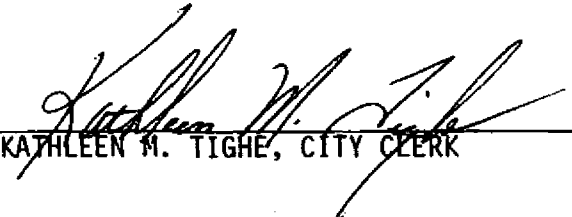
from this development as required by the Department of Public Works.

12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 7th day of February, 1990.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

March 24, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 2, 1990

Mr. Ronald A. Schave
3670 Happy Lane
Las Vegas, Nevada 89120

RE: Z-139-89 - ZONE CHANGE

Dear Mr. Schave:

The City Council at a regular meeting held February 7, 1990 APPROVED the request for reclassification of property located at 418 S. Maryland Parkway, From: R-4 (Apartment Residence), To: C-1 (Limited Commercial), Proposed Use: OFFICES AND RETAIL SALES, subject to:

1. The application be amended to P-R.
2. This does not constitute approval of the retail art gallery use unless a Variance is approved.
3. Sign a Special Improvement District Agreement and/or a Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
4. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and elevations.



Mr. Ronald Schave

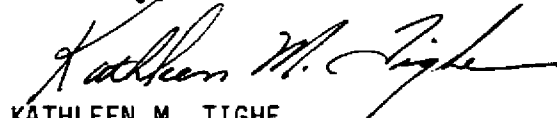
March 2, 1990

RE: Z-139-89 - ZONE CHANGE

Page 2.

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

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

Page 56

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

2. Z-139-89 - Ronald A. Schave

Request for reclassification of property located at 418 S. Maryland Parkway.

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Proposed Use: OFFICES AND RETAIL
SALES

Planning Commission unanimously recommended APPROVAL, subject to:

1. The application be amended to P-R.
2. This does not constitute approval of the retail art gallery use unless a Variance is approved.
3. Sign a Special Improvement District Agreement and/or a Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
4. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Standard conditions 1-8 and 11.

Staff Recommendation: APPROVAL - with the application amended to P-R

PROTESTS: 0

NOLEN - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Ronald A. Schave appeared.

No one appeared in opposition.

APPROVED AGENDA 1...

Lucy L. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

X.

H. ZONE CHANGE - PUBLIC HEARING

2. Z-139-89 - Ronald A. Schave

This is a request to rezone a 50' x 140' parcel from R-4 to C-1 for an office and retail sales. The applicant intends to convert two existing buildings for a retail art gallery and office use.

There is developed R-4 zoning to the north, south and west. To the east is a paint store in a C-1 zone.

Access is from Maryland Parkway and from the alley along the west property line. There are six parking spaces proposed which meets the minimum number required. Landscaping exists in a planter along Maryland Parkway and there are mature trees along the west half of the south property line.

At the Planning Commission meeting, staff indicated that although this application is in conformance with the General Plan, it has been the policy to limit properties on the west side of Maryland Parkway to P-R, and therefore recommended that the application be amended to P-R. The applicant was in agreement and the Planning Commission concurred.

Planning Commission Recommendation: APPROVAL - with the application amended to P-R

Staff Recommendation: APPROVAL - with the application amended to P-R

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

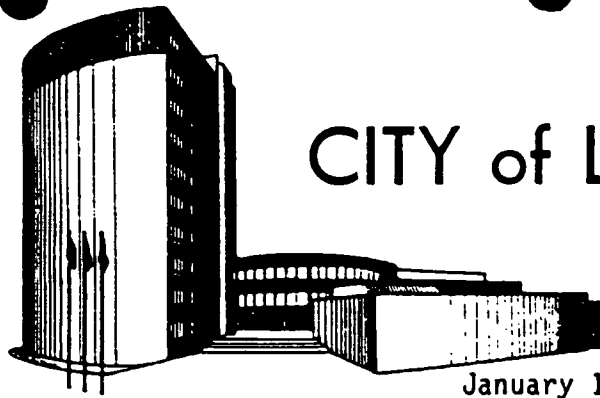
LOCATION MAP - ITEM X.h.2. - Z-139-89 - Ronald A. Schave



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 17, 1990

Mr. Ronald A. Schave
3670 Happy Lane
Las Vegas, Nevada 89120

RE: Z-139-89 - ZONING RECLASSIFICATION

Dear Mr. Schave:

Your request for reclassification of property located at 418 S. Maryland Parkway, from R-4 Zone to C-1 Zone, was considered by the Planning Commission on January 11, 1990.

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

1. The application be amended to P-R.
2. This does not constitute approval of the retail art gallery use unless a Variance is approved.
3. Sign a Special Improvement District Agreement and/or A Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
4. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Resolution of Intent with a twelve month time limit.
6. Conformance to the plot plan and building elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

- Continued -



TO: Mr. Ronald A. Schave
RE: Z-139-89 - Zoning Reclassification

January 17, 1990
Page Two

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

This item will be considered by the City Council on February 7, 1990, 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



HPF - HAROLD P. FOSTER, DIRECTOR

HPF:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. Z-139-89

Applicant: RONALD A. SCHAVE
Application: Zoning Reclassification
From: R-4
To: C-1
Location: 418 South Maryland
Parkway
Proposed Use: Offices and Retail Sales

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to P-R.
2. This does not constitute approval of the retail art gallery use unless a Variance is approved.
3. Sign a Special Improvement District Agreement and/or A Covenant Running with Land Agreement for the possible future installation of streetlights on Maryland Parkway as required by the Department of Public Works.
4. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
5. Standard Conditions 1 - 8 and 11.

PROTESTS: 0

Hudgens -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee excused)

MR. FOSTER stated this request is to convert two existing buildings to a retail art gallery and offices. The front building along Maryland Parkway consists of stucco exteriors with a flat roof line. The rear building along the alley consists of stucco exteriors and a gabled asphalt shingle roof. The six on-site parking spaces meet the minimum number required by the Zoning Ordinance. Staff recommended approval, subject to the conditions.

RONALD A. SCHAVE, 3670 Happy Lane, appeared and represented the application. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 2/7/90.

(8:55-8:58)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 2, 1990

Mr. Ronald A. Schave
3670 Happy Lane
Las Vegas, Nevada 89120

RE: Z-139-89 - 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 January 11, 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

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



INTER-OFFICE MEMORANDUM

1/9/90

TO: DEPARTMENT of COMMUNITY PLANNING and DEVELOPMENT	FROM: DEPARTMENT of BUILDING SAFETY
SUBJECT: Z 129.89 ZONE CLASS RONALD A. SCHAVE ZONE; RAB C.1 PARCEL NO. 040-121-C-1006	COPIES TO: OFFICE BUILDING

In answer to your memorandum, Dated 12/11/89
 on the above Request at, Loc. 418 S. MARYLAND PARKWAY

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

1. USES 1989
2. CHAPTER 5, PROTECTION, OPENINGS TO BE PROTECTED - OPENINGS LESS THAN 10' TO R
3. CHAPTER 7, 1/2, 3/4, BUS. OFFICE.
4. TO RTOICE

—HONC

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

January 3, 1990

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

Richard D Goecke, Director
Department of Public Works

CK

[Signature]

3 1990

SUBJECT:

Z-139-89
Ronald A. Schave

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. We have no objection to the proposed zone change.
2. Sign an S.I.D./Covenant Running with Land Agreement for the possible future installation of streetlights on South Maryland Parkway.
3. Remove all substandard curb and gutter, paving and sidewalk adjacent to this site and replace with new improvements meeting current City Standards.

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: RONALD A. SCHAVE

Location: 418 SOUTH MARLBOROUGH PKWY.

LAS VEGAS, NV 89

Identification No. 2-139-89

Date Received 12-12-89

AGENCY STAFF RECOMMENDATION:

APPROVAL

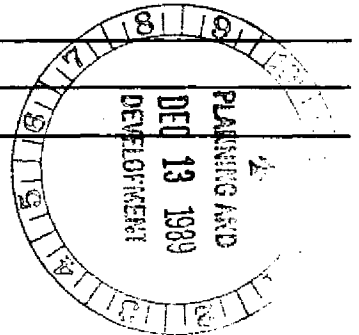
STAFF COMMENTS:

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

DATE:

BRAD PERCELL, REDEVELOPMENT STAFF

ORIGINAL TO: Community Planning Department

COPIES TO Applicant, City Manager, Deputy City Managers

DATE: 10/21/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-89

 NO OBJECTIONS

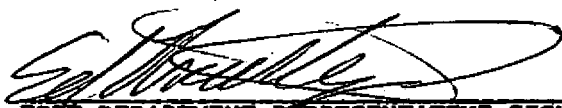
 X SUBJECT TO CONDITIONS
LISTED

 DENIAL

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

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

ADDITIONAL CONDITIONS: _____



FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

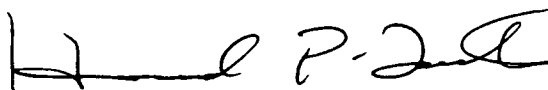
Notice is hereby given that on **JANUARY 11, 1990** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-139-89 APPLICATION OF RONALD A. SCHAVE FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 418 SOUTH MARYLAND PARKWAY
FROM: R-4 (APARTMENT RESIDENCE)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: OFFICES AND RETAIL SALES

The above property is legally described as Lots 25 and
26 in Block 16 of Pioneer Heights 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

A handwritten signature in black ink, appearing to read "H. P. Foster", is written over the printed name.

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.

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

Notice is hereby given that on JANUARY 11, 1990 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-139-89 APPLICATION OF RONALD A. SCHAVE FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 418 SOUTH MARYLAND PARKWAY

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE ~~OFFICE~~ *RETAIL SALES*

The above property is legally described as Lots 25 and
26 in Block 16 of Pioneer Heights 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 C 12/26

WILLIAMS [Signature]

FOSTER [Signature]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC 27, 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.

C 1 Ac.

INTER-OFFICE MEMORANDUM

12/11/89

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-139-89

APPLICANT: Ronald A. SchaveFROM: R-4 TO: C-1

COPIES TO:

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

418 S. Maryland Hwy

Parcel No.: 040-121-005,006

Proposed Use: Office Bldg.

CITY PLANNING COMMISSION MEETING:

1/11/90

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 Ronald A. Schae

REP'S NAME _____

ADDRESS 3670 Happy Lane
LV NV 89120

PHONE 451-3238

AGENT: NAME _____

REP'S NAME _____

ADDRESS _____

PHONE _____

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL Lots 25+26 in BLK 16 of Pioneer Heights Addition

ZONING: EXISTING R-4 PROPOSED C-1

LAND USE: EXISTING Church

PROPOSED to include office Bldg and Art Gallery

PAST ACTIONS: CASE NO. V-10-58 ACTION _____ DATE Lost

CASE NO. U-16-67 ACTION Approved DATE 7-27-67

CASE NO. U-22-81 ACTION Approved DATE 4-23-81

DISTRICT MAP NO. M-34-8 ASSESSOR'S PARCEL NO. 040-121-005 + 006

GENERAL LOCATION: Westside of Maryland Pkwy Between Lewis Ave + Clark Ave

4185 Maryland Pkwy

FLOOD ZONE "A": YES _____ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES ☒ NO _____

SPECIAL NOTICE REQUIRED?: YES ☒ NO ☒

IF YES: Redevelopment

CHECKED BY: Paul W. DATE 12/11/89

GENERAL RECEIPT NO. 74436 CASE NO. Z139-89

PC DATE: 1/11/90 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 C1 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 Twenty-five (25) and Twenty-six (26) in Block Sixteen (16) of Pioneer Heights Addition 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.

Assessor's Parcel Number: 040-121-0064-005

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Ronald Aaron Schave, a single man,
(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) Ronald Aaron Schave 3670 Happy Lane
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

702- 451-3238
PHONE NUMBER

Las Vegas Nevada 89120
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 6 day of December, 1989,

Linda M. Owens
Notary Public in and for said County and State

8-12-92
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: Paul Webster

Receipt No.: 74436

Date: 12-11-89

Case No.: _____

Meeting Date: _____

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM REID and MARY BETH REID, husband and wife,
and ESTHER REID, a widow,

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
RONALD AARON SCHAVE, a single man,

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lots Twenty-five (25) and Twenty-six (26) in Block Sixteen (16) of PIONEER HEIGHTS
ADDITION 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.

Parcel No. 140-121-0066

SUBJECT TO: 1. Taxes for the fiscal year 19 87 - 19 88

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.
3. Deed of Trust, now of record.

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

Witness our hand S this 9th day of March, 19 88

William Reid
William Reid

Mary Beth Reid
Mary Beth Reid
Esther Reid

ARIZONA
STATE OF ~~NEVADA~~

SS.

County of _____

On March 15, 1988 personally appeared before
me, a Notary Public,

William Reid and Mary Beth Reid

known (or proved) to me to be the person^S who executed
the foregoing instrument and who acknowledged that t.h.e. y.
executed the above instrument.

WITNESS my hand and official seal.

Nancy E. Boyd
Notary Public in and for said County and State

My Commission Expires Feb. 23, 1994

ESCROW NO. } ST-88-01-0076-FQ
ORDER NO. }
WHEN RECORDED MAIL TO: Ronald Aaron Schave,
4865 Koval Lane #3, Las Vegas, NV 89109

SPACE BELOW FOR RECORDER'S USE ONLY