

Planning & Development Department
Scanning Cover Sheet

Case No Z-0140-90

APN 139-34-710-005

Location 317 S 6th St

Applicant Nevada State Bank, Trustee

Subject

Reclassification of property legally
described as Lots 8, 9 and 10, Block 6 of
Wardie Addition.



ALL INFORMATION

File Z-140-90

DATE	MEETING	ACTION	INITIAL
12/13/90	PC		
5/24/91		PERMITS SIGNED	AA
6/11/92		ALL COND MET ORD	B

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
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17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: Z-140-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-140-90

MEETING: CITY PLANNING COMMISSION

DATE: DECEMBER 13, 1990

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: LAW OFFICE

APPLICANT: NEVADA STATE BANK, TRUSTEE

PROPERTY LOCATION: 317 SOUTH SIXTH STREET

PROPERTY DESCRIPTION: LOTS 8, 9 AND 10, BLOCK 6 OF WARDIE ADDITION

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of 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", is written over the department name.

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

WESTERN
HOTEL &
CASINO

2	○	200
○	2	204
○		208
○	○	212
		222
		222
		814

CHURCH	300
50 APTS.	302

○	408
○	408
○	418
	408
○	424
○	430

501 OFF. 717 501 OFF. 502

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/28/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code Z-140-90 Date to Be Completed _____

Remarks _____

Information Needed:

18 TOTAL

1. Labels ☒ XXXNo. of Sets ☒ 2

2. Print Format:

No Print (A) ☐Name, Address, Legal Description (G) ☒ XXX

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
040	06	3	005	040	10	3	001								
	↓	↓	009		↓	↓	011								
	06	4	006		10	4	001								
	↓	↓	008				003								
	06	7					013								
	06	8			↓	↓	015								
	07	1	009	↓	11	1									
↓	07	5	002	—	END	—									

Assessor Approval _____

Billing No. _____

8

ST.

15.

701	709	719	725
	SHOPS		SHOPS

889
WESTERN
HOTEL &
CABIN

C-2	C-2	188
	SHOP	118
	MOTEL	128
	SHOPS 612	

C-2		
DAYS INN HOTEL & CASINO	C-2	120
		130

115
MOTEL
C-2

131
STATE
EMPLOYMENT
OFFICE

C-2

AVE.

EIGHTH

281	51		615	631
	APTS.			
283	3		2	
215	C-2		3	218
288			C-2	216
			R-47	228
223	EL CID			222
	MOTEL			232

711

211 154 ARTS

215 C-2

201

OFFICE BUILDING

701

LEE MOTEL

204

12 C-2

210

12

214

12

218

224

R-40

228

2

232

281	C-2
285	R-4
288	C-2
215	○
218	R-4
221	○
227	2 ○ ○
881	

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○	2	204
○		208
○	○	212
R-4		222
		222
814		

AVE.

315

040
075
2

DURCH
300

R-4

300

$$Z=140-90$$

AVE.

401	15	402	18
403	R-4	408	2
404	15	410	3
405	2	402	R-3
406	OFF	407	040-R
407	OFF	424	104
408	OFF	430	P-R
409	OFF		
410	OFF		
411	OFF		
412	OFF		
413	OFF		
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440	OFF		

A hand-drawn sketch of a license plate and a circular logo. The license plate is rectangular with a rounded top and contains the text "040", "111", and "ALL" stacked vertically. To the left of the plate is a vertical bar with the number "315" written vertically. To the right of the plate is a vertical bar with the text "C-V" written next to it. Above the "C-V" text is a signature. Below the signature is the text "LAS VEGAS HIGH SCHOOL". To the right of the license plate is a circular logo with a diagonal hatched pattern and the text "GIS" inside.

AVE.

OFF. R-10 98

OFF 717 1 105 20

OFF. 902

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-140-90

MEETING: CITY PLANNING COMMISSION

DATE: DECEMBER 13, 1990

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: LAW OFFICE

APPLICANT: NEVADA STATE BANK, TRUSTEE

PROPERTY LOCATION: 317 SOUTH SIXTH STREET

PROPERTY DESCRIPTION: LOTS 8, 9 AND 10, BLOCK 6 OF WARDIE ADDITION

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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-140-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 p.m.
LOCATION: ~~Council Chambers, City Hall~~
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: LAW OFFICE

APPLICANT: NEVADA STATE BANK, TRUSTEE

PROPERTY LOCATION: 317 SOUTH SIXTH STREET

PROPERTY DESCRIPTION: LOTS 8, 9 AND 10, BLOCK 6 OF WARDIE ADDITION

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DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

CS 11/29

WILLIAMS

X 11/29

SCHLEGEL

JLS 11-29

NO SIZE: < 1 AC.

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/29/90.

MAIL NOTICE ON 11/30/90.

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JODD ✓ 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: 2-140-90 APPLICANT: <u>NEVADA STATE BANK</u> FROM: <u>R-4</u> TO: <u>C-1</u>	COPIES TO:

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

317 SOUTH SIXTH STREET
EAST SIDE OF SOUTH SIXTH STREET BETWEEN
BRIDGER AVENUE AND LEWIS AVENUE.

Parcel No.: 040-068-007

Proposed Use: LAW OFFICE

CITY PLANNING COMMISSION MEETING: 12/13/90

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 NEVADA STATE BANK

REP'S NAME _____

ADDRESS P.O. BOX 990

LAS VEGAS, NV 89125

ALSO...

GREGORY SMITH, MALANI KOTCHAKA PHONE 383-4285

2244 DARWIN CIRCLE
HENDERSON, NV 89014

AGENT: NAME DAVID L. HARRIS, ARCHITECT

REP'S NAME _____

ADDRESS 2835 SO. JONES #8

LAS VEGAS, NV 89102

PHONE (702)-362-7733

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL LOT 8, 9, 10 BLOCK 6 WARDIE ADDITION

ZONING: EXISTING R-4 PROPOSED C-1

LAND USE: EXISTING SFD

PROPOSED LAW OFFICES

PAST CASE NO. _____ ACTION _____ DATE _____

ACTIONS: CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-34-3 ASSESSOR'S PARCEL NO. 040-068-007

GENERAL LOCATION: 317 SOUTH 6TH STREET,

EAST SIDE OF 6TH ST. SOUTH OF

BRIDGER AVE, NORTH OF LEWIS AVE.

FLOOD ZONE "A": YES _____ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES ☒ NO _____

SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

IF YES: _____

CHECKED BY: EUGENE / CHARLIE DATE 11/13/90

GENERAL RECEIPT NO. 103288 CASE NO. 2-140-90

PC DATE: 12/13/90 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 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 C-1 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 8, 9 AND 10, BLOCK 6, WARDIE ADD PLAT, BOOK 1, PAGE 13, (317 SOUTH SIXTH STREET, LAS VEGAS, NEVADA), TOGETHER WITH APPURTANCES THERETO INCLUDING BUT NOT LIMITED TO ALL STRIPS AND GORES ADJACENT THERETO, ALL RIGHTS IN AND TO ADJACENT STREETS AND ALLEYS, WATER RIGHTS AND ALL AWARDS IN EMINENT DOMAIN (COLLECTIVELY THE "PROPERTY").

Assessor's Parcel Number: 040-068-007

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), Nevada State Bank, Trustee
(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)

MAILING ADDRESS

PHONE NUMBER

NEVADA STATE BANK, TRUSTEE

CITY STATE ZIP

P. O. Box 990

SIGNATURE OF OWNER OF RECORD

Alex Morrill ALLY L. MORRILL

MAILING ADDRESS

383-4285

Assistant Vice President and Trust Officer

Las Vegas, NV 89125-0990

PHONE NUMBER

CITY

STATE

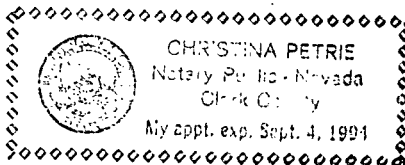
ZIP

Subscribed and sworn to before me this 13 day of Nov., 1990.

Christina Petrie
Notary Public in and for said County and State.

Sept 4, 1994
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.: 103288

Case No. 2-140-90
Meeting Date 12/13/90

Received by: (P)
Date: 11/13/90

RESOLUTION (CORPORATION)

BE IT RESOLVED, that the President, any Vice President, Trust Officer, and Assistant Trust Officer, or any one of them acting individually be, and they are hereby, authorized to execute all agreements, indentures, mortgages, deeds, conveyances, transfers, stock certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, proxies, and other instruments or documents, and to sign, execute, acknowledge, verify, set over, deliver or accept, on behalf of the corporation, any of the documents listed above, whether or not such actions are in connection with the fiduciary powers of the corporation. Any such instruments may also be executed, acknowledged, verified, delivered or accepted on behalf of the corporation in such other manner and by such other officers as the Board of Directors may from time to time direct.

I, LARRY WOODRUM, Secretary of Nevada State

Bank, incorporated under the laws of the State of Nevada, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Board of Directors of Nevada State Bank at a meeting held on the 21st day of October, 1975, at which a quorum was present and voting, and that the same has not been repealed or amended, and remains in full force and effect and does not conflict with the by-laws of said corporation.

I further certify that Sally Morrill was (a, the) duly elected, qualified, and acting Asst. Vice President and Trust Officer of this corporation on the date this certificate was signed.

DATE: 11-13-90

(Corporate Seal)

Larry Woodrum
Secretary

(Must not be signed by any officer named in the resolution)

Subscribed and sworn to before me

this 13th day of November 1990

Christina Petrie

NOTARY PUBLIC
CHRISTINA PETRIE
Notary Public - Nevada
Clark County
My appt. exp. Sept. 4, 1994

(Seal)

RPTT \$ # 147

1 2 3 0 0 / 1

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Lucy A. Hogan

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
Nevada State Bank, Trustee for Lucy A. Hogan under agreement dated
November 5, 1986

all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

Wardie addition Lot 8-10 Blk 6 commonly known as 317 South 6th Street

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

Witness My hand on this 22nd day of December 1986
X Lucy A. Hogan
Lucy A. Hogan

STATE OF Nevada
County of Clark } ss.
on this 22nd day of December 1986

Personally appeared before me, a Notary Public in and for said
County and State, Lucy A. Hogan

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that She
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Kathi Beach
Notary Public in and for said County and State.

KATHI BEACH
Notary Public - State of Nevada
COUNTY OF CLARK
My Appointment Expires: Jan. 5, 1987

ESCROW NO. _____
WHEN RECORDED MAIL TO: Nevada State Bank
Trust Department
P.O. Box 990
Las Vegas, NV 89125-9978

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA STATE BANK
Dec 23 1 47 PM '86
FEE 5.00 DEPUTY SR
OFFICIAL RECORDS
BOOK INSTRUMENT

861228

00714

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



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

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-140-90 From R-4 to C-1

Legally described as:

Lots 8, 9 and 10 of Block 6 of Wardie Addition.

RLW:JLC:rlr

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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-140-90 From R-4 to C-1

Legally described as Lots 8, 9, and 10 of Block 6 of Wardie Addition.

Subject to:

1. Provide a minimum 10 foot wide landscape planter along Sixth Street as required by the Department of Community Planning and Development.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Remove all substandard curb and gutter, sidewalk and alley paving adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Resolution of Intent with a twelve month time limit.
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. 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.

PASSED, ADOPTED AND APPROVED this 2nd day of January, 1991.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

May 28, 1992
Date Prepared

Z-140-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 25, 1991

Nevada State Bank
P.O. Box 990
Las Vegas, Nevada 89125

RE: Z-140-90 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held January 2, 1991 APPROVED the request for reclassification of property located at 317 South Sixth Street, from: R-4 (Apartment Residence), to: C-1 (Limited Commercial), Proposed Use: Law Office, subject to:

1. Provide a minimum 10 foot wide landscape planter along Sixth Street as required by the Department of Community Planning and Development.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Remove all substandard curb and gutter, sidewalk and alley paving adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.



Nevada State Bank
January 25, 1991
RE: Z-140-90 - ZONE CHANGE
Page 2.

6. Resolution of Intent with a twelve month time limit.
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. 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.

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

Mr. David L. Harris
2835 S. Jones Boulevard, #8
Las Vegas, Nevada 89102

Gregory Smith and Malani Kotchka
2244 Darwin Circle
Henderson, Nevada 89014

JANUARY 2, 1991

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING8. 7-140-90 - Nevada State Bank,
TrusteeRequest for reclassification of
property located at 317 South
Sixth Street.From: R-4 (Apartment
Residence)To: C-1 (Limited
Commercial)

Proposed Use: LAW OFFICE

Planning Commission unanimously
recommended (6-0 vote) APPROVAL,
subject to:

1. Provide a minimum 10 foot wide
landscape planter along Sixth
Street as required by the
Department of Community
Planning and Development.
2. Install a minimum of two 24
inch box trees with shrubs and
ground cover in the street
frontage planter in
conformance with the Landscape
and Wall Buffer System
Guidelines as required by the
Department of Community
Planning and Development. The
use of drought tolerant
landscaping is encouraged.
3. Remove all substandard curb
and gutter, sidewalk and alley
paving adjacent to this site
and replace with new
improvements meeting current
City Standards as required by
the Department of Public
Works.
4. Conformance to the plot plan
as amended by the above
conditions.
5. Conformance to the building
elevations.

**NOLEN - APPROVED as recommended subject
to the conditions****UNANIMOUS (MILLER excused)****Clerk to Notify and Planning to Proceed**

MAYOR LURIE asked if the proposed
use is for a law office, should it
not be P-R and is there a reason it
has to be commercial; also is there
something else that will go there
which requires C-1.COUNCILMAN HIGGINSON said there is
commercial directly to the south and
asked staff why that was approved
that way. NORMAN STANDERFER, Director,
Community Planning Department, said
the majority of the zoning there is
commercial.MAYOR LURIE again indicated that most
law offices are P-R.DAVE HARRIS, 2835 S. Jones, the project
architect, said they initially went
in with P-R on the project and C-1
was suggested because of the residence
immediately to the north. It would
have required the applicant to pull
back 10 feet from the property line
for their building. The applicant
felt it was unnecessary and staff
at the time also felt it was unnecessary
and therefore suggested the C-1 change.COUNCILMAN NOLEN said they would be
consistent with the adjacent property
to the south and the property across
the street.

No one appeared in opposition.

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 74

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

8. Z-140-90 - Nevada State Bank,
Trustee (continued)

6. Standard conditions 1, 3-9 and
11.

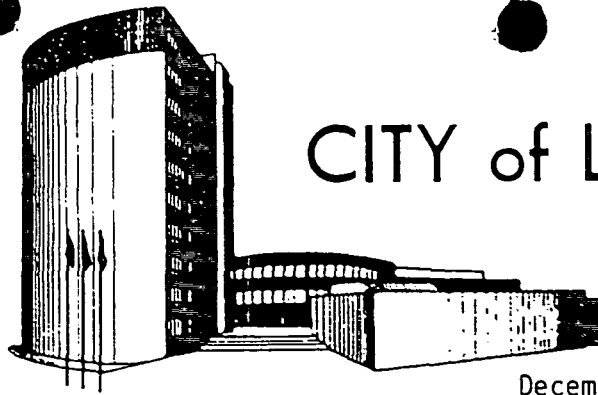
Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED - See Page 73.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Nevada State Bank
P. O. Box 990
Las Vegas, Nevada 89125

RE: Z-140-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located at 317 South Sixth Street, from R-4 Zone to C-1 Zone, was considered by the Planning Commission on December 13, 1990.

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

1. Provide a minimum 10 foot wide landscape planter along 6th Street as required by the Department of Community Planning and Development.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Remove all substandard curb and gutter, sidewalk and alley paving adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Resolution of Intent with a twelve month time limit.

- Continued -



TO: Nevada State Bank
RE: Z-140-90 - Zoning Reclassification

December 18, 1990
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 system 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, 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. 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.

This item will be considered by the City Council on January 2, 1991, at 2:00 P.M. in Rooms 201 and 202 of the Cashman Filed 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

cc: Mr. David L. Harris
2835 S. Jones Boulevard, #8
Las Vegas, Nevada 89102

Gregory Smith and Malani Kotchka
2244 Darwin Circle
Henderson, Nevada 89014

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

50. Z-140-90

Applicant: NEVADA STATE BANK, TRUSTEE
 Application: Zoning Reclassification
 From: R-4
 To: C-1
 Location: 317 South Sixth Street
 Proposed Use: Law Office

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 10 foot wide landscape planter along 6th Street as required by the Department of Community Planning and Development.
2. Install a minimum of two 24 inch box trees with shrubs and ground cover in the street frontage planter in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Remove all substandard curb and gutter, sidewalk and alley paving adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 1, 3 - 9 and 11.

PROTESTS: 0

NOTICES MAILED: 18

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

MR. GENZER stated this request is for a two-story 8,400 square foot law office building on a 10,500 square foot lot with parking on a portion of the first floor. This will replace an existing single family dwelling. The elevations show brick and stucco exteriors with a standing seam metal roof. Access is from a driveway on 6th Street for the eight parking spaces in front of the building and seven spaces located on the north half of the first floor. Access to the remaining seven spaces is through the alley. There is adequate parking. Staff recommended approval, subject to the conditions.

DAVID HINES, David L. Harris, appeared and represented the architect and owners. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 1/2/91.

(11:41-11:43)

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING8. Z-140-90 - Nevada State Bank,
Trustee

Request for reclassification of
property located at 317 South
Sixth Street.

From: R-4 (Apartment
Residence)

To: C-1 (Limited
Commercial)

Proposed Use: LAW OFFICE

Planning Commission unanimously
recommended (6-0 vote) APPROVAL,
subject to:

1. Provide a minimum 10 foot wide
landscape planter along Sixth
Street as required by the
Department of Community
Planning and Development.
2. Install a minimum of two 24
inch box trees with shrubs and
ground cover in the street
frontage planter in
conformance with the Landscape
and Wall Buffer System
Guidelines as required by the
Department of Community
Planning and Development. The
use of drought tolerant
landscaping is encouraged.
3. Remove all substandard curb
and gutter, sidewalk and alley
paving adjacent to this site
and replace with new
improvements meeting current
City Standards as required by
the Department of Public
Works.
4. Conformance to the plot plan
as amended by the above
conditions.
5. Conformance to the building
elevations.

CITY COUNCIL MINUTES

MEETING OF
JANUARY 2, 1991

AGENDA

City of Las Vegas

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

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

8. Z-140-90 - Nevada State Bank,
Trustee (continued)

6. Standard conditions 1, 3-9 and
11.

Staff Recommendation: APPROVAL

PROTESTS: 0

TO:
The City Council

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

SUBJECT: ITEM X.J.8. - ZONE CHANGE - Z-140-90 - Nevada State Bank, Trustee

PURPOSE/BACKGROUND

This is a request to reclassify a 10,500 square foot lot from R-4 to C-1 for a two-story, 8,400 square foot law office building. Parking will be provided on a portion of the first floor and elevations indicate brick and stucco exteriors with a standing seam metal roof.

There is R-4 zoning to the north and C-1 zoning to the east, south and west developed with a church and office buildings.

Landscaping will be provided in front of the building along the north and south property lines and a nine foot wide planter is proposed along Sixth Street. Access is from Sixth Street and the alley. Twenty-two parking spaces are provided, exceeding the requirement.

At the Planning Commission meeting, staff recommended approval of the application and indicated that the proposal is in conformance with the service commercial/office land use proposed in the General Plan.

General Plan Conformance: Yes. Conforms with the Service Commercial/office land use proposed in the General Plan.

Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
JANUARY 2, 1991



MAYOR RON LURIE

COUNCILMEN
BOB SOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 11, 1990

Nevada State Bank
P. O. Box 990
Las Vegas, Nevada 89125

RE: Z-140-90 - 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 December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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

cc: Mr. David L. Harris, Architect
2835 S. Jones Blvd., #8
Las Vegas, Nevada 89102

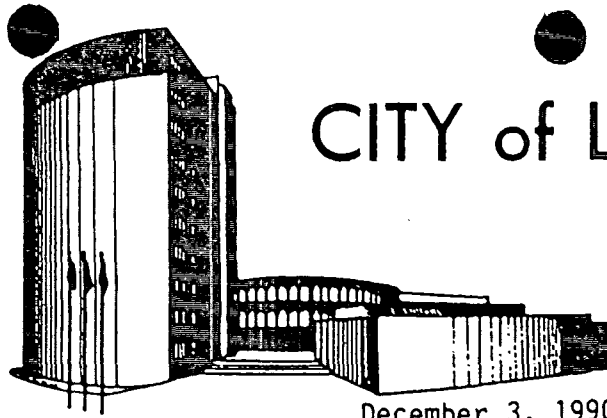
Gregory Smity & Malani Kotchka
2244 Darwin Circle
Henderson, Nevada 89014



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

Nevada State Bank
P.O. Box 990
Las Vegas, Nevada 89125

RE: Z-140-90 - 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 December 13, 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 dark ink, appearing to read "Norman R. Standerfer".
NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. David L. Harris, Architect
2835 S. Jones Blvd., #8
Las Vegas, Nevada 89102

Gregory Smith & Malani Kotchka
2244 Darwin Circle
Henderson, Nevada 89014



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

DATE

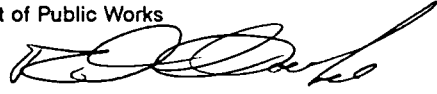
November 30, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

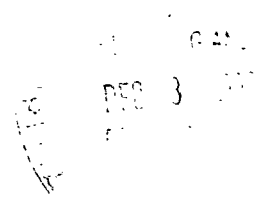
SUBJECT:

Z-140-90
Nevada State Bank

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 curb and gutter, sidewalk and alley paving adjacent to this site and replace with new improvements meeting current City Standards.
2. Remove all unused driveway cuts adjacent to this site and replace with new 'L' curb and sidewalk meeting current City Standards.


DEC 3 1990

MEMO

DATE 11-21-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-140-90

☒ 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. Brown
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2
PLANNING AND
NOV 26 1990
DEVELOPMENT

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRANDAHIL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - CHIEF JUDD 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-140-90 APPLICANT: <u>NEVADA STATE BANK</u> FROM: <u>R-4</u> TO: <u>C-1</u>	COPIES TO:

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

317 SOUTH SIXTH STREET
EAST SIDE OF SOUTH SIXTH STREET BETWEEN
BRIDGER AVENUE AND LEWIS AVENUE.

Parcel No.: 040-068-007

Proposed Use: LAW OFFICE

CITY PLANNING COMMISSION MEETING: 12/13/90

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

NRS:erh

Attachment: (Plot Plan)

BES - THEY WILL LOSE ONE
PARKING SPACE ON THE ALLEY
SIDE OF THE LOT FOR EXITING
PURPOSES.

M.J. 11/16/90