

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0022-81

APN: 139-33-410-006

Location: 2000-2006 Hastings Ave and 2001 Goldring Ave

Applicant: Alvin D. Blumberg, M.D.

Project Name:

To allow two free standing signs where one is permitted; two wall signs each at 30 sq ft where one 15 sq ft wall sign is permitted; a 30 sq ft roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted.



V-22-81

DATE	ACTION	INITIAL
4/23/81	BZA - Approved - Swessel 13-1 note / Myers noted "No" - see letter in file for conditions	-bjl-
5/6/81	C.C. - Approved - see ltr. in file from Clerk-	-bjl-
	ALL CONDITIONS HAVE BEEN MET	<i>[Signature]</i>

PROPERTY OWNERS

PROTESTS

APPROVALS

1. SV Metro Beautification Comm.

2. Margie H. Arnoldson

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

FILE NO. V-22-81

Protest
V-22-81

April 20, 1981

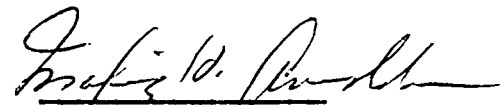
Harold P. Foster
Planning and Developing Director
City Hall
Las Vegas, Nevada

Dear Sir:

Concerning the variance to allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen Sq. Ft. wall sign is permitted; a thirty Sq. Ft. roof sign where roof signs are not permitted; and to allow an advertised pharamacy where only a non-advertised pharamacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldering Avenue in zoning district R-E (residence estates), under resolution of intent to P-R (professional offices & parking.) Legal description being; Lots 1,2,27 and 28 block 3 Woodland Park.

I, as a resident of 811 Rose Street, directly across from said property, issue this firm and positive objection to any variance which goes beyound those legally allowed at this time.

Sincerely,


Maxine H. Arnoldsen


RECEIVED
APR 23 1981
PLANNING AND
DEVELOPMENT

Las Vegas Metropolitan Beautification Committee

An Advisory Board to the City and County Commissions on Area Beauty

Chairman: Tom Rubidioux

MEMORANDUM

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

FROM: Shell Kizerian, Recording Secretary *Shell Kizerian*

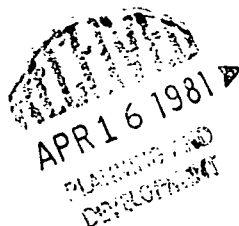
SUBJECT: Sign Variance - V-22-81 - Alvin D. Blumberg

The Las Vegas Metropolitan Beautification Executive Board at its meeting of April 14, 1981, recommended denial of the following sign variance application:

V-22-81 ALVIN D. BLUMBERG, M.D., for a variance to allow two free-standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted, a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (Residence Estates), under Resolution of Intent to P-R (Professional Offices & Parking).

The above item is to be considered by the Board of Zoning Adjustment April 23, 1981.

sk



Allied Arts Council
American Institute of Architects
Chamber of Commerce
Citizens-at-Large

Federation of Garden Clubs
Jaycees
Junior League of Las Vegas
Las Vegas Rotary Club

League of Women Voters
Mesquite Club
Nevada Federation of
Women's Clubs

Nevada Sign Association
Southern Nevada Home Builders Assn.
West Las Vegas Improvement Assn.
Youth for Community Pride

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	C O M M E N T S
BUILDING DEPARTMENT	4/3	4/15/81	no objections
FIRE SERVICES	4/3	4/6/81	no objections
PUBLIC SERVICES	4/3	4/16/81	see memo in file
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-22-81

April 8, 1981

NOTICE OF PUBLIC HEARING

APRIL 23, 1981

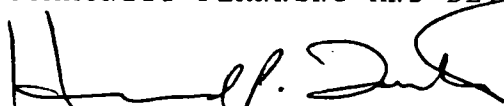
Notice is hereby given that on April 23, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-22-81 ALVIN D. BLUMBERG, M.D. FOR A VARIANCE TO ALLOW TWO FREE STANDING SIGNS WHERE ONE IS PERMITTED; TWO WALL SIGNS EACH AT THIRTY SQUARE FEET WHERE ONE FIFTEEN SQ. FT. WALL SIGN IS PERMITTED; A THIRTY SQ. FT. ROOF SIGN WHERE ROOF SIGNS ARE NOT PERMITTED; AND TO ALLOW AN ADVERTISED PHARMACY WHERE ONLY A NON-ADVERTISED PHARMACY IS PERMITTED ON PROPERTY LOCATED AT 2000-2006 HASTINGS AVENUE AND 2001 GOLDRING AVENUE IN ZONING DISTRICT R-E (RESIDENCE ESTATES), UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICES & PARKING).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 1, 2, 27 AND 28, BLOCK 3, WOODLAND PARK.

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; or may, prior to this hearing, file with the Department of Community Planning and Development written objections thereto or approval thereof.

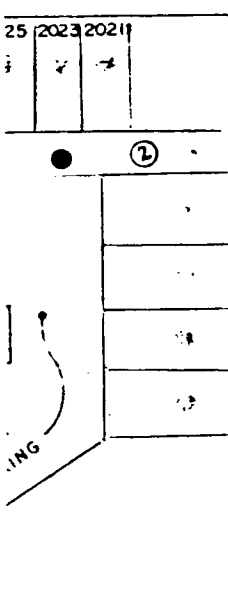
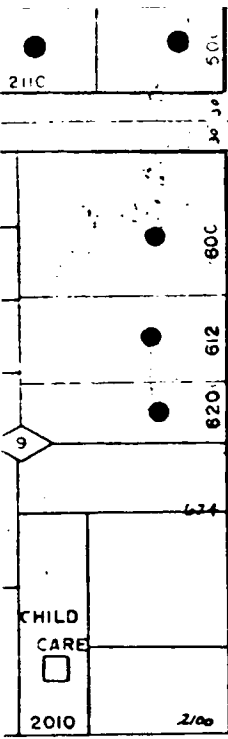
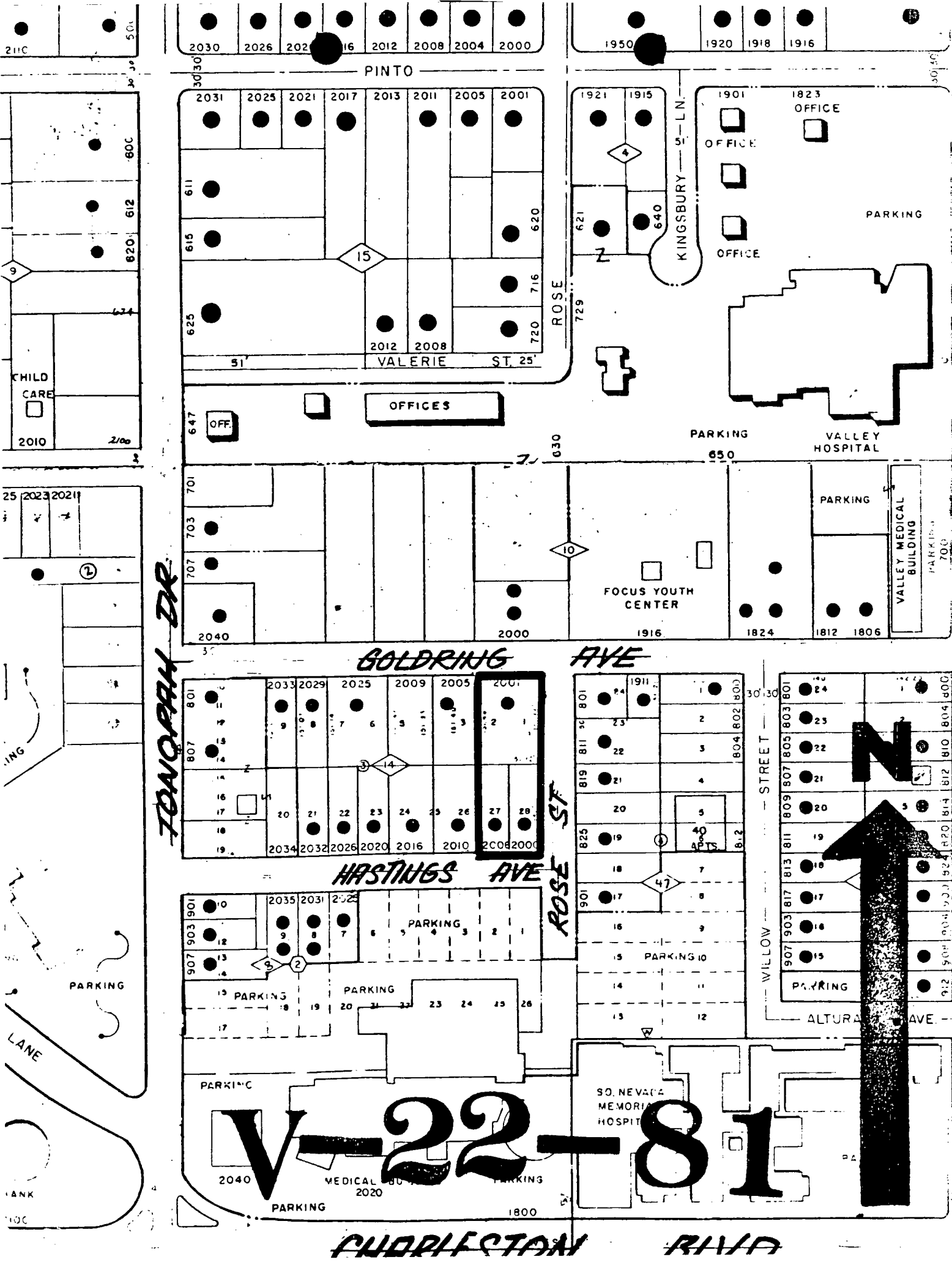
COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



TONOPAH DR

GOLDRING AVE

HASTINGS AVE

ROSE ST

WILLOW STREET

N

V-22-81

CHURCH ST

RIVER

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name John Herbert

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code V-22-81 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXX No. of Sets ☐ 1 Label Tape ☐

2. Print Format: No Print (A) ☐ Valuation (F) ☐

Name, Address, Legal Description (G) ☒ XXX

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

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

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
030	380	001	030	411	1						
		013,		41	2						
		015			3						
		018			4						
		033,									
		034									
		049,									
		053									
		410									

K.V.

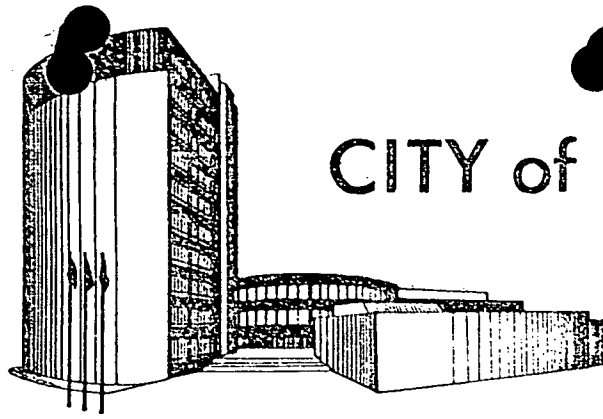
Assessor Approval _____ Billing No. _____

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 7, 1981

Alvin D. Blumberg, M.D.
2704 Malibu
Las Vegas, Nevada 89109

Re: V-22-81
VARIANCE

Dear Dr. Blumberg:

The Board of City Commissioners at a regular meeting held May 6, 1981, APPROVED your request for a variance to allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-3, (under Resolution of Intent to P-R), subject to the following conditions:

1. Approval of the free standing sign locations by the Traffic Engineer.
2. Conformance to the conditions of Z-21-80.
3. Roof signs on building shall read "Medical Pharmacy Building".
4. Elimination of all wall signs.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:mpk

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

RECEIVED
MAY 12 1981
PLANNING AND
DEVELOPMENT



AGENDA

City of Las Vegas

May 6, 1981

Page 39

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

L. VARIANCE - V-22-81 - ALVIN D. BLUMBERG, M.D.

To allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen square foot wall sign is permitted; a thirty square foot roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (Residence Estates) (under Resolution of Intent to P-R).

BOARD OF ZONING ADJUSTMENT DECISION: APPROVAL
(3-1 vote), subject to the following conditions:

1. Approval by the City Commission.
2. Approval of the free standing sign locations by the Traffic Engineer.
3. Conformance to the conditions of Z-21-80.
4. Roof signs on the building shall read "Medical-Pharmacy Building".
5. Elimination of all wall signs.

Staff Recommendation: DENIAL

PROTESTS: 2

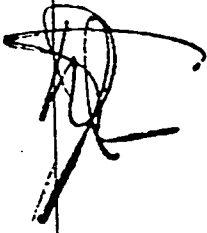
Christensen -
APPROVED as recom-
mended by BZA.
Unanimous
(Briare excused)

Clerk to notify
and Planning to
proceed.

Atty. John Moran, Jr.
represented
applicant.

No one present in
opposition.

APPROVED AGENDA ITEM



"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

14. V-21-81

APPROVED

Application of MARY BARTSAS for a variance to allow a parking cover two feet (2') from the side property line where a five ft. (5') setback is required on property located at 528 East Oakey Boulevard in Zoning District R-4 (Apartment Residence). The above property is legally described as Lot 1, Block 1, El Centro Addition Tract No. 1.

MR. FOSTER presented the plot plan and stated this property has been used as a real estate office and is located on the corner of Oakey Boulevard and Santa Paula Drive. The applicant is proposing a covered area for off-street parking. Staff was concerned that traffic would back from the driveway into the street. Staff recommended approval subject to provisions that would prohibit backing into the street and conformance to the plot plan. He noted there were no protests on record.

CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.

CLIFFORD A. JONES, Attorney at Law, 300 South 4th Street, was present representing the application.

CHAIRMAN BUGBEE asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. GILES made a Motion for APPROVAL of V-21-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan.
2. Parking and driveway plan be redesigned to meet the requirements of the Traffic Engineer.
3. No back out parking spaces into the street shall be permitted from the covered parking area.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

File:
✓ V-22-81

(15) V-22-81

APPROVED

Application of ALVIN D. BLUMBERG, M.D., for a variance to allow two free-standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (Residence Estates), under Resolution of Intent to P-R (Professional Offices & Parking). The above property is legally described as Lots 1, 2, 27 and 28, Block 3, Woodland Park.

MR. FOSTER presented the plot plan and stated the property is located directly north of Southern Nevada Memorial Hospital. Primarily there are single family residences in the area with Valley Hospital located to the north in the P-R and C-1 zones. He said there was a special activity center land use plan developed for this area to determine what the land uses would be for this area which indicated it would be susceptible to transition for office uses. However, he said the transition would be slow and many of the elderly people living there would remain for quite some time with these mixed uses. Since the amount of signing requested would dominate the property and is very commercially oriented, staff felt this use was contrary to the provisions of the P-R zone and incompatible with the adjoining residential uses. Staff recommended denial. He noted there were two protests on file, one from the Beautification Committee.

CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.

JOHN MORAN, JR., Attorney at Law, 300 South 4th Street, was present representing the application. He said the applicant desires to modify the application as follows: strike the words "Las Vegas Emergency Clinic" from the roof sign and replace it with "Medical Pharmacy Building"; eliminate the two wall signs but retain the roof signs facing Hastings and Rose.

MRS. MYERS asked the size of the free-standing signs.

MR. MORAN replied 15 square feet pursuant to code regulations.

MR. GILES asked if the "Medical Pharmacy Building" sign would extend beyond the roof line.

MR. MORAN said there would be no supports and the signs would be built-in and compatible with the rest of the building.

MR. FOSTER said staff is still opposed and feels the P-R requirements should be adhered to as much as possible because of the amount of residential area around the facility. He said this would set a precedent for other similar uses in the area.

MR. MORAN said this is a transitional area that is moving toward medical-professional offices.

CHAIRMAN BUGBEE asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. SWESSEL made a Motion for APPROVAL of V-22-81, subject to the following conditions:

1. Approval of the City Commission.
2. Approval of the free-standing sign locations by the Traffic Engineer.
3. Conformance to the conditions of Z-21-80.
4. Roof signs on building shall read "Medical Pharmacy Building".
5. Elimination of all wall signs.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee

"NOES" Mrs. Myers

Motion for APPROVAL carried by a 3-1 vote.

CHAIRMAN BUGBEE announced this item will be considered by the Board of City Commissioners on May 6, 1981.

16. U-75-78

Use Review

APPROVED

Request of THOMASINA ARNOLD for a use review to allow a Class III secondhand dealership for the sale of antiques, collectibles, and used items (furniture, cookware, books, dishes, and jewelry) on property located at 1441 Nellis Boulevard North in Zoning District C-2 (General Commercial).

MR. FOSTER presented the plot plan and stated this is a request for expansion of the existing use. The second-hand dealership operation is located on the front portion of the property. There are some mini-warehouses on the property. Staff recommended approval. He noted there were no protests.

CHAIRMAN BUGBEE asked to hear from the applicant.

COLLEEN HELFRIDGE, 724 Kimball Lane, was present representing the application. She noted the business is presently in escrow.

MR. SWESSEL made a Motion for APPROVAL of U-75-78.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

17. V-5-80

Six Months
Extension
of Time

APPROVED

Request of BERNARD B. ROTH, P.E., for a six months extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive in Zoning District R-E (Residence Estates).

MR. FOSTER presented the plot plan and stated the property involves the San Tropez residential condominium development. An additional six months is needed to complete construction.

CHAIRMAN BUGBEE asked to hear from the applicant.

JERRY TRENBERTH, Attorney at Law, 300 South 4th Street, was present representing the application. He said the tentative map has been approved by the Board of City Commissioners and the applicant has entered into an agreement with neighboring property owners regarding the streets and how the area will be developed. They are awaiting signature of the final map.

MRS. MYERS made a Motion for APPROVAL of V-5-80, subject to the following conditions:

1. This use shall be limited to a six-month time limit, and will expire on October 23, 1981.
2. Conformance to ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

AGENDA

City of Las Vegas

May 6, 1981

Page 39

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

✓ V-22-81
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

Ⓛ. VARIANCE - V-22-81 - ALVIN D. BLUMBERG, M.D.

To allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen square foot wall sign is permitted; a thirty square foot roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (Residence Estates) (under Resolution of Intent to P-R).

BOARD OF ZONING ADJUSTMENT DECISION: APPROVAL
(3-1 vote), subject to the following conditions:

1. Approval by the City Commission.
2. Approval of the free standing sign locations by the Traffic Engineer.
3. Conformance to the conditions of Z-21-80.
4. Roof signs on the building shall read "Medical-Pharmacy Building".
5. Elimination of all wall signs.

Staff Recommendation: DENIAL

PROTESTS: 2

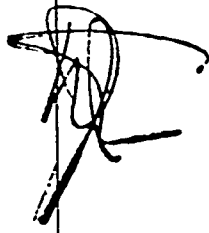
Christensen -
APPROVED as recom-
mended by BZA
Unanimous
(Briare excused)

Clerk to notify
and Planning to
proceed.

Atty. John Moran, Jr.
represented
applicant.

No one present in
opposition.

APPROVED AGENDA ITEM

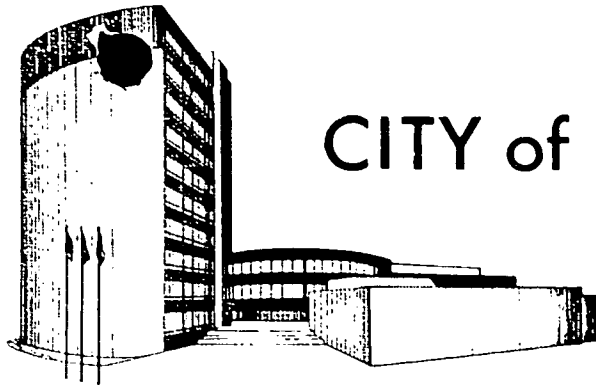


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 27, 1981

Alvin D. Blumberg, M.D.
2704 Malibu
Las Vegas, Nevada 89109

Re: •V-22-81

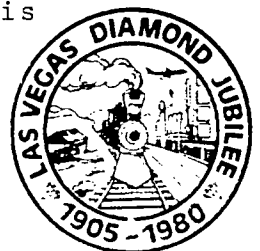
Dear Dr. Blumberg:

Your request for a variance to allow two freestanding signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E, (under Resolution of Intent to P-R), was considered by the Board of Zoning Adjustment at its regular meeting held April 23, 1981.

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. Approval of the City Commission.
2. Approval of the freestanding sign locations by the Traffic Engineer.
3. Conformance to the conditions of Z-21-80.
4. Roof signs on building shall read "Medical Pharmacy Building".
5. Elimination of all wall signs.

This item will be considered by the Board of City Commissioners on May 6, 1981, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Board requests that you or your representative be present at this meeting.



Alvin D. Blumberg M.D.
Re: V-22-81

April 27, 1981
Page 2

An approved variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Baord within the six month time limit.

Sincerely,
COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", written over a horizontal line.

Harold P. Foster, Director

HPF:bjl

cc: City Clerk
Public Services

INTER-OFFICE MEMORANDUM

Date

APRIL 24, 1981

TO:

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

COPIES TO:

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

File No. V-22-81Applicant: Alvin D. Blumberg, M.D.Appeal by applicant or any other aggrieved person: Yes ☐ No ☒Review requested by the City Commission: Yes ☐ No ☒5/8/81
DATECarol Ann Hawley
CITY CLERKCOMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

April 23, 1981

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.)

May 4, 1981

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.)

May 7, 1981

bjl

INTER-OFFICE MEMORANDUM

Date

APRIL 24, 1981

TO:

CINDY EADE

FROM:

- DJL -
BARBARA LINDSEY

SUBJECT:

BZA AGENDA ITEMS TO BE CONSIDERED
BY CITY COMMISSION - FROM THE
APRIL 23, 1981 MEETING

COPIES TO:

• V-22-81

Please schedule the below listed item for the May 6, 1981 City Commission Agenda. This is the only item from the BZA meeting of April 23, 1981 that is to be considered by the City Commission.

V-22-81 Application of ALVIN D. BLUMBERG, M.D. for a variance to allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in Zoning District R-E (under Resolution of Intent to P-R).

BZA VOTE: Approval; 3-1, Myers voted "no"

/bjl

.....

Houston, Moran & Kennedy, Chartered

VALLEY BANK PLAZA, SUITE 1212
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
TELEPHONE (702) 384-8424

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

OF COUNSEL
RICHMAN, HERMAN & TWITTY
A Professional Corporation
PENTHOUSE
9601 WILSHIRE BOULEVARD
BEVERLY HILLS, CALIFORNIA 90210
(213) 273-5540

April 23, 1981

JOSEPH W. HOUSTON II
JOHN T. MORAN, JR.
FRED W. KENNEDY

City Planning Department
Sixth Floor
400 East Stewart
Las Vegas, Nevada 89101

Re: Medico Professional Building
(Dr. A. D. Blumberg)

Dear Sirs:

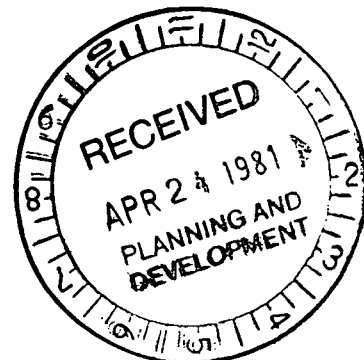
Pursuant to your request, please find
attached hereto seven (7) copies of the plot
plans for the above item on tonight's agenda.

Very truly yours,

John T. Moran, Jr.

JTM/jm

Attachments

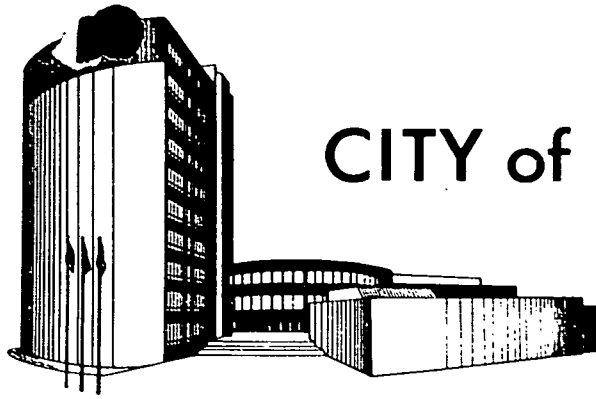


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 16, 1981

Alvin D. Blumberg, M.D.
2704 Malibu
Las Vegas, Nevada 89109

Re: V-22-81

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on April 23, 1981.

This meeting will be held at 7:30 P.M. in the Commission 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,

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl
attachment



INTER-OFFICE MEMORANDUM

Date

April 14, 1981

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Alvin D. Blumberg, M.D.
V-22-81

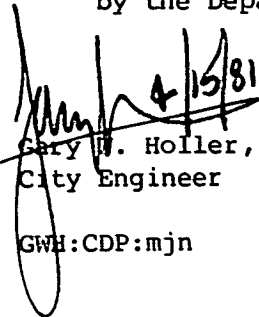
COPIES TO:

Quality Control
Right-of-Way
Subdivisions & Permits
Traffic Engineering

Your memorandum dated April 3, 1981 requested comments from this Department prior to April 17, 1981 concerning the application of Alvin D. Blumberg, M.D. for a variance to allow two (2) free standing signs where one is permitted; two (2) wall signs each at thirty (30) square feet where one (1) fifteen (15) square foot wall sign is permitted; a thirty (30) square foot roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted on property located at 2000-2006 Hastings Avenue and 2001 Goldring Avenue in a land use zone designated R-E (Residence Estates) under Resolution of Intent to P-R (Professional Offices and Parking).

At the time this application is acted upon, this Department requests that the following be made conditions of approving this application for a variance.

- (1) Submittal of a plot plan showing the location of all signs to the Traffic Engineering Division for their review and approval.
- (2) At the time of development, submittal of full engineering designs and plans for the installation of full one-half street off-site improvements on Goldring Avenue and Rose Street.
- (3) At the time of development, construct full half street off-site improvements complying to City of Las Vegas standards and specifications on Goldring Avenue and Rose Street.
- (4) At the time of development, obtain all permits and inspections required by the Department of Public Services.

 4/15/81
Gary H. Holler, P.E.
City Engineer

GWH:CDP:mjn

RECEIVED

APR 16 1981

PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

4-15-81

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING & SAFETY

SUBJECT:

V-22-81

COPIES TO:

In answer to your memorandum of 4-3-81, on the above variance request at 2000 - 2006 Hastings Avenue and 2001 Goldring Avenue, this Department has no objections provided all required permits and inspections are obtained.

KD:dh

RECEIVED
APR 15 1981 ▶
PLANNING AND
DEVELOPMENT

DATE

4/3/81

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

V-22-81

Alvin D. Blumberg, M.D.

- ☒ 1. No objections
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☐ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

RECEIVED
APR 6 1981
PLANNING AND
DEVELOPMENT

M. Byrne

FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

APRIL 23, 1981April 8, 1981

Notice is hereby given that on April 23, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-22-81

ALVIN D. BLUMBERG, M.D. FOR A VARIANCE TO ALLOW TWO FREE STANDING
where one is permitted SIGNS, TWO WALL SIGNS EACH AT THIRTY SQUARE FEET, *where one 15' wall sign is permitted* AND A THIRTY
where roof signs are not permitted SQ. FT. ROOF SIGN ON PROPERTY LOCATED AT 2000-2006 HASTINGS *2000-2006*
 AND 2001 GOLDRING IN ZONING DISTRICT R-E (RESIDENCE ESTATES),
 UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICES & PARKING).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

LOTS 1, 2, 27 AND 28, *Block* LOT 3, WOODLAND PARK.

*advertising and to allow an
 only a non-advertising pharmacy where
 is permitted*

CAN NOT CHECK, NO PLANS

Rec

*This must be approved by
 C.C. which would amount to a
 revision of conditions restricting of
 advertising of the pharmacy*

Initial and date: 4/1/81 BR
 HERBERT 4-1-81
 WILLIAMS 4-1-81
 CLEMMER 4-1-81
 DUBOIS 4-1-81
 FOSTER 4-1-81

THIS FILE MUST BE RETURNED TO BARBARABY 4/2/81

= COMMENTS =

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/ Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

(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.)

M-32 6 M-33 5
 7

(SEE LOCATION MAP ON REVERSE SIDE.)

INTER-OFFICE COMMUNICATION

DATE: April 3, 1981

TO: DEPARTMENT OF PUBLIC SERVICES
DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-22-81, BOARD OF ZONING ADJUSTMENT MEETING 4-23-81.

APPLICATION SUBMITTED BY: Alvin D. Blumberg, M.D.

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow two free standing signs where one is permitted; two wall signs each at thirty square feet where one fifteen sq. ft. wall sign is permitted; a thirty sq. ft. roof sign where roof signs are not permitted; and to allow an advertised pharmacy where only a non-advertised pharmacy is permitted

PROPERTY LOCATED AT: 2000-2006 Hastings Avenue and 2001 Goldring Avenue

LAND USE ZONE: R-E (Residence Estates), under Resolution of Intent to
P-R (Professional Offices & Parking)

LEGALLY DESCRIBED AS: Lots 1, 2, 27 and 28, Block 3, Woodland Park

Your remarks regarding this application prior to April 17, 1981, will be greatly appreciated.

Plot Plan Attached: Yes _____
No XXXX

Building: Existing _____
Proposed _____

Fire Zone: #3

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

/bjl

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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, AD. Blumberg MD, the owner, respectfully petitions for a special variance to allow 2 FREE STANDING

SIGNS, 2 WALL SIGNS 30" EACH, ROOF SIGN 30", NAME TO BE MEDICAL PHARMACY BLDG

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 2000-2006 HASTINGS & 2001 GOLDRING between GOLDRING and HASTINGS in Zoning District RECUPR. Said property is legally described as follows, to wit:

LOTS 1 & 2, 27828 - LOT 3, WOODLAND PARK

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) 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 knowledge and belief.

(SIGNED IN INK)

AD. Blumberg MD 2704 Malibu Las Vegas 89109 7348689
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 15th day of APRIL, 1981.

Gayle A. King
Notary Public in and for said County and State



Notary Public - State of Nevada
CLARK COUNTY
Gayle A. King
My Appointment Expires Sep. 5, 1984

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100.00
Receipt No.: 409374
Case No. V-22-81

Received by: Tim Williams per H.P.F.
Date: 4-1-81

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Six (6)~~ ^{Seven (7)} copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. ~~Six (6)~~ ^{Seven (7)} copies.
2. Minimum size - 24 x 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐ , have an adverse effect on ☐ , not alter ☐ , the visual environment of the City of Las Vegas.

RPL
108.15**GRANT, BARGAIN, SALE DEED**THIS INDENTURE WITNESSETH: That EUGENE SLAVIN, TRUSTEE OF THE BLACKMAN TRUSTin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
ALVIN BLUMBERG and AMELIA B. BLUMBERG, husband and wife, as Joint Tenantsall that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lots One (1) and Two (2) in Block Three (3) of WOODLAND PARK, as shown by map
thereof on File in Book 1 of Plats, page 117, in the Office of the County Recorder,
Clark County, Nevada.SUBJECT TO: 1. Taxes for the fiscal year 1979 - 1980
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand this 16th day of October, 1979Eugen Slavin, Eugene Slavin

EUGEN SLAVIN, TRUSTEE OF THE BLACKMAN TRUST

STATE OF NEVADA } ss.

County of WashoeOn October 19, 1979 personally appeared before
me, a Notary Public, -Eugene Slavin-known (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that _____ he
executed the above instrument.

WITNESS my hand and official seal.

L. Joleen Heckman
Notary Public in and for said County and State

L. JOLEEN HECKMAN

Notary Public, State of Nevada

My Commission Expires Dec. 13, 1980

ESCROW NO. } 42866-L
ORDER NO. }WHEN RECORDED MAIL TO: Alvin & Amelia B.Blumberg, 4230 S. Burnham, Las Vegas,
Nevada

SPACE BELOW FOR RECORDER'S USE ONLY

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

STEWART TITLE INSURANCE OF NEVADA

Nov 6 10 06 AM '79

FEE 20 DEPUTY S
OFFICIAL RECORDS
BOOK INSTRUMENT

GRANT, BARGAIN, SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That _____

GLEN STOVALL and SUSAN STOVALL, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to ALVIN D. BLUMBERG and AMELIA B. BLUMBERG,

husband and wife as joint tenants

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot Twenty Seven (27) in Block Three (3) of WOODLAND PARK, as shown by
map thereof on file in Book 1 of Plats at page 17, in the Office of the County
Recorder, Clark County, Nevada.

- SUBJECT TO: (1) Taxes for the fiscal year 1979-80.
(2) Covenants, Conditions, Restrictions, Reservations, Rights of Way,
and Easements now of record.

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

Witness our hand S this 30th day of July, 1979

STATE OF NEVADA
COUNTY OF Clark } ss.

On Aug 10, 1979
personally appeared before me, a Notary Public, _____

Glen Stovall
Susan Stovall

who acknowledged that They executed the above
instrument.

Signature Cathy Ehry
(Notary Public)

(Notarial Seal)



Notary Public-State of Nevada
CLARK COUNTY
Cathy Ehry
My Commission Expires April, 9 1980

Glen Stovall
GLEN STOVALL

Susan Stovall
SUSAN STOVALL

ESCROW NO.) 79-23782-CE
ORDER NO.)
WHEN RECORDED MAIL TO: Mr. & Mrs. A. Blumberg
2006 Hastings St., Las Vegas, Nevada

Doc. # 1061774
Book 1102
Recorded 8/16/79

GRANT, BARGAIN, SALE DEED

RPTT

S. 10.00

THIS INDENTURE WITNESSETH: That CATHERINE HAMMELRATH, an unmarried woman, and WILLIAM S. JEFFERSON, an unmarried man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ALVIN BLUMBERG and AMELIA B. BLUMBERG, husband and wife as joint tenants

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot Twenty-eight (28) in Block Three (3) of WOODLAND PARK, as shown by map thereof on file in Book 1 of Plats, page 117, in the Office of the County Recorder, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1979 - 1980 and Second Half 1978-79.

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.
3. Deed of Trust now of record, given to secure an obligation to WESTERN MORTGAGE CORPORATION OF NEVADA, balance due of which the Grantees herein assume and agree to pay as part of the purchase price for the above property.

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

Witness our hand S this 16th day of October, 19 79

CATHERINE HAMMELRATH

WILLIAM S. JEFFERSON

STATE OF NEVADA

County of CLARK

On Oct. 16, 1979 personally appeared before me, a Notary Public, CATHERINE HAMMELRATH and WILLIAM S. JEFFERSON

ESCROW NO. } ST 42865-L

ORDER NO.

WHEN RECORDED MAIL TO: Alvin & Amelia B.

Blumberg, 4230 S. Burnham, Las Vegas, NV

SPACE BELOW FOR RECORDER'S USE ONLY

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

WITNESS my hand and official seal.

Notary Public in and for said County and State

LOIS H. RODMAN

Notary Public - State of Nevada

COUNTY OF CLARK

My Commission Expires 5/20, 1980