

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0053-88

APN: 139-28-503-025

Location: 1001 W Owens Ave

Applicant: The City of Las Vegas

Project Name:

To allow construction of an office/warehouse complex for businesses with more than two employees who engage in minor repair, remanufacture, production or processing of products for wholesale and retail sales, where only retail sales is permitted and only two persons may be engaged in such production activities.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1988	DATE RETURNED 1988	COMMENTS
BUILDING & SAFETY	5/11	5/25	no obj.
PUBLIC WORKS-R/W, ELEC.	"	5/24	see cond. memo
FIRE SERVICES	"	5/25	no obj - see cond. memo
LAND DEVELOPMENT DIV.	"		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-53-88

PROPERTY OWNERS

PROTESTS

APPROVALS

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

FILE NO. V-53-88

NOTICE OF PUBLIC HEARING

MAY 26, 1988

Notice is hereby given that on May 26, 1988, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-53-88

Application of THE CITY OF LAS VEGAS for a Variance to allow construction of an office/warehouse complex for businesses with more than two employees who engage in minor repair, remanufacture, production or processing of products for wholesale and retail sales, where only retail sales is permitted and only two persons may be engaged in such production activities, on property located at 1001 West Owens Avenue, in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER
(NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.B.&M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

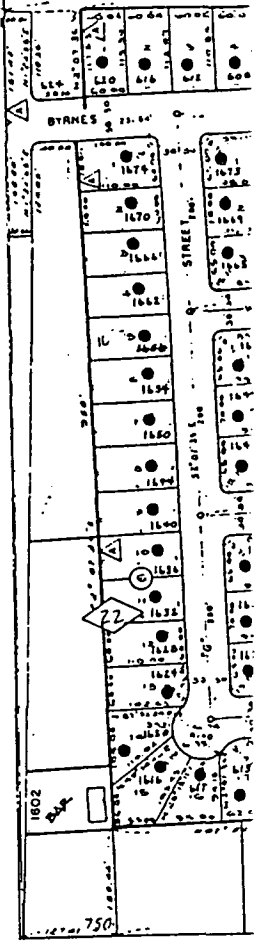
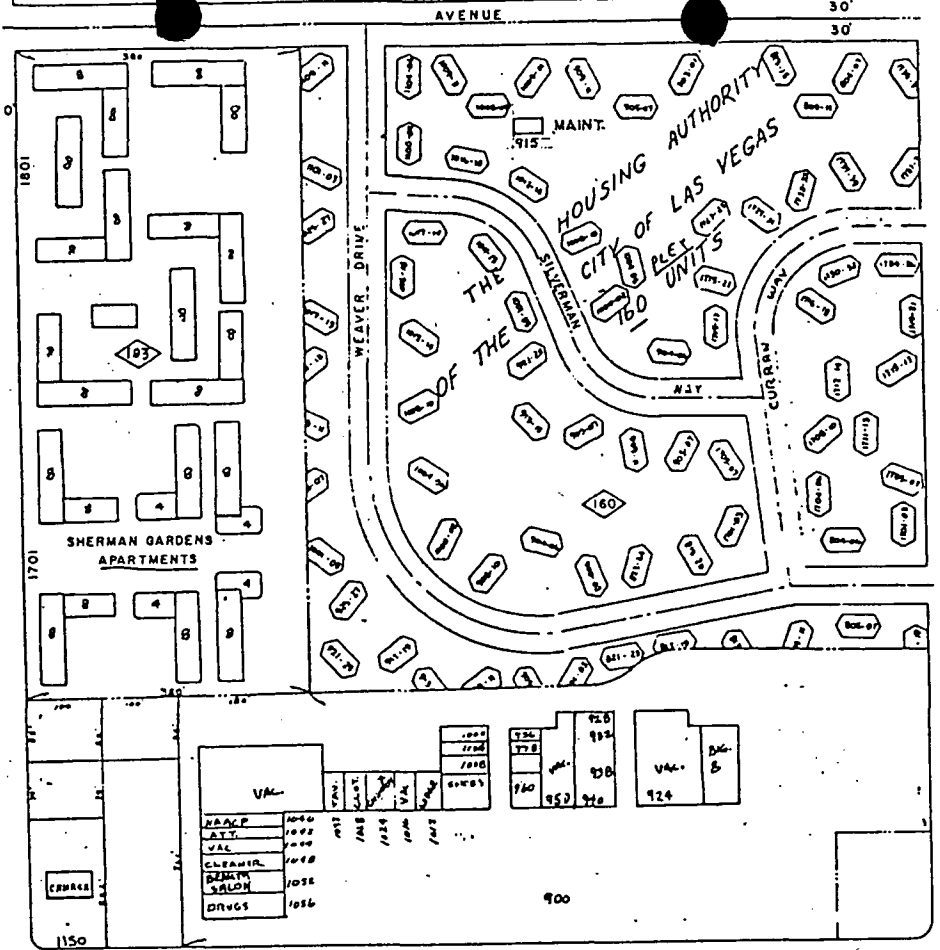
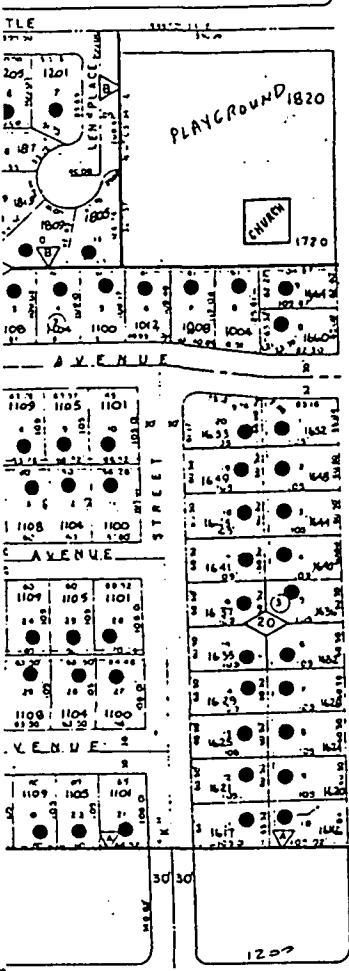

HAROLD P. FOSTER, DIRECTOR

HPF:gm

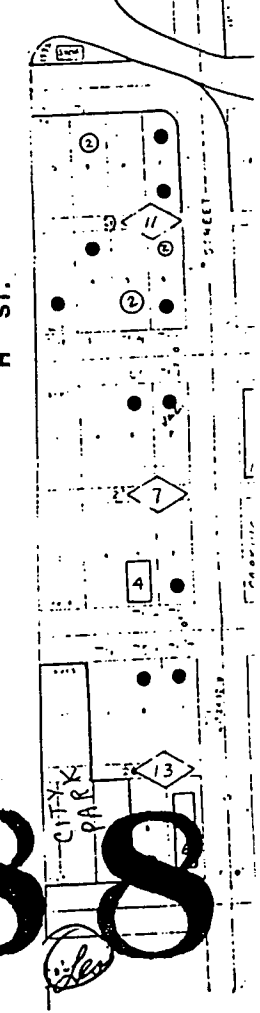
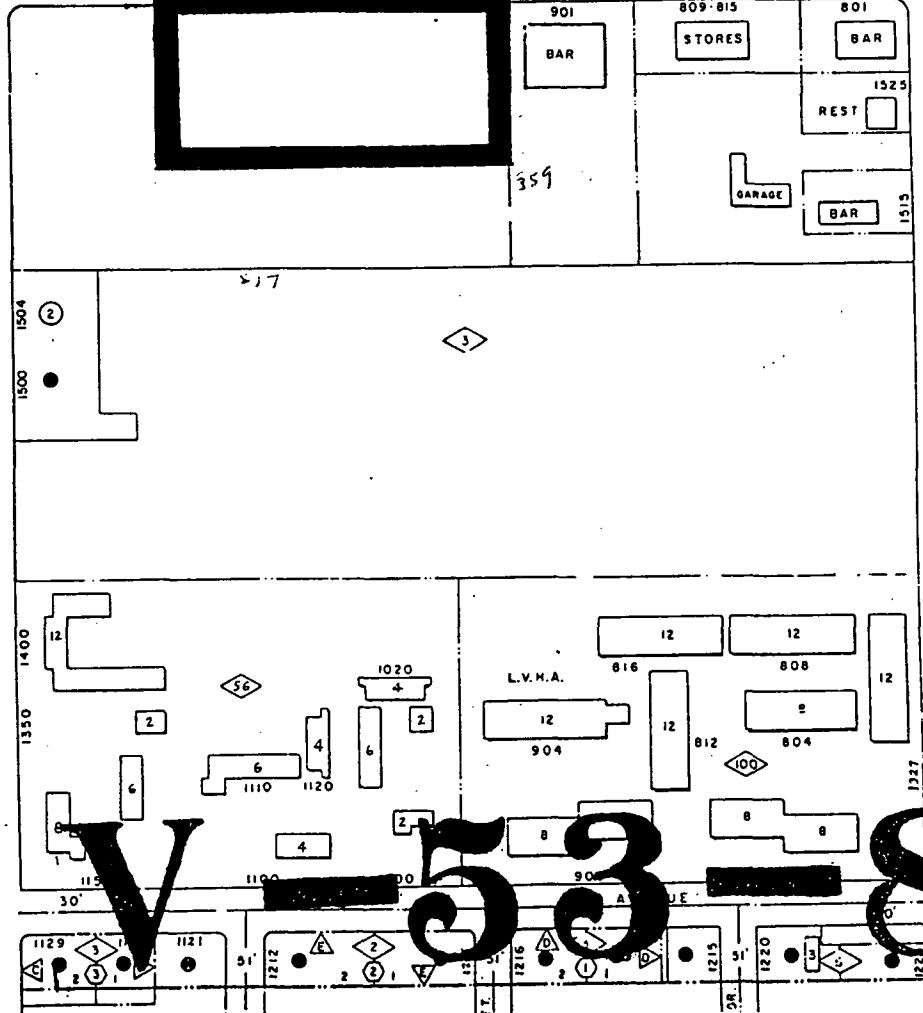
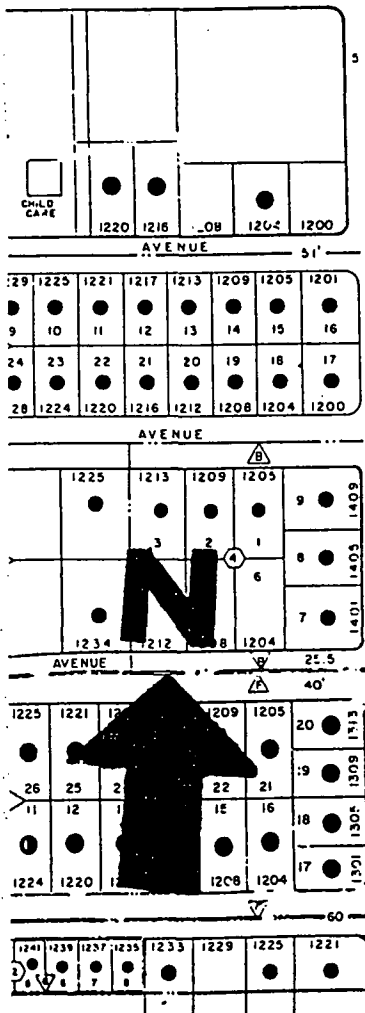
(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

SEE LOCATION MAP ON REVERSE SIDE

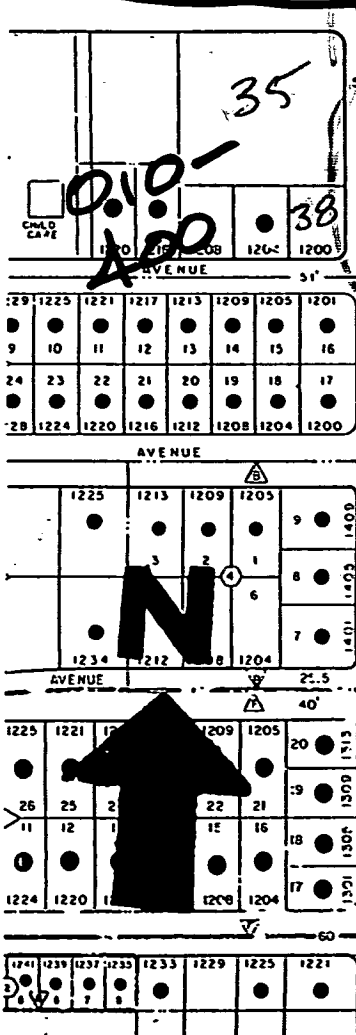
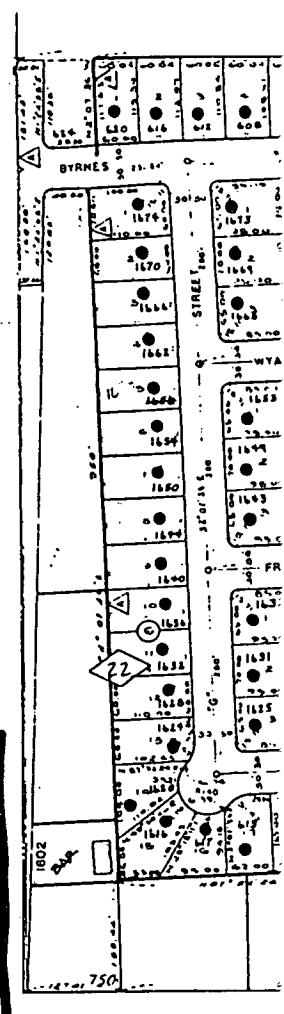
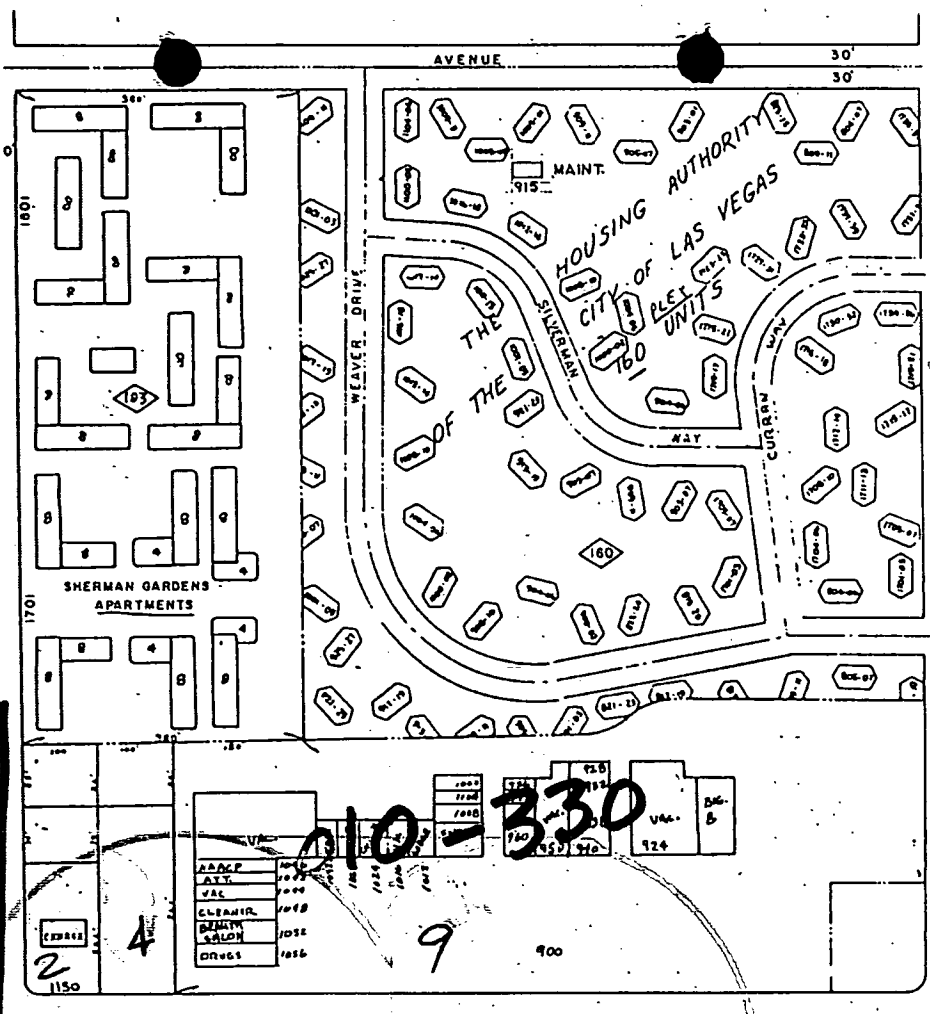
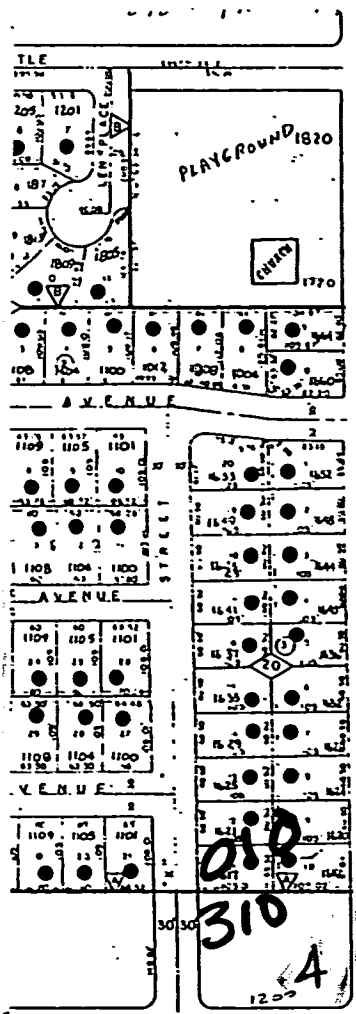
D10-712-01



OWENS AVE.



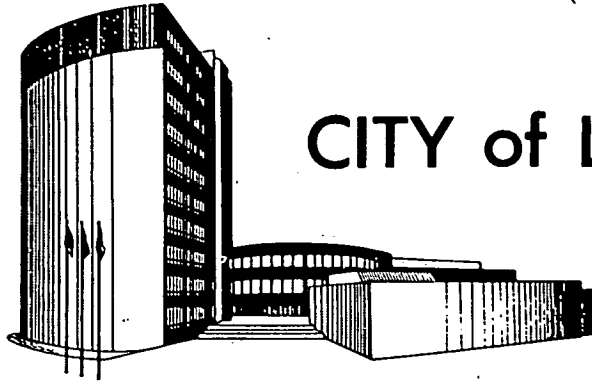
V-53-88



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 31, 1988

The City of Las Vegas
Department of Economic
and Urban Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attn: Jack Thomason, Director

RE: V-53-88

Dear Applicant:

Your request for a Variance to allow construction of an office/warehouse complex for businesses with more than two employees who engage in minor repair, remanufacture, production or processing of products for wholesale and retail sales, where only retail sales is permitted and only two persons may be engaged in such production activities, on property located at 1001 West Owens Avenue, in Zoning District C-1, was considered by the Board of Zoning Adjustment on May 26, 1988.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Replace the asphalt curb and gutter on Owens Avenue with concrete curb and gutter as required by the Department of Public Works.
2. Construct sidewalk on Owens Avenue as required by the Department of Public Works.
3. Install underground streetlight conduit on Owens Avenue as required by the Department of Public Works.
4. Create a parcel map for this parcel as required by the Department of Community Planning and Development.

continued



City of Las Vegas
V-53-88 - Page 2
May 31, 1988

5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This action by the Board of Zoning Adjustment on May 26, 1988 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the one year time limit.

Sincerely,

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

Richard L. Williams

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

6-16-88

INTER-OFFICE MEMORANDUM

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS	COPIES TO:

This is to certify that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-53-88

Applicant: THE CITY OF LAS VEGAS

Appeal by applicant or any other aggrieved person: Yes No

Review requested by City Council Yes No

6-16-88
DATE

[Signature]
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 26, 1988

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.) June 13, 1988

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.) June 14, 1988

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

23. V-53-88 - THE CITY OF LAS VEGAS

APPLICATON: Variance to allow construction of an office/warehouse complex for businesses with more than two employees who engage in minor repair, remanufacture, production or processing of products for wholesale and retail sales, where only retail sales is permitted and only two persons may be engaged in such production activities.

LOCATION: 1001 West Owens Avenue

ZONE: C-1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Replace the asphalt curb and gutter on Owens Avenue with concrete curb and gutter as required by the Department of Public Works.
2. Construct sidewalk on Owens Avenue as required by the Department of Public Works.
3. Install underground streetlight conduit on Owens Avenue as required by the Department of Public Works.
4. Create a parcel map for this parcel as required by the Department of Community Planning and Development.
5. Standard conditions 1 through 8.

PROTESTS: 0

JUNIEL APPROVED, subject to staff's conditions.
Unanimous

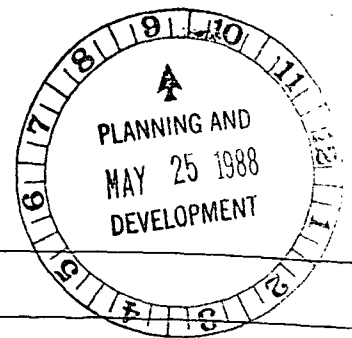
Rick Williams presented the plot plan. He stated this use is consistent with the approved repair and manufacturing operation being conducted by Rowe, Inc. on the portion of this parcel to the west. Staff recommended approval.

Peggy Proestos appeared on behalf of the City.

No one appeared in opposition.

(21:49 - 21:54)

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: V-53-88 VARIANCE
1001 W. OWENS AVE



1. No objections
2. ⁽²⁾ Fire hydrants to be installed within 500/500 feet of the building or existing hydrant.
3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
4. Fire flow requirements to be determined when construction plans are submitted.
5. Hydrants are to be installed and charged with water before construction begins.
6. Must meet requirements of Uniform Fire Code.
7. Dead end fire lanes not to exceed 150' → (UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")
8. Minimum turning radius of 45' 6".
9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall not be larger than 3/8 of an inch in diameter.
10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

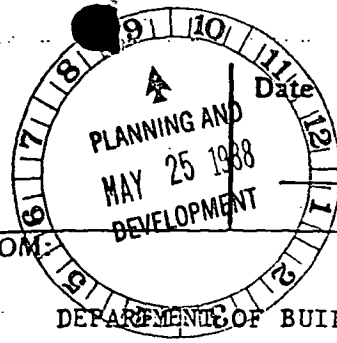
OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant.
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: FIRE DEPT ACCESS: ROAD REQ'D TO W/IN 150 FT
OF ALL BLDG AREAS. COMPLY W/ ALL LOCAL CODES

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM



TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V-53.88 VARIANCE
CITY OF LAS VEGAS ZONE C-1
PARCEL No: 010.410.049

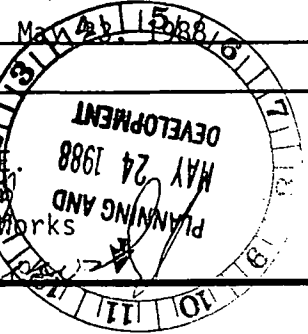
COPIES TO:

OFFICE / WAREHOUSE COMPLEX

In answer to your memorandum of 5.11.88,
on the above variance request at 1001 W. OWENS

This department has no objections provided all required permits
and inspections are obtained.

INTER-OFFICE MEMORANDUM



TO:
 Harold P. Foster, Director
 Department of Community Planning
 and Development

FROM:
 Charles Kajkowski, P.E.
 City Planning Engineer
 Department of Public Works

SUBJECT: COMMENTS RE:
 V-53-88
 City of Las Vegas
 Department of Economic and
 Urban Development

COPIES TO:
 John McNellis, Engineering Planning
 C. E. Gilpin, Land Development
 Nancy Miller, Right-of-Way
 Doug Peterson, Survey (FM, PM & A's only)

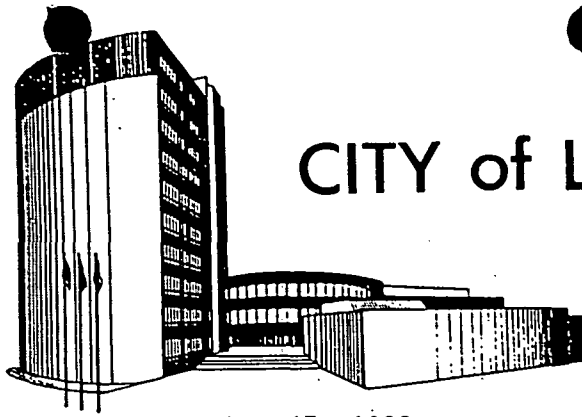
1. Replace the asphalt curb and gutter on Owens Avenue with concrete curb and gutter.
2. Sidewalks required on Owens Avenue.
3. Install underground streetlight conduit on Owens Avenue.

NOTE: Is this a legal parcel at present or is a parcel map needed to create it?

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 17, 1988

City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attn: Jack Thomason, Director
Department of Economic and
Urban Development

Re: V-53-88

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on May 26, 1988.

This meeting will be held at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



NOTICE OF PUBLIC HEARING

MAY 26, 1988
(Date)

Notice is hereby given that on May 26, 1988 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-53-88

Application of THE CITY OF LAS VEGAS for a Variance to allow construction of a ~~19,000~~ square foot ~~manufactured~~ office/warehouse complex ^{FOR BUSINESSES WITH MORE THAN TWO EMPLOYEES WHO ENGAGE IN MINOR REPAIR} with associated ~~access, parking and landscape amenities~~ where such ~~REMANUFACTURE, PRODUCTION OR PROCESSING OF PRODUCTS FOR~~ industrial use is not allowed, on property located at 1001 West Owens Avenue, in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

WHOLESALE AND RETAIL SALES WHERE ONLY RETAIL SALES IS PERMITTED AND ONLY TWO PERSONS MAY BE ENGAGED IN SUCH PRODUCTION ACTIVITIES.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>5/12/88</u>
R. GENZER	<u>[Signature]</u>	<u>[Signature]</u>
R. WILLIAMS	<u>[Signature]</u>	<u>[Signature]</u>
H. FOSTER	_____	_____
D. PARTIN	_____	_____

PLEASE RETURN THIS FILE TO GRETA
BY: 5/12/88

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE/USE PERMIT, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:jrm

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

INTER-OFFICE MEMORANDUM

May 11, 1988

TO: DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.) DIVISION OF LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: REQUEST-FOR COMMENTS RE: V-53-88 City of Las Vegas Dept. of Economic & Urban Development PARCEL NO.: 010-410-049	COPIES TO:

Subject item will be heard at the May 26, 1988 Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application, including plot plans.

Your recommendations and comments prior to May 18, 1988 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

1. Info. Sheet
2. Plot Plan

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

Pursuant to Chapter 19.88, 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 allowed to deviate from the zoning requirements as herein described. Also, accompanying this application is the prescribed fee of \$ _____.

The undersigned, CITY OF LAS VEGAS, the Owner(s), respectfully petition(s) for a special Variance to allow the construction of a 19,000 sq. ft. multi-tenant office/warehouse complex with associated access, parking, and landscape amenities where such industrial use is not allowed.

Assessor's Parcel No.: eastern portion of Parcel No. 010-410-049

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HERewith SUBMITTED:

The property is situated at 1001 West Owens Avenue, (street name and number) between "H" Street and "J" Street, (street name) (street name) in Zoning District C-1. Said property is legally described as follows, to wit:

legal description attached

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), CITY OF LAS VEGAS, (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.

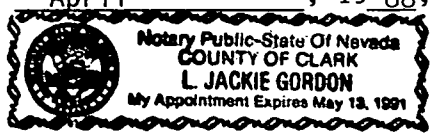
(SIGN IN INK)

(1) [Signature] 400 EAST STEWART AVENUE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
386-6591 LAS VEGAS, NV 89101
PHONE NUMBER CITY STATE ZIP

(2) _____ MAILING ADDRESS
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 29th day of April, 19 88,

[Signature]
Notary Public in and for said County and State
May 13, 1991
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 Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 000 Case No.: V-53-88 Received by: [Signature]
Receipt No.: 0 Meeting Date: 5-26-88 Date: 5-2-88

EXHIBIT A
Land Description

A portion of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., being a portion of Lot 2 as shown on the Parcel Map recorded at File 7; Page 1 of Official Records, Clark County, Nevada, more particularly described as follows:

Beginning at the East 1/16 corner of Sections 21 and 28, Township 20 South, Range 61 East, M.D.M., located at the intersection of J Street and Owens Avenue;

Thence along the centerline of Owens Avenue North 89 degrees 55 minutes 20 seconds East a distance of 265.39 feet to a point;

Thence at a right angle to said centerline South 0 degrees 04 minutes 40 seconds East a distance of 50.00 feet to a point on the South right-of-way line of Owens Avenue, said point being the TRUE POINT OF BEGINNING;

Thence along said right-of-way line North 89 degrees 55 minutes 20 seconds East a distance of 431.39 feet to a point;

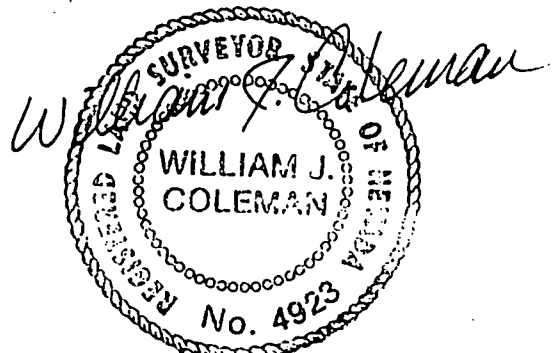
Thence South 1 degrees 08 minutes 49 seconds East a distance of 190.00 feet to a point;

Thence South 86 degrees 35 minutes 37 seconds West a distance of 137.56 feet to a point;

Thence South 89 degrees 43 minutes 33 seconds West a distance of 296.96 feet to a point;

Thence North 0 degrees 15 minutes 51 seconds West a distance of 198.98 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 85,303 Square Feet, more or less.



V-53-88

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CITY OF LAS VEGAS, DEPT OF ECONOMIC & URBAN DEV.
REP'S NAME JACK THOMPSON DIRECTOR
ADDRESS _____
PHONE EX 6462

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

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____
 PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING R1 PROPOSED _____

LAND USE: EXISTING VACANT
PROPOSED OFFICE WAREHOUSE (INDUSTRIAL)

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

DISTRICT MAP NO. M-28-7 ASSESSOR'S PARCEL NO. _____

GENERAL LOCATION: SOUTH SIDE OF WEST OWENS AVE BETWEEN 'H' ST AND 'J' ST

FLOOD ZONE "A": YES _____ NO X
IN DOWNTOWN REDEVELOPMENT AREA?: YES X NO _____
SPECIAL NOTICE REQUIRED?: YES _____ NO X
IF YES: _____

CHECKED BY: [Signature] DATE 5-2-88

GENERAL RECEIPT NO. N/A CASE NO. V-53-88

PC DATE: _____ BZA DATE: 5-26-88