

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0164-90

APN                139-34-710-011

Location          425 S 6th St

Applicant         James J. Brown, et al

Subject

Reclassification of property legally  
described as Lots 13 and 14, Block 5, Wardie  
Addition to the City of Las Vegas.



# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-164-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** FEBRUARY 14, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** ROOMS 103 AND 104  
CASHMAN FIELD CENTER  
850 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

**CHANGE FROM:** R-4 (APARTMENT RESIDENCE)  
**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICES

**APPLICANT:** JAMES J. BROWN, ET AL

**PROPERTY LOCATION:** 425 S. SIXTH STREET

**PROPERTY DESCRIPTION:** LOTS 13 AND 14, BLOCK 5, WARDIE ADDITION  
TO THE CITY OF 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 cursive script, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE









PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
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FILE NO.: Z-164-90

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All of Rainbow Gardens.

Z-84-89 From R-A TO P-R

LEGALLY DESCRIBED AS:

That portion of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 32, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the intersection of the South line of the said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 32 with the West line of Rancho Road; THENCE North along the said West line of Rancho Road a distance of 331.02 feet to the TRUE POINT OF BEGINNING; THENCE continuing North 0°37'20" East 330.81 feet; THENCE North 89°29'25" West 330.0 feet; THENCE South 0°37'20" West 330.98 feet; THENCE South 89°31'10" East 330.0 feet to the TRUE POINT OF BEGINNING.

Z-122-89 From N-U to C-2

Legally described as:

Lot 2 of Parcel Map filed in File 63, page 20 of Parcel Maps (PM-78-89).

Z-9-90 FROM N-U TO C-1

Legally described as:

Lot 2 of Parcel Map filed in File 64, Page 14 of Parcel Maps (PM-1-90).

Z-44-90 FROM R-4 TO P-R

Legally described as follows:

Lots 14, 15 and 16 in Block 22 of Pioneer Heights Addition.

Z-164-90 FROM R-4 TO P-R

Legally described as:

Lots 13 and 14 in Block 5 of Wardie Addition to the City of Las Vegas.

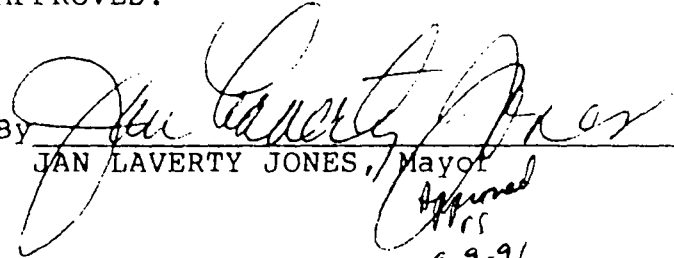
SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof.

1 The City Council of the City of Las Vegas hereby declares that it  
2 would have passed each section, subsection, subdivision,  
3 paragraph, sentence, clause or phrase thereof irrespective of the  
4 fact that any one or more sections, subsections, subdivisions,  
5 paragraphs, sentences, clauses or phrases be declared unconstitu-  
6 tional, invalid or ineffective.

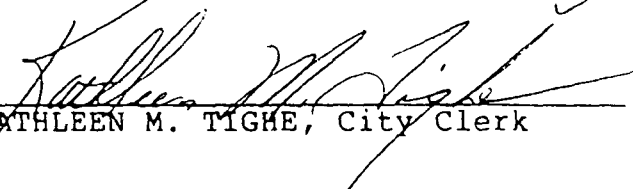
7 SECTION 3: All ordinances or parts of ordinances, sec-  
8 tions, subsections, phrases, sentences, clauses or paragraphs  
9 contained in the Municipal Code of the City of Las Vegas, Nevada,  
10 1983 Edition, in conflict herewith are hereby repealed.

11 PASSED, ADOPTED and APPROVED this 4th day of September  
12 1991.

13 APPROVED:

14  
15 BY   
16 JAN LAVERTY JONES, Mayor  
17 *Approved*  
18 *9-9-91*


16 ATTEST:

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18 KATHLEEN M. TIGHE, City Clerk  
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1 The above and foregoing ordinance was first proposed and read by  
2 title to the City Council on the 7th day of August, 1991,  
3 and referred to the following committee composed of Councilmen  
4 Higginson and Hawkins Jr. for recommen-  
5 dation; thereafter the said committee reported favorably on said  
6 ordinance on the 4th day of September, 1991, which was  
7 a regular meeting of said Council; that at said  
8 regular meeting, the proposed ordinance was read by  
9 title to the City Council as first introduced and adopted by the  
10 following vote:

11 VOTING "AYE": Councilmen Nolen, Adamsen, Higginson, Hawkins Jr. & Mayor Jones  
12 VOTING "NAY": NONE  
13 ABSENT: NONE

15 APPROVED:

16  
17 By   
18 JAN LAVERTY JONES, Mayor *Approved*  
19 *vs*  
*9-9-91*

19 ATTEST:

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21   
22 KATHLEEN M. TIGHE, City Clerk

Bill No. Z-91-1

Ordinance No. 934.255

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:  
Mayor Jan Laverty Jones

Summary: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map adopted by Title 19, Chapter 2, Section 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-108-63(6) FROM R-1 AND C-1 TO C-1

Legally described as:

Amended Lot 4 of Parcel Map filed in File 17, Page 26 of Parcel Maps (LD-9-78).

Z-167-63 FROM R-1 TO R-3

Legally described as:

Lot 1 of Parcel Map filed in File 44, Page 91 of Parcel Maps (PM-25-84).

Z-30-64 From R-1 and R-4 to C-2.

Legally described as:

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

Z-80-80 From R-4 and C-2 to C-2

Legally described as:

Lots 4, 5 and 6, Block 12 of the HFM & M Addition.

Z-50-83 FROM R-E AND N-U TO R-PD18

Legally described as:

The West Half (W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

CITY OF LAS VEGAS

Date


INTER-OFFICE MEMORANDUM

July 1, 1991

TO:

VAL STEED  
CITY ATTORNEY

FROM:

 RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSORS OFFICE  
JIM ROBISON  
LES COMEAU  
FILE

Please prepare an Ordinance to rezone the following:

Z-164-90                      FROM R-4 TO P-R

Legally described as:

Lots 13 and 14 in Block 5 of Wardie Addition to the City of Las Vegas.

RLW:LC: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-164-90 FROM R-4 TO P-R

Legally described as:

Lots 13 and 14 in Block 5 of Wardie Addition to the City of Las Vegas.


Subject to the following conditions:

1. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
2. Resolution of Intent with a twelve (12) month time limit.
3. Conformance to the plot plan and building elevations.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair of any damage to the existing street improvements

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

10. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of March, 1991.

  
\_\_\_\_\_  
RON LURIE, MAYOR

*Approved*  
*WS*  
*5-21-91*

ATTEST:

  
\_\_\_\_\_  
KATHLEEN M. TIGHE, CITY CLERK



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ASSESSMENT DISTRICT AGREEMENT

425 SOUTH SIXTH STREET

THIS AGREEMENT is made and entered into this 19th day of August, 1987, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "City") and JAMES J. BROWN and LAURA BROWN, husband and wife as joint tenants as to 1/4 interest; TED A. EMBRY and CAROLYN J. EMBRY, husband and wife as joint tenants as to 1/4 interest; PAUL KELLOGG and MARLYS KELLOGG, husband and wife as joint tenants as to 1/4 interest and RICHARD D. WEISBART and SHARON G. WEISBART, CO-TRUSTEES OF THE RICHARD D. WEISBART FAMILY TRUST, UAD 8/16/76 as to 1/4 interest (hereinafter referred to as "Owners").

WITNESSETH:

WHEREAS, Owners contemplate certain on-site development within the corporate limits of the City on the following described real property, to wit:

Lots 13 & 14, Block 5 of WARDIE ADDITION to the City of Las Vegas a.k.a 425 South Sixth St.

WHEREAS, normally, as a condition to the issuance of a building permit to the Owners, the City would require the construction of the following off-site improvements, to wit: Alley Paving and Streetlighting.

WHEREAS, it is to the benefit of the Owners and the City to postpone the installation of said off-site improvements until such time as these improvements can be integrated into the overall development of the area with off-site improvements through the creation of a Special Improvement District; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the Owners of the property within the boundaries of a proposed Special Improvement District may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the Owners, for themselves,

Z-164-90

07100700650

their heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promise to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agree to remain obligated and responsible for the installation of the off-site improvements which the City would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the City is precluded from, or decides against, the formation of a Special Improvement District.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. WAIVER AND COVENANT: In consideration of the City permitting the postponement of the construction of off-site improvements, the Owners agree to the following:

(a) To waive any and all rights of protest to the creation of a Special Improvement and Assessment District to assess the Owners' property its appropriate share of the costs for constructing various off-site improvements;

(b) To pay their prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of Chapter 271;

(c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the costs of construction of various off-site improvements;

(d) To construct the off-site improvements consisting of the following: Alley Paving and Streetlighting, if for any reason the City is precluded from, or decides against, the formation of a Special Improvement District.

2. BUILDING PERMIT: In consideration of the Owners' waiver and covenant described under Section 1, the City agrees to

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their heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promise to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agree to remain obligated and responsible for the installation of the off-site improvements which the City would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the City is precluded from, or decides against, the formation of a Special Improvement District.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. **WAIVER AND COVENANT:** In consideration of the City permitting the postponement of the construction of off-site improvements, the Owners agree to the following:

(a) To waive any and all rights of protest to the creation of a Special Improvement and Assessment District to assess the Owners' property its appropriate share of the costs for constructing various off-site improvements;

(b) To pay their prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of Chapter 271;

(c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the costs of construction of various off-site improvements;

(d) To construct the off-site improvements consisting of the following: Alley Paving and Streetlighting, if for any reason the City is precluded from, or decides against, the formation of a Special Improvement District.

2. **BUILDING PERMIT:** In consideration of the Owners' waiver and covenant described under Section 1, the City agrees to

7100700650

5. RECORDATION: The Owners hereby consent to the recordation of this Agreement by the City as a public record.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

CITY OF LAS VEGAS

By Ron Lurie  
RON LURIE, Mayor

ATTEST:

Kathleen M. Tighe  
KATHLEEN M. TIGHE, City Clerk

*Recorded  
8-17-87*


James J. Brown  
JAMES J. BROWN  
Laura Brown  
LAURA BROWN

OWNERS

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

On July 15, 1987, before me the undersigned, a Notary Public in and for said County and State, personally appeared JAMES J. BROWN and LAURA BROWN, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Janet L. Sullenberger  
NOTARY PUBLIC  
My Commission Expires:

 Janet L. Sullenberger  
Notary Public, State of Nevada  
CLARK COUNTY  
My Appointment Expires Oct. 18, 1988


Ted A. Embry  
TED A. EMBRY  
Carolyn J. Embry  
CAROLYN J. EMBRY

OWNERS

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

On July 20, 1987, before me the undersigned, a Notary Public in and for said County and State, personally appeared TED A. EMBRY and CAROLYN J. EMBRY, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Janet L. Sullenberger  
NOTARY PUBLIC  
My Commission Expires:

 Janet L. Sullenberger  
Notary Public, State of Nevada  
CLARK COUNTY  
My Appointment Expires Oct. 18, 1988

87100700650

*Paul Kellogg*  
PAUL KELLOGG  
*Marilyn Kellogg*  
MARILYS KELLOGG

OWNERS

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

On 7/15/87, before me the undersigned, a Notary Public in and for said County and State, personally appeared PAUL KELLOGG and MARILYS KELLOGG, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

*Allen H. L. Tong*  
NOTARY PUBLIC ALLEN H. L. TONG  
My Commission Expires Oct. 9, 1990  
CLARK COUNTY

*Richard D. Weisbart*  
RICHARD D. WEISBART, Co-Trustee of  
the Richard D. Weisbart Family  
Trust, UAD 8/16/76

*Sharon G. Weisbart*  
SHARON G. WEISBART, Co-Trustee of  
the Richard D. Weisbart Family  
Trust, UAD 8/16/76

OWNERS

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

On 8/14/87, before me the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD D. WEISBART and SHARON G. WEISBART, as CO-TRUSTEES OF THE RICHARD D. WEISBART FAMILY TRUST, UAD 8/16/76 known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

*Debra A. Smith*  
NOTARY PUBLIC  
My Commission Expires:

DEBRA A. SMITH  
Notary Public - State of Nevada  
CLARK COUNTY  
My Appointment Expires July 48, 1988

~~ALLEN H. L. TONG  
Notary Public - State of Nevada  
CLARK COUNTY  
My Appointment Expires Oct. 9, 1990~~

WHEN RECORDED: Return to:  
City Hall, 400 E. Stewart Ave.  
Attn: Land Development, 3rd Fl.  
Las Vegas, Nevada 89101

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

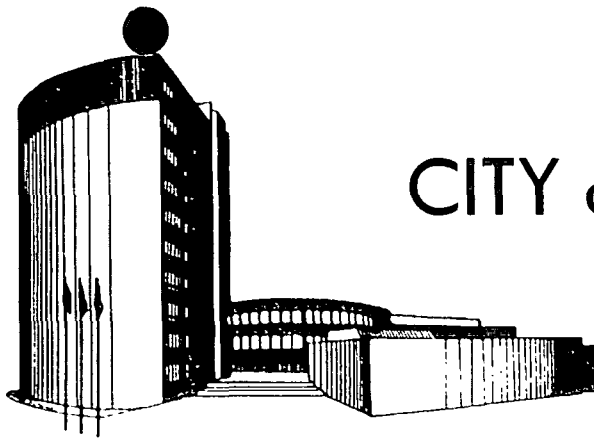
LV/CITY OF  
10-07-87 11:44 VS1  
OFFICIAL RECORDS  
BOOK: 871007 INST: 00650  
FEE: .00 RPPT: .00

~~ALLEN H. L. TONG  
Notary Public - State of Nevada  
CLARK COUNTY  
My Appointment Expires Oct. 9, 1990~~

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

March 25, 1991

Mr. James Brown  
830 E. Charleston Boulevard  
Las Vegas, Nevada 89104

RE: Z-164-90 - ZONE CHANGE

Dear Mr. Brown:

The City Council at a regular meeting held March 6, 1991 APPROVED the request for reclassification of property located at 425 South Sixth Street, from: R-4 (Apartment Residence), to: P-R (Professional Offices and Parking), proposed use: Professional Offices, subject to:

1. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
2. Resolution of Intent with a twelve month time limit.
3. Conformance to the plot plan and building elevations.
4. 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.
5. 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.

*existing impts  
OK'd  
Mic 4/1/91*



Mr. James Brown  
March 25, 1991  
RE: Z-164-90 - ZONE CHANGE  
Page 2.

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk JLS

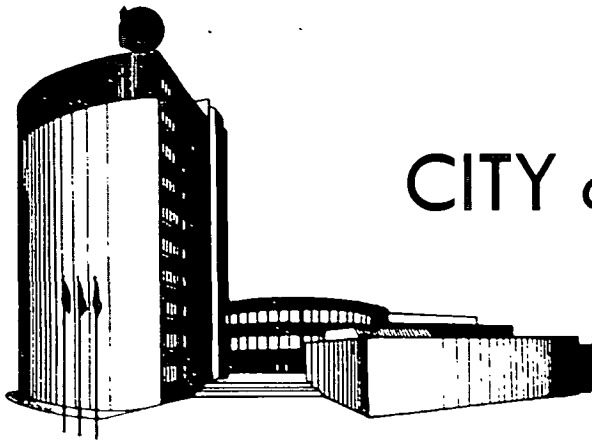
KMT:cmp

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

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

March 25, 1991

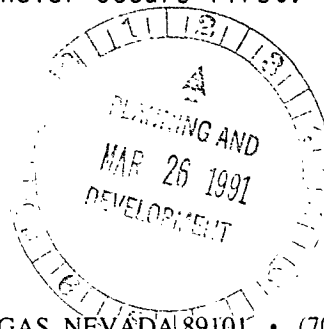
Mr. James Brown  
830 E. Charleston Boulevard  
Las Vegas, Nevada 89104

RE: Z-164-90 - ZONE CHANGE

Dear Mr. Brown:

The City Council at a regular meeting held March 6, 1991 APPROVED the request for reclassification of property located at 425 South Sixth Street, from: R-4 (Apartment Residence), to: P-R (Professional Offices and Parking), proposed use: Professional Offices, subject to:


1. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
2. Resolution of Intent with a twelve month time limit.
3. Conformance to the plot plan and building elevations.
4. 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.
5. 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.



Mr. James Brown  
March 25, 1991  
RE: Z-164-90 - ZONE CHANGE  
Page 2.

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk *JLS*

KMT:cmp

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

ITEM

ACTION

1546  
to  
1555

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)

G. ZONE CHANGE - PUBLIC HEARING

4. Z-164-90 - James J. Brown, Et  
Al

Request for reclassification of property located at 425 South Sixth Street.

From: R-4 (Apartment Residence)

To: P-R (Professional Offices and Parking)

Proposed Use: PROFESSIONAL OFFICES

Planning Commission unanimously recommended (4-0 vote) APPROVAL, subject to:

1. Construct alley paving adjacent to this site and from this property to Clark Avenue as required by the Department of Public Works.
2. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
3. Standard conditions 1-9 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

ADAMSEN - APPROVED as recommended subject to the conditions and deleting Condition No. 1.  
UNANIMOUS (LURIE excused)

Clerk to Notify and Planning to Proceed

\*\*\*\*\*

JAMES BROWN, 830 E. Charleston, the applicant, stated that he and his partner, Paul Kellogg, and the owner were required to complete an alley to Clark Street. A Use Permit was granted two years ago for a law office. He stated that six pieces of property abut that alley portion and feels it unfair that they should pay for the entire alleyway to the curb. At that time they entered into an agreement to pay their proportionate share of the alley and streetlights when an Assessment District or when those improvements go in. He asked that this continued agreement remain in force and effect.

COUNCILMAN NOLEN stated he owns property a few blocks away and that is consistent with what was done for his property.

CITY ATTORNEY VAL STEED indicated that the zoning that is proposed will allow more than a law office and will have a greater impact on the area. At the present time only the law office is allowed.

MR. BROWN stated there is a runner service at the location but no persons come to the office for professional services.

COUNCILMAN NOLEN asked staff about other agreements along that strip. He said it would not be fair to put that burden on Mr. Brown.

JOHN SCHLEGEL stated that Public Works staff indicated that the Assessment Agreement was put in place but no Special Improvement District was set up for making all of the alley improvements.

COUNCILMAN NOLEN said he could not support the motion with Condition No. 1 and recommended amending the motion to delete Condition No. 1.

No one appeared in opposition.

NOTE: COUNCILMAN NOLEN directed Staff to look at that whole area to see if they have more than 50% of the people who have signed the S.I.D. and get it done.

TO: The City Council

FROM: *[Signature]*  
NORMAN R. STANDERFER, DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.G.4. - ZONE CHANGE - PUBLIC HEARING - Z-164-90 - James J. Brown, Et  
AL

PURPOSE/BACKGROUND

This is a request to reclassify property from R-4 to P-R for the conversion of an existing law office and a duplex to business office uses. Elevations indicate stucco exteriors and shingle roofs. A Variance was approved in 1986 at this location for the law office use and the continued use of a residential duplex. The residential use has since ceased in the rear building and two businesses are now occupying this structure.

Property to the north is zoned R-4 and developed with an office use. There is R-3 and P-R to the east. Also to the south is P-R zoning. Offices, shops and a duplex exist to the west in a C-1 zone.

Access is from Sixth Street and from the alley along the east property line. There are seven parking spaces provided.

At the Planning Commission meeting, staff indicated that two business licenses had been denied for a delivery service and a tour service in September and December, 1990 and approval of this rezoning request would allow the business licenses to be issued. Staff recommended approval of the application and the Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the Service Commercial land use proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (4-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

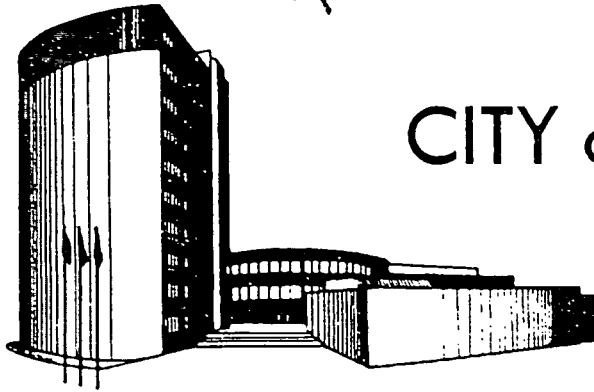
SEE ATTACHED LOCATION MAP



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

February 25, 1991

Mr. James Brown  
830 E. Charleston Boulevard  
Las Vegas, Nevada 89104

RE: Z-164-90 - ZONING RECLASSIFICATION

Dear Mr. Brown:

Your request for reclassification of property located at 425 S. Sixth Street, from R-4 Zone to P-R Zone, was considered by the Planning Commission on February 14, 1991.

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

1. Construct alley paving adjacent to this site and from this property to Clark Avenue as required by the Department of Public Works.
2. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public of Works.
3. Resolution of Intent with a twelve month time limit.
4. Conformance to the plot plan and building elevations.
5. 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.
6. 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.

- Continued -



TO: Mr. James Brown  
RE: Z-164-90 - Zoning Reclassification

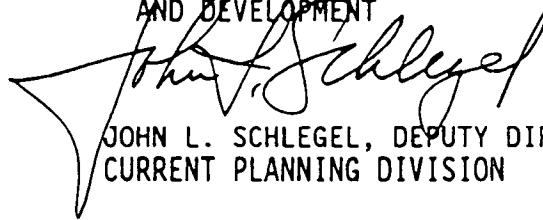
February 25, 1991  
Page Two

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
12. 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 March 6, 1991, at 2:00 P.M. in Rooms 201 and 202 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



JOHN L. SCHLEGEL, DEPUTY DIRECTOR  
CURRENT PLANNING DIVISION

JLS:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

36. Z-164-90

Applicant: JAMES J. BROWN, ET AL
Application: Zoning Reclassification
From: R-4
To: P-R
Location: 425 South Sixth Street
Proposed Use: Professional Offices

STAFF RECOMMENDATION: APPROVAL, subject to the following:

- 1. Construct alley paving adjacent to this site and from this property to Clark Avenue as required by the Department of Public Works.
2. Remove all substandard curb and gutter and sidewalk along Sixth Street adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
3. Standard Conditions 1 - 9 and 11.

PROTESTS: 0

NOTICES MAILED: 19

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

MR. SCHLEGEL stated this request is for an existing law office and the conversion of a duplex to business office uses. The City denied business licenses at this address for a delivery service and travel service in 1990. Approval of this application would allow business licenses to be issued for the two presently illegal businesses on this property. Staff recommended approval, subject to the conditions.

JAMES J. BROWN appeared and represented the application. He has joined in an Assessment District for the alley paving. The law office has been in the front of the property for about 3 1/2 years. In the back there is a duplex that has been converted to two small businesses. This application has nothing to do with the law office in the front.

MR. SCHLEGEL said the two businesses are currently operating without a business license.

JOHN McNELLIS, Department of Public Works, said an Assessment District has not been set up for this area.

CHIEF DEPUTY CITY ATTORNEY STEED said the applicant has signed an agreement that is an intent to participate in an Assessment District.

No one appeared in opposition.

JAMES J. BROWN said if this application is denied, the two businesses will cease because he does not intend to pay \$5,000 to pave the alley.

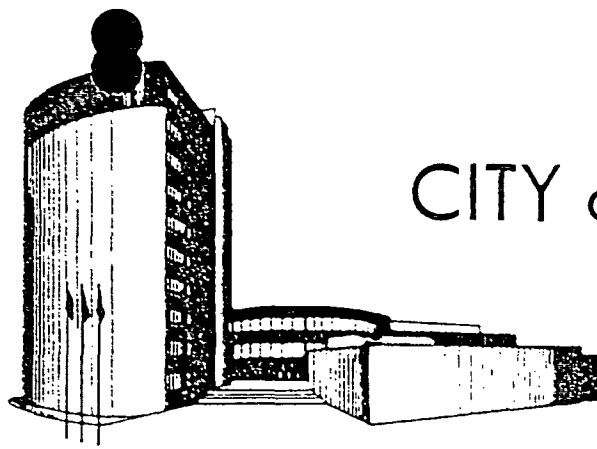
To be heard by the City Council on 3/6/91.

(9:46-9:58)

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

February 1, 1991

Mr. James Brown, et al  
830 E. Charleston Blvd.  
Las Vegas, Nevada 89104

RE: Z-164-90 - 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 February 14, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 103 and 104 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

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

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosures



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: JAMES J. BROWN ET. AL.

Location: 425 SOUTH SIXTH STREET

LAS VEGAS, NV

Identification No. 2-164-90      Date Received 2-5-91

AGENCY STAFF RECOMMENDATION:

Approval

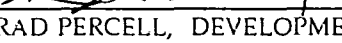
STAFF COMMENTS:

IN CONFORMANCE WITH THE L & H STUDY

CITY OF LAS VEGAS  
DOWNTOWN REDEVELOPMENT AGENCY

By:   
RICHARD WELCH, EXECUTIVE DIRECTOR

APPLICANT

  
BRAD PERCELL, DEVELOPMENT OFFICER

DATE: \_\_\_\_\_

ORIGINAL TO: Community Planning Department

COPIES TO Applicant, City Manager, Deputy City Manager

CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

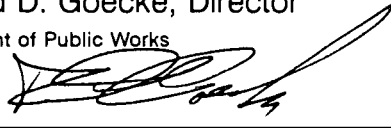
January 14, 1991

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

OK 

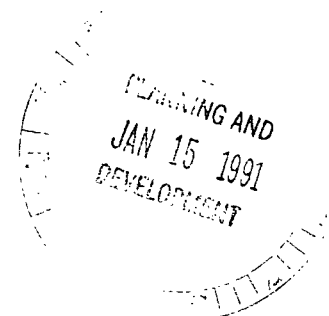
**SUBJECT:**

Z-164-90  
James J. Brown, et. al.

**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. Construct alley paving adjacent to this site and from this site to Clark Avenue.
2. Remove all substandard curb and gutter and sidewalk on Clark Avenue adjacent to this site and replace with new improvements meeting current City Standards.
3. Remove all unused driveway curb cuts and replace with new "L" curb and sidewalk meeting current City Standards.



INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL  
 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

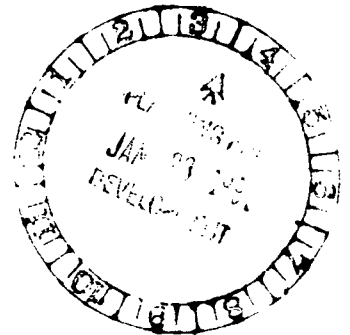
SUBJECT: ZONING RECLASSIFICATION: 2-164-90  
 APPLICANT: JAMES J. BROWN ET. AL.  
 FROM: R-4 TO: P-R

COPIES TO:

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

425 SOUTH SIXTH STREET.

Parcel No.: 040-104-009  
 PROFESSIONAL + BUSINESS  
 Proposed Use: OFFICES



CITY PLANNING COMMISSION MEETING: 2/14/91

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

NRS:erh

Attachment: (Plot Plan)

B&S - VERY EXPENSIVE CHANGES  
 WILL HAVE TO BE MADE TO THE  
 BUILDING TO ACCOMMODATE THE NEW  
 GROUP OCCUPANCY  
 M.G. 1/22/91

# MEMO

DATE 1-10-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-164-90

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 G. Brennan  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED  
COMMUNITY PLANNING AND DEVELOPMENT  
JAN 11 1991

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-164-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** FEBRUARY 14, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** ROOMS 103 AND 104  
CASHMAN FIELD CENTER  
850 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

**CHANGE FROM:** R-4 (APARTMENT RESIDENCE)  
**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICES

**APPLICANT:** JAMES J. BROWN, ET AL

**PROPERTY LOCATION:** 425 S. SIXTH STREET

**PROPERTY DESCRIPTION:** LOTS 13 AND 14, BLOCK 5, WARDIE ADDITION  
TO THE CITY OF 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

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-164-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** FEBRUARY 14, 1991  
**TIME:** 7:00 p.m.  
**LOCATION:** ROOMS 103 AND 104  
CASHMAN FIELD CENTER  
850 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA  
**CHANGE FROM:** R-4 (APARTMENT RESIDENCE)  
  
**TO:** P-R (PROFESSIONAL OFFICES AND PARKING)

**PROPOSED USE:** PROFESSIONAL OFFICES

**APPLICANT:** JAMES J. BROWN, ET AL

**PROPERTY LOCATION:** 425 S. SIXTH STREET

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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 cursive script, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

[Signature] 1/29  
JCS 1-29

Size:

THIS FILE MUST BE RETURNED TO ELDA RAE BY 1/30/91.

MAIL NOTICE ON 2/1/91.

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAMSDAHL ✓  
 ELECTRICAL SERVICES - GEORGE FERRIS ✓  
 FIRE SERVICES - CHIEF JUDD ✓  
 PUBLIC WORKS - ED BYRGE ✓  
 LAND DEVELOPMENT - CHUCK TURK ✓  
~~DOWNTOWN REDEV.~~ - ~~BRAD PERCEP~~ ✓

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

SUBJECT: ZONING RECLASSIFICATION: Z-164-90  
 APPLICANT: JAMES J. BROWN ET. AL.  
 FROM: R-4 TO: P-R

COPIES TO:

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

425 SOUTH SIXTH STREET.

Parcel No.: 040-104-009  
 PROFESSIONAL  
 Proposed Use: OFFICES

CITY PLANNING COMMISSION MEETING: 2/14/91

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 JAMES J. BROWN, ET. AL.  
 REP'S NAME JAMES BROWN  
 ADDRESS 830 E. CHARLESTON BLVD.  
LAS VEGAS, NV 89104  
 PHONE 384-3553

AGENT: NAME \_\_\_\_\_  
 REP'S NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

APPLICATION TYPE:

- REZONING       PLOT PLAN REVIEW       VARIANCE       USE PERMIT  
 QTA       OTHER -  
 PUBLIC HEARING: IF YES, LEGAL LOTS 13 & 14, BLOCK 5, WARDIE ADDITION TO THE CITY OF L.V.

ZONING: EXISTING R-4 PROPOSED P-R

LAND USE: EXISTING S.F.D.  
 PROPOSED PROFESSIONAL OFFICES

PAST ACTIONS: CASE NO. V-64-86 ACTION APP'D DATE 8/20/86  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. M-34-5 ASSESSOR'S PARCEL NO. 040-104-009

GENERAL LOCATION: 425 SOUTH SIXTH STREET

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

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

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

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

CHECKED BY: (Signature) DATE 12/27/90

GENERAL RECEIPT NO. 107106 CASE NO. 2-164-90

PC DATE: 2/14/91 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 R-4 Use District to a PR Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

Lots thirteen (13) and fourteen (14) in Block Five (5) of WARDIE ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, page 13, in the office of County Recorder of Clark County, Nevada. Commonly known as: 425 South Sixth Street

Assessor's Parcel Number: 040-104-009

OWNER'S AFFIDAVIT

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

STATE OF NEVADA )
COUNTY OF CLARK )

(I, We), James J. Brown, et al (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) [Handwritten Signature]
PHONE NUMBER 384-3553

MAILING ADDRESS 830 E. Charleston Blvd.
CITY STATE ZIP LV NV 89104

SIGNATURE OF OWNER OF RECORD
PHONE NUMBER

MAILING ADDRESS
CITY STATE ZIP

Subscribed and sworn to before me this 26th day of Dec., 1990.

[Handwritten Signature]
Notary Public In and for said County and State.
My Commission Expires



Janet L. Sullenberger
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Oct. 12, 1992

\*\*\*\*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 Board of zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00
Receipt No.: 107106

Case No.: 2-164-90
Meeting Date 2/14/91

Received by: [Signature]
Date: 12/27/90



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- Rezoning
- Plot Plan/Evaluation/Aesthetic Review
- Variances/Special Use Permits

ITEMS COMPLETED

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. *An appointment for submittal of this information is highly recommended.*

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches).

G. Property boundaries:

- (1) Define property boundaries with heavy broken line.
- (2) Indicate distance to nearest cross street(s).
- (3) Identify and label adjoining land uses.

H. Total net and gross acreage (or square footage, if less than two (2) acres.)

I. Building Footprints:

- (1) Show location and outline to scale of each proposed building or structure above ground.
- (2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

- (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
- (2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

FOR DEPARTMENT USE ONLY

-OVER-



# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LORETTA WOLLENZIEN

in consideration of \$ \_\_\_\_\_, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

\*\*\* SEE BELOW

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

State of Nevada, bounded and described as follows:

Lots Thirteen (13) and Fourteen (14) in Block Five (5) of WARDIE ADDITION TO THE CITY OF 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.

\*\*\* GRANTEES:

JAMES J. BROWN & LAURA BROWN, husband and wife as joint tenants as to 1/4 interest; TED A. EMBRY & CAROLYN J. EMBRY, husband and wife as joint tenants as to 1/4 interest; PAUL KELLOGG & MARLYS KELLOGG, husband and wife as joint tenants as to 1/4 interest and RICHARD D. WEISBART & SHARON G. WEISBART CO-TRUSTEES OF THE RICHARD D. WEISBART FAMILY TRUST, UAD 8/16/76 as to 1/4 interest

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

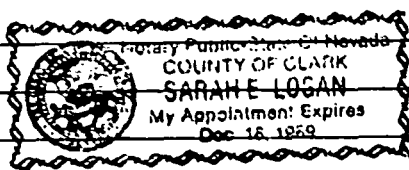
Witness my hand this 18 day of April 1986

Loretta Wollenzien  
Loretta Wollenzien

STATE OF Nevada  
County of Clark

On this 18th day of April 1986

personally appeared before me, a Notary Public in and for said County and State, Loretta Wollenzien



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.

Sarah E. Logan  
Notary Public in and for said County and State.

ESCROW NO. 335906

WHEN RECORDED MAIL TO: Paul Kellogg, etal 830 East Charleston, Las Vegas, Nevada

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF  
NEVADA SOUTHERN TITLE, INC.

JUN 5 8 00 AM '86

FEE 5 DEPUTY Am  
OFFICIAL RECORDS  
BOOK INSTRUMENT

860605

00246

LAW OFFICE  
James J. Brown  
PROFESSIONAL CORPORATION, LTD.  
830 EAST CHARLESTON BOULEVARD  
SUITE A  
LAS VEGAS, NEVADA 89104

(702) 384-3553  
FAX (702) 384-3394

December 20, 1990

Department of Community Planning  
and Development  
Las Vegas, Nevada

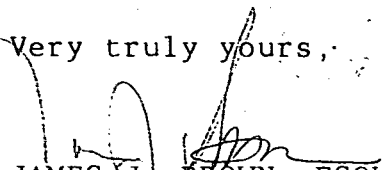
Re: 425 South Sixth Street

Dear Sirs:

I am an owner of the property at 425 South Sixth Street, and am authorized to speak for the remaining property owners in regards to re-zoning the property. I previously appeared before the Board of Zoning Adjustment and the City Commission on appeal to obtain a use permit to allow a law office at this address together with two residential units in the rear. The residential units were given limited life of one year and we were to convert the property to offices. These two units have now been fully converted to office use and consist of two separate offices. One office would be used as a ground service operation for telephone and bookkeeping use only for a business that provides luggage pickup and transportation and interpreters to foreign groups and visitors. The business consists of two employees and clients do not frequent the business establishment. All business is conducted by telephone and employees offsite. The second business proposed use is an attorney runner service, which consists of two employees and no clients onsite. Once again, the office is used for bookkeeping and conducting business by telephone and employees offsite. The front office portion of the property is now and has been used by co-owner, Ted Embry, as a law office since 1986. The business consists of Mr. Embry and two employees.

The proposed use of the property is consistent with the area and provides minimal impact upon the traffic use in the area of the property.

Very truly yours,

  
JAMES J. BROWN, ESQUIRE

JJB/js