

REZONING Parcel: 1139-34-501-003

ZON - 40032



ZONING

C-V	R-MH	R-3	O	C-2
C-PB	R-CL	R-4	C-D	C-M
P-C	R-2	R-5	C-1	M
U	R-D	R-MHP	PD	Subject Parcel
R-A	R-PD	P-R	T-D	City Limits
R-E	R-1	N-S	TC	ROI Zoning

FROM C-V TO C-2



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 762-229-8301



Printed: October 26, 2010

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - ROAD EASEMENT
- PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- 001 ROAD ID NUMBER

AVERAGE QA VALUE
35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

801 PARCEL NUMBER
1.88 ACREAGE
202 PARCEL SUB/SED NUMBER
PB 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK	T20S R61E	SECTION	34	RANGE	N 2 NE 4	SECTION	139-34-5																																																																							
<table border="1"> <tr><th>REDE</th><th>RS1E</th><th>RE2E</th></tr> <tr><td>125</td><td>124</td><td>123</td></tr> <tr><td>138</td><td>139</td><td>148</td></tr> <tr><td>163</td><td>162</td><td>161</td></tr> </table>		REDE	RS1E	RE2E	125	124	123	138	139	148	163	162	161	<table border="1"> <tr><td>6</td><td>3</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>38</td><td>29</td><td>28</td><td>27</td><td>26</td><td>25</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>		6	3	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	38	29	28	27	26	25	31	32	33	34	35	36	<table border="1"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>		8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
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Scale: 1"=200'		Rev: 03/24/10																																																																												



Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>700</u> \$ <u>500</u> \$ _____ Total = \$ <u>1,200</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor Parcel Map		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans: <u>1</u>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building setbacks labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> points of ingress and egress shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking standard(s) utilized: _____		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: _____ Rolled/Colored Plans: _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> property lines and present dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required perimeter landscape planters shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: _____ Rolled/Colored Plans: _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: _____ Rolled Plans: _____				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: City of Las Vegas Application Type: REZONING (C-1 TO C-2)
 APN: 139-34-501-003 Location: NW CORNER OF STONARD AVE & LAS VEGAS BLVD
 Planner: [Signature] Pre-App Meeting Date: 10/22/10 Earliest PC Date: 1/27/11



February 17, 2011

Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: ZON-40032 – REZONING
RELATED TO GPA-40031
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Lowenstein:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



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January 26, 2011

Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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STEVE WOLFSON

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STAVROS S. ANTHONY

**RE: ZON-40032 - REZONING RELATED TO GPA-40031
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Lowenstein:

Your request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on February 16, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

January 26, 2011

Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: ZON-40032 - REZONING RELATED TO GPA-40031
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

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Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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www.lasvegasnevada.gov



January 13, 2011

Mr. Peter Lowenstein
City of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: ZON-40032 - REZONING RELATED TO GPA-40031
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Lowenstein:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Wednesday, January 19, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
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STEVE WOLFSON

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FM-0044-08-09



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

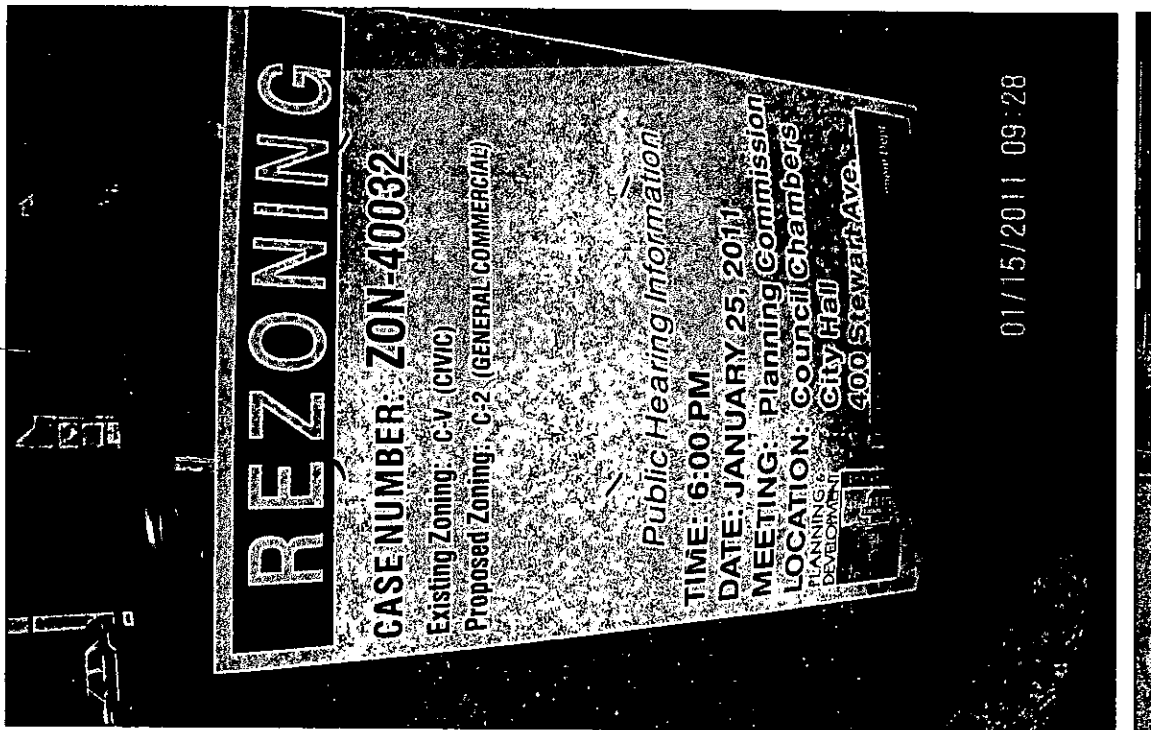


CASE NUMBER: ZON-40032

MEETING DATE: 01/25/11 PC

1 of 3

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Handwritten Signature]
Signature

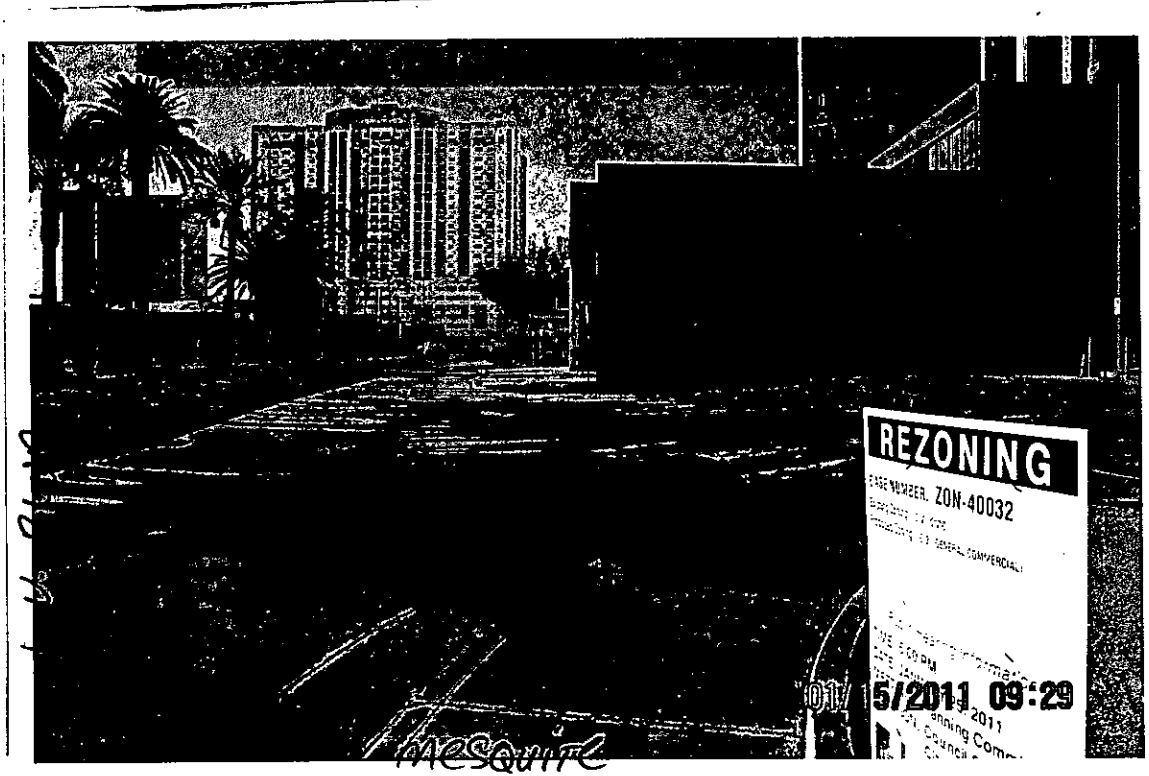
1-15-11
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



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A
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13
Zoning
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[Signature]
Signature

1-15-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

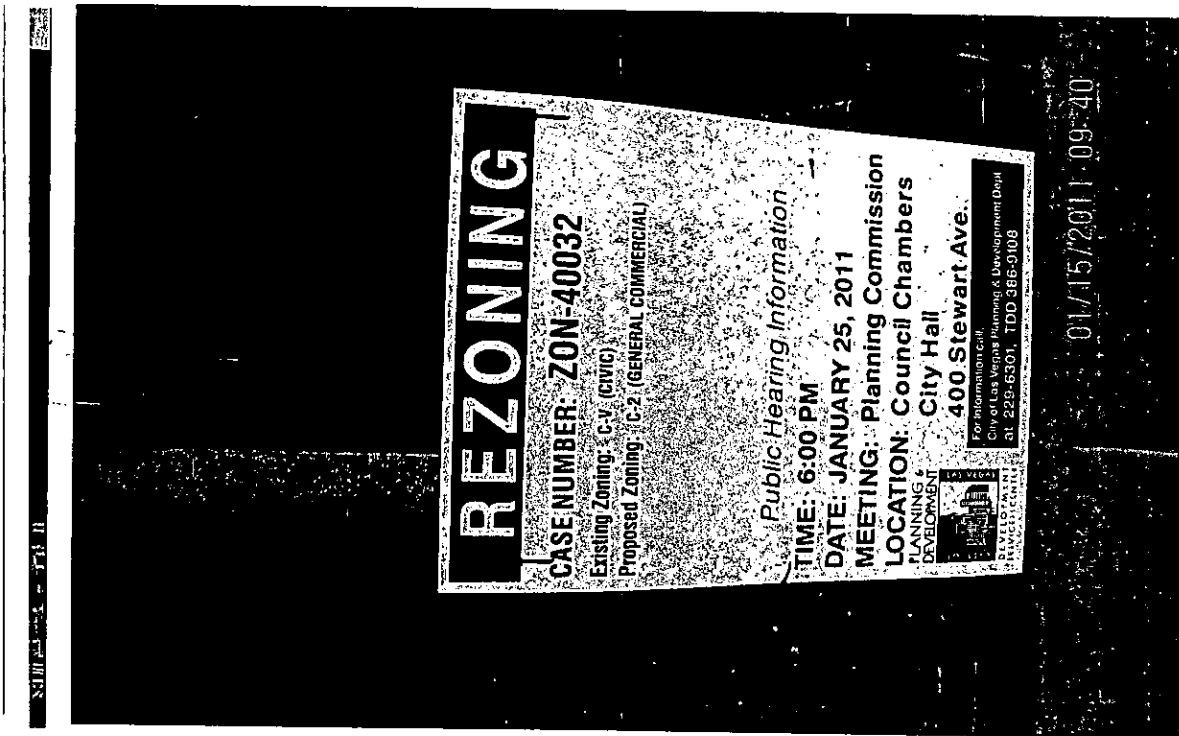


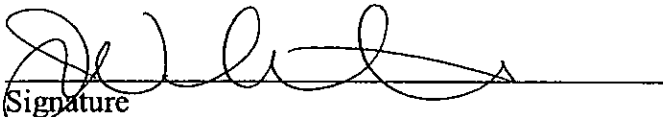
CASE NUMBER: ZON-40032

MEETING DATE: 01/25/11 PC

293

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

1-15-11
Date

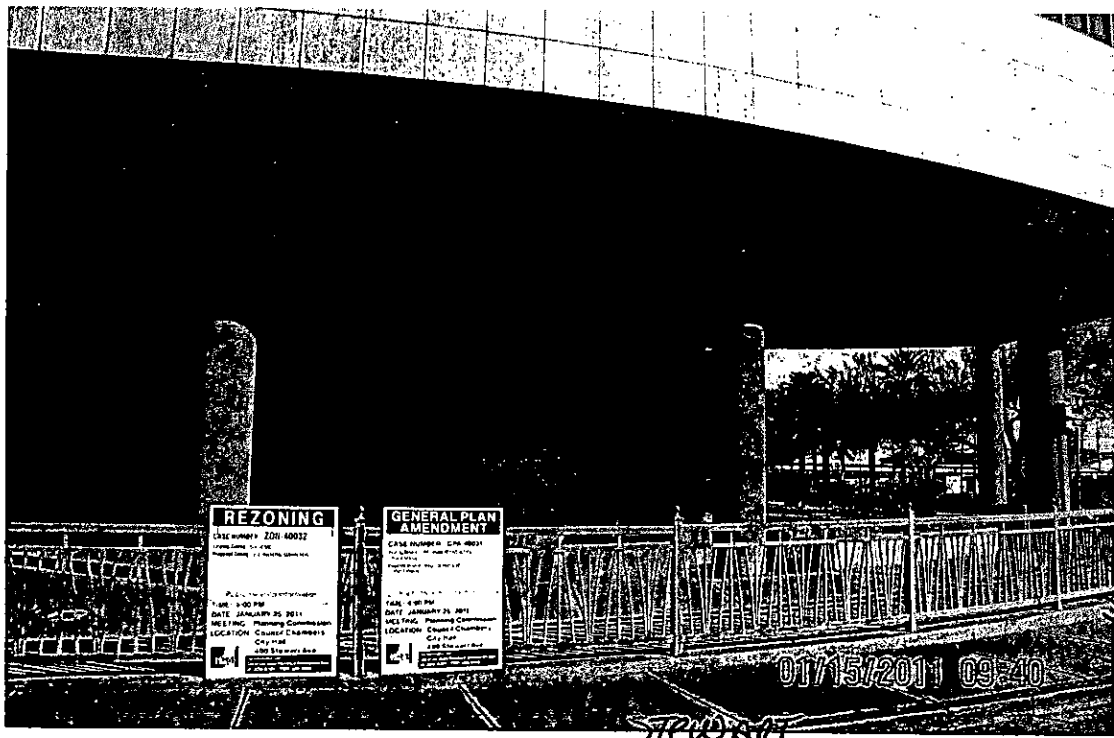
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CASE #

MEET

Sign Pro
Code, wa
scheduled



[Handwritten Signature]
Signature

1-15-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

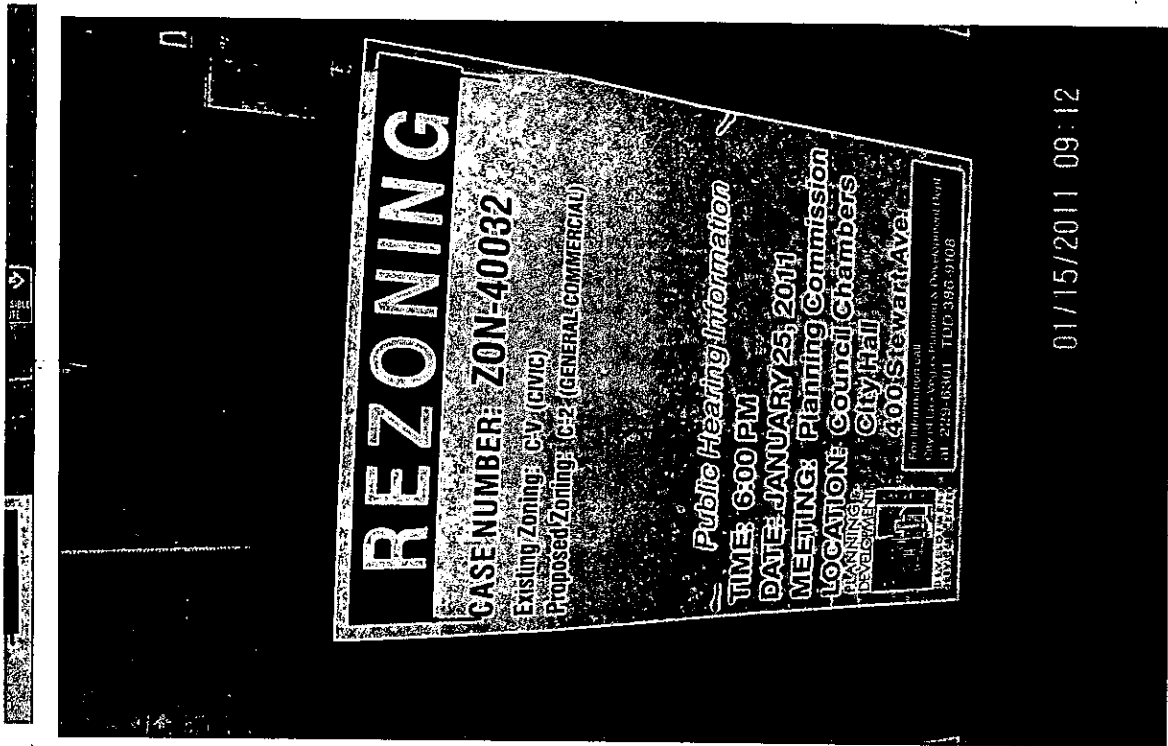


CASE NUMBER: ZON-40032

MEETING DATE: 01/25/11 PC

3 of 3

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[Signature]
Signature

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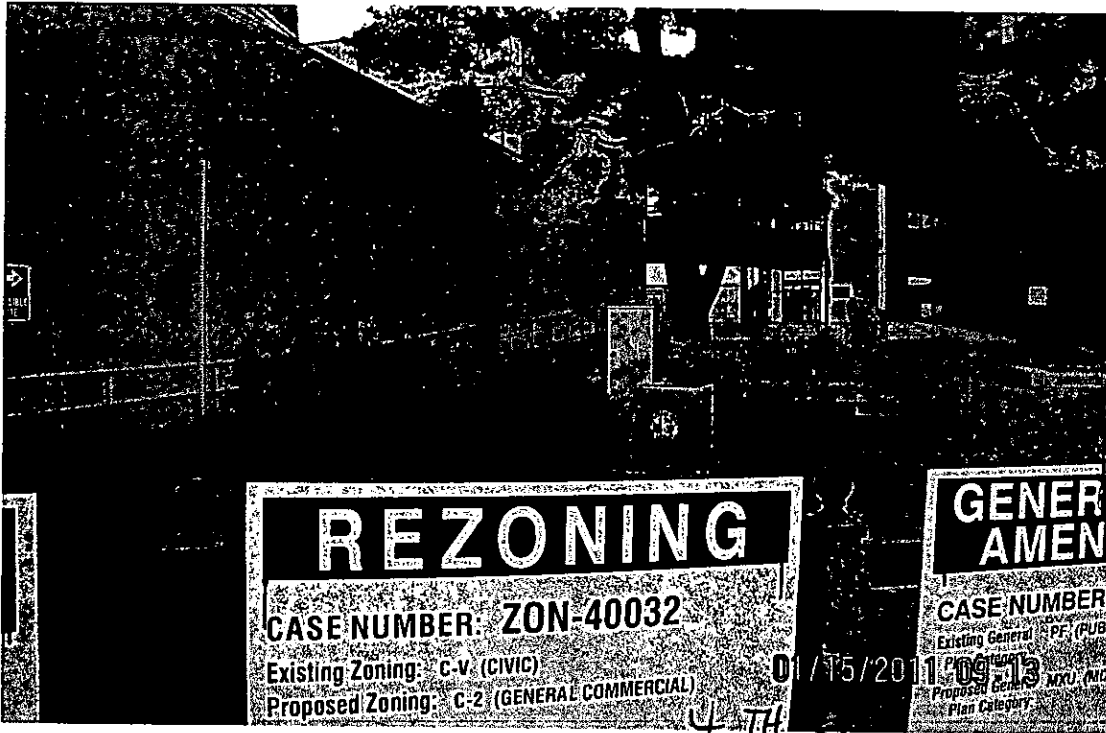
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CASE

MEET

Sign Pr
Code, w
schedule



[Handwritten Signature]
Signature

1-15-11
Date

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Application Information

GPA-40031 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED-USE) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

ZON-40032 - REZONING RELATED TO GPA-40031 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: November 15, 2010
Re: **ZON-40032** City of Las Vegas NWC Stewart Ave. & Las Vegas Blvd.
Request for Rezoning from C-V to C-2

COMMENTS:

We have no comment on the Request for Rezoning From: C-V (Civic) To: C-2 (General Commercial) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard.

Development Notification

PC Meeting: January 25, 2011.

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ZON-40032

WLV-NAA1

18b The Las Vegas Arts District

WLV-NAA4

Archie C. Grant Park Resident Council

25

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Hewetson Parent Organization

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marble Manor Annex Resident Council

Mayfair NA

Newport Lofts

Orleans Square NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Town HOA

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

West Huntridge NA

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-40032

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

GPA-40031 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED-USE) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

ZON-40032 - REZONING RELATED TO GPA-40031 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 11/03/2010 02:48 PM

Submitted By

Page 1

A/P # 40032 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/22/2010 13:35	982721	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Valuation	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation		0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation		0.00

Description of Work

ZON-40032 - REZONING RELATED TO GPA-40031 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

Parent A/P # 40031
Project # 40032 Project/Phase Name 400 STEWART AVE - CITY HALL - Phase #
Size/Area 6.58 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934501003

Location

Owner/Tenant

Contact ID AC1301464 Name CITY OF LAS VEGAS Organization
Mailing Address 400 E STEWART State/Province NV
City LAS VEGAS Country Foreign
ZIP/PC 89101-2913 Evening Phone
Day Phone (702)229-2096 x Mobile #
Fax (702)385-7268

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

420 N 4TH ST
LAS VEGAS, 89101-

440 N 4TH ST
LAS VEGAS, 89101-

400 STEWART AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 11/03/2010 02:48 PM

Submitted By

Page 1

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ZON-40032 - REZONING RELATED TO GPA-40031 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 6.58 acres at the northwest corner of Stewart Avenue and Las Vegas Boulevard (APN 139-34-501-003), Ward 5 (Barlow).

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LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 11/03/2010 02:48 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934501003

Applicants/Contacts

Primary N Capacity DWNER Contact ID AC1301464 Foreign
Effective Expire
Name CITY DF LAS VEGAS
Day Phone (702)229-2096 x Eve Phone Organization
Pager PIN # Position
Fax (702)385-7268 Mobile Profession
E-Mail
Address 400 E STEWART
LAS VEGAS, NV 89101-2913
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID 981106 Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-6301 x Eve Phone Organization % PLANNING AND DEVELOPMENT
Pager PIN # Position
Fax (702)385-7268 Mobile Profession
E-Mail
Address 731 S. 4TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments Peter Lowenstein

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) 400 Stewart Avenue

Project Name Las Vegas City Hall Proposed Use Office

Assessor's Parcel #(s) 139-34-501-003 Ward # 5 (Barlow)

General Plan: existing PF proposed MXU Zoning: existing CV proposed C-2

Commercial Square Footage N/a Floor Area Ratio N/A

Gross Acres 6.4 acres Lots/Units 1 Density N/A

Additional Information To amend the zoning from C-V (Civic) to C-2 (General Commercial) for the existing City Hall site.

PROPERTY OWNER City of Las Vegas Contact _____

Address 400 Stewart Avenue Phone: 229-6301 Fax: 474-7463

City Las Vegas State NV Zip 89101

E-mail Address _____

APPLICANT City of Las Vegas Contact PETER LOWENSTEIN

Address 400 Stewart Avenue Phone: 229-6301 Fax: 474-7463

City Las Vegas State NV Zip 89101

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

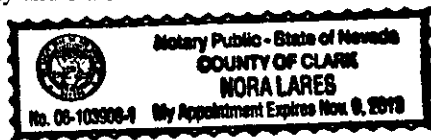
Print Name PETER LOWENSTEIN

Subscribed and sworn before me

This 22nd day of October, 2010

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ZON-40032</u>
Meeting Date:	<u>1/27/11</u>
Total Fee:	<u>\$ 1,200.00</u>
Date Received:*	<u>10/22/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40032** APN: 139-34-501-003

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner: *Peter Lowenstein*

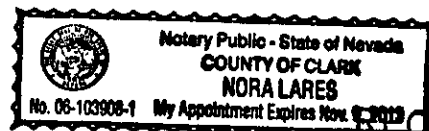
Print Name: PETER LOWENSTEIN

Subscribed and sworn before me

This 22nd day of October, 2010

Nora Lares

Notary Public in and for said County and State



RECEIVED

NOV - 5 2010

**PLANNING &
DEVELOPMENT**



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Steve Gebeke
Planning & Development Department
731 S 4th Street
Las Vegas, NV 89101

**RE: Application ZON-40032
Assessor's Parcel Number 139-34-501-003**

Dear Mr. Gebeke:

In regard to this parcel, staff has determined that the existing General Plan designation and zoning classification are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning district of the site to C-2 (General Commercial). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Planning & Development Department

PL:nl

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

RECEIVED

NOV - 3 2010



07101-001-06-09

ZON-40032

FILED 3765

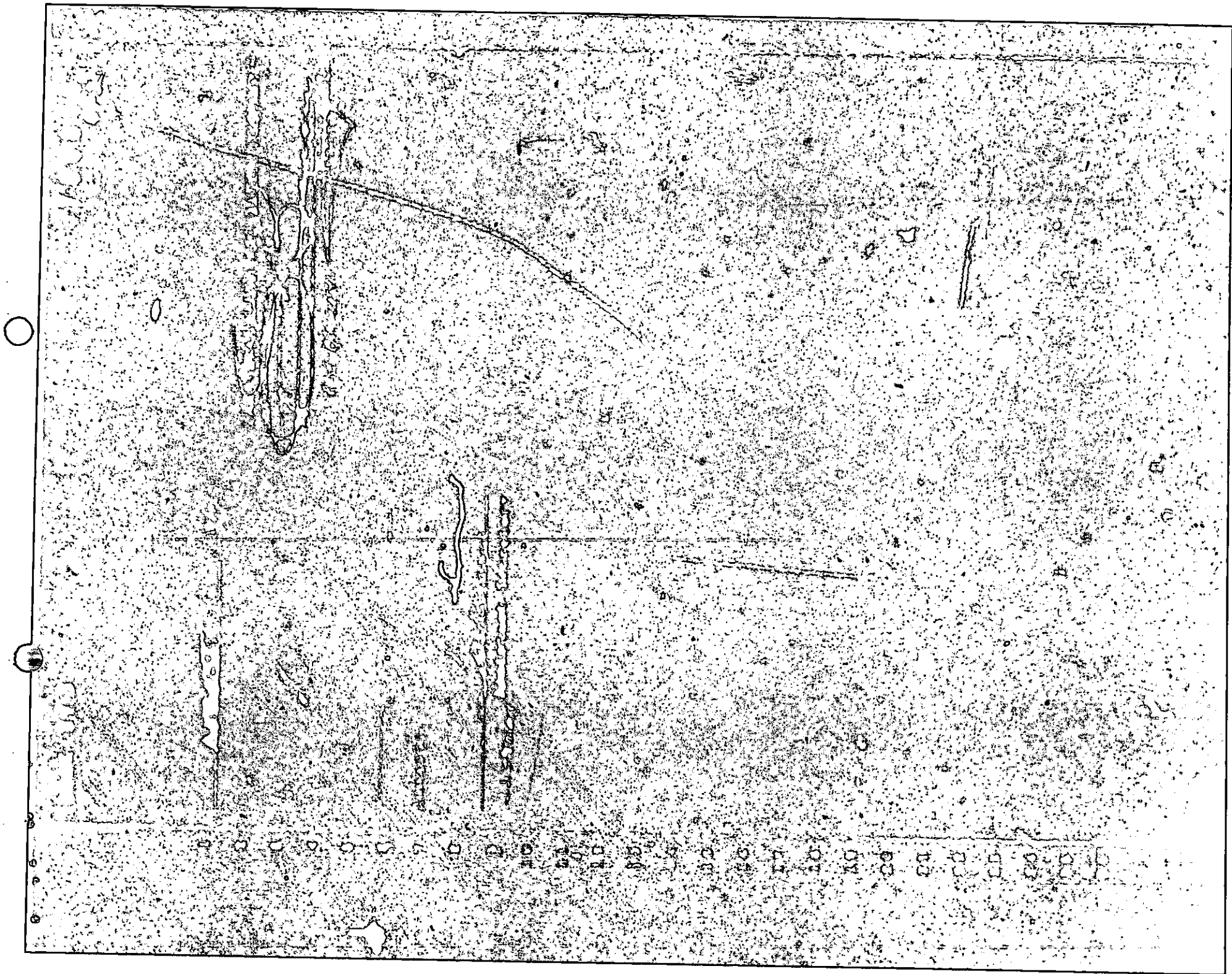
WARRANTY DEED

1 for a valuable consideration, LAS VEGAS LAND AND WATER
 2 COMPANY, a Nevada corporation, does hereby release and
 3 release and discharge the CITY OF LAS VEGAS, a municipality
 4 of the State of Nevada, and its heirs, legatees and assigns
 5 and all other persons and entities who have or may have any
 6 claim or interest in the above described parcel of
 7 land and situate within the City of Las Vegas, County of Clark, State of
 8 Nevada, and more particularly as described in sections:

9
 10
 11 containing a 1/4th of the 20th 1/3rd E. 1/4th
 12 the northeast corner of Block Thirty-three (33) at
 13 the intersection of Clark Street and Fifth Streets, as
 14 shown on Map of Clark's Las Vegas Tract, and running
 15 thence N. 61° 41' 21" W. 1050 ft. thence E. 68° 13' 21" E.
 16 260 ft. thence N. 57° 47' E. 47.2 ft. thence S. 61°
 17 17' 25" E. 250 ft. thence S. 21° 13' 21" W. 40 ft.
 18 placed beginning, excepting and excluding therefrom
 19 0.67 acres in current with Clark's Subdivision to the
 20 City of Las Vegas, and comprising a net area of thirty-
 21 one and fifty-one one-hundredths (31.51) acres, exclusive
 22 of said conflict.

23 The purpose of the foregoing quitclaim is for LAS VEGAS
 24 LAND AND WATER COMPANY to divest itself of any and all right, title
 25 and interest it may have in the abovescribed parcel, including
 26 but not limited to interests in covenants, conditions, restrictions
 27 and reservations excepted and reserved by LAS VEGAS LAND AND WATER
 28 COMPANY in prior conveyances to the CITY OF LAS VEGAS.

29 IN WITNESS WHEREOF, LAS VEGAS LAND AND WATER COMPANY
 30 has caused this quitclaim deed to be executed on its behalf by
 31 its officers hereunto fully authorized this _____ day of _____



STATE OF NEVADA }
COUNTY OF DOUGLAS } ss.

On this 15th day of August, 1959, before me,
Walter H. Bell, a Notary Public in and for said County
and State, duly authorized to take acknowledgments in the County

of Douglas, personally appeared W. J. Spillney
and J. J. Spillney, known to me to be the President
and Assistant Secretary of LAS VEGAS

LAND AND WATER COMPANY, the corporation that executed the within
instrument, and each of them to be the parties who executed the
within instrument, on behalf of the corporation herein named, and
acknowledged to me that said corporation executed the within
instrument pursuant to its bylaws or a resolution of its Board
of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this certificate first
above written.

Walter H. Bell
Notary Public in and for
said County and State

3 - CITY HALL
WEST STREET
LAS VEGAS, NEVADA

RESOLUTION OF THE BOARD

On motion of Commissioner

Commissioner Thurley and

Resolution is adopted, and order is

BE IT RESOLVED, this 20th day
of Commissioners of the City of Las Vegas
that the Quitclaim Deed date

executed by Las Vegas Land and

the City of Las Vegas, County of Clark,
real property described therein be
of Real Estate Acquisition

BE IT FURTHER RESOLVED, that
said Deed and
the County Recorder of the County
resolution be filed in the records

STATE OF NEVADA

COUNTY OF CLARK

I, Robert M. Cole Clerk,
County of Clark, State of Nevada, do
full, true and correct copy of the
attached hereto duly adopted at a
Commissioners held on the 16th day

In witness whereof, I have hereunto
set this 22nd day of August

Real Estate Acquisition

7011000

RESOLUTION OF THE BOARD

On motion of Commissioner

Commissioner Thurley and

Resolution is adopted, and order is

BE IT RESOLVED, this 20th day
of Commissioners of the City of Las Vegas
that the Quitclaim Deed date

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real property described therein be
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BE IT FURTHER RESOLVED, that
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In witness whereof, I have hereunto
set this 22nd day of August

Real Estate Acquisition

Robert M. Cole
Clerk of the City of Las Vegas