

Planning & Development Department
Scanning Cover Sheet

Case No U-78-63

APN

Location WEST SIDE OF LAMB BLVD BTWN BONANZA
RD & PROPOSED EXT OF HARRIS AVE

Applicant PLUMBERS & PIPEFITTERS
LOCAL UNION NO. 525

Subject

USE PERMIT TO CONSTRUCT UNION FACILITIES FOR
UNION FUNCTIONS INCLUDING AN ASSEMBLY HALL &
APPRENTICE SCHOOL BUILDING IN AN R-E ZONE



*Las Vegas Joint Apprenticeship Committee
for the Plumbing and Pipefitting Trades*

725 NORTH LAMB BOULEVARD — LAS VEGAS, NEVADA 89110

TELEPHONE 459-3473



February 25, 1988

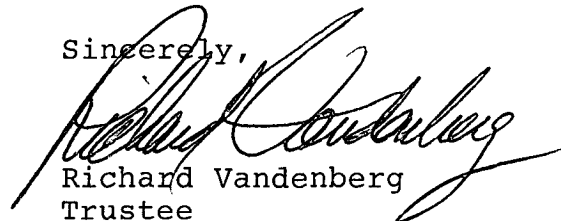
City of Las Vegas
Planning Department
400 Stewart Ave.
Las Vegas, Nv 89101

Re: Training Facility
725 North Lamb Blvd.

Gentlemen:

This will confirm that the Trustees do not at this time plan to install evaporative coolers or other cooling equipment on the proposed metal structure contracted to M.J. Gibson, Inc.

Sincerely,



Richard Vandenberg
Trustee

/deh



Planning Department
400 Stewart Avenue

January 24, 1964

Plumbers & Pipefitters Local No. 525
Attn: David L. McGinty, Bus. Mgr.
P. O. Box 272
Las Vegas, Nevada

Dear Mr. McGinty:

At the regular meeting of the Board of Zoning Adjustment held on January 23, 1964, consideration was given to your request for a Use Permit to construct union facilities for union functions including an assembly hall and apprentice school building on property generally located on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue, in land use zone R-E.

It was voted by the Board of Zoning Adjustment to approve this item subject to the following conditions;

- (1) Being in accord with the plot plan, to specifically include the following:
 - (a) A ten (10) foot wide landscaped planting strip along the Lamb Boulevard frontage.
 - (b) A six (6) foot block wall fence constructed along all property lines adjacent to R-zoned properties, in accord with the Ordinance.
 - (c) The parking area improved in accord with the Ordinance.
- (2) Signing an agreement to enter into an assessment district for the installation of offsite improvements as required by the Department of Public Works.
- (3) Dedication of the proper rights-of-way as required by the Department of Public Works.

This action of the Board of Zoning Adjustment becomes effective ten (10) days after the mailing of this notice unless an appeal in writing is filed with the City Clerk during this ten (10) day period.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

cc: City Clerk
U-78-63

2. U-78-63

Approved

Application of the PLUMBERS AND PIPEFITTERS LOCAL UNION NO. 525 for a Use Permit to construct union facilities for union functions including an assembly hall and apprentice school building on property legally described as the east half (E 1/2) of the north half (N 1/2) of the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 30, T20S, R62E, MDB&M, generally located on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue, in land use zone R-E.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this application had been before this Board several months ago at which time it was approved, however, the plot plan indicated only one building. They have reapplied, submitting a plot plan showing two buildings. The requested use is proper and Staff recommended approval subject to being in accord with the plot plan, a 10 foot wide landscaped planting strip along the Lamb Boulevard frontage, a 6 foot block wall adjacent to all R-zoned properties, and the requirements of the Department of Public Works. The record indicated no protests. The Chairman declared the public hearing open.

Mr. David McGinty appeared in behalf of the applicant stating they concurred with all conditions listed by Staff.

Mr. Lee Rose appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of the PLUMBERS AND PIPEFITTERS LOCAL UNION NO. 525 for a Use Permit to construct union facilities for union functions including an assembly hall and apprentice school building on property generally located on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue, in land use zone R-E, be approved subject to the following conditions:

- (1) Being in accord with the plot plan, to specifically include the following:
 - (a) A ten (10) foot wide landscaped planting strip along the Lamb Boulevard frontage.
 - (b) A six (6) foot block wall fence constructed along all property lines adjacent to R-zoned properties, in accord with the Ordinance.
 - (c) The parking area improved in accord with the Ordinance.
- (2) Signing an agreement to enter into an assessment district for the installation of offsite improvements as required by the Department of Public Works.
- (3) Dedication of the proper rights-of-way as required by the Department of Public Works.

Mr. Hoggard seconded the motion and it was carried by a unanimous vote.

3. U-79-63

Approved

Application of O'NEILL DELL GIUDICE for a Use Permit to allow professional offices on property legally described as Lot 9, Block 3, South Fifth Street Tract No. 1, and generally located on the west side of Paradise Road between St. Louis and Sahara Avenues, in land use zone R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated this is in a predominately R-4 area and the proposed professional office use is within complete agreement with the Planning concept of

PLUMBERS & FITTERS LOCAL #525 U-78-63

Land Use zone R-E

To construct union facilities - Assembly Hall &
Apprentice School

Legally described as E 1/2, N 1/2, NE 1/4, SE 1/4
SE 1/4, Section 30, T20S, R62E, MDB&M

generally located on the west side of Lamb Blvd
between extension of Harris and Bonanza Rd.

BZA:

JAN 23 1964

APPROVED

INTER-OFFICE MEMORANDUM

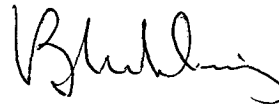
JANUARY 20, 1964

TO: PLANNING DEPARTMENT	FROM: DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: USE PERMIT U-78-63 PLUMBERS AND FITTERS LOCAL #525	COPIES TO:

Your memorandum of January 3 requested comments from the Engineering Department on the application for use permit to construct union facilities for union functions on the west side of Lamb Boulevard between Bonanza Road and the proposed extension of Harris Avenue. The following comments were made in connection with this application.

It will be required that these applicants sign the improvement agreements covering the dedication of right of way installation of sewer and signing out of an assessment district agreement for the installation of offsite improvements on Harris Avenue and Lamb Boulevard.

A bond is required in the amount of \$655.00 to insure the installation of a sewer line to provide for sanitary facilities.



V. B. Uehling
Deputy Director of Public Works

VBU:sr

NOTICE OF PUBLIC HEARING

January 23, 1964

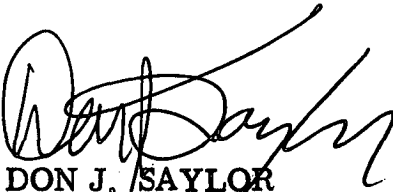
January 8, 1964

Notice is hereby given that on January 23, 1964, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-78-63

PLUMBERS AND PIPE FITTERS LOCAL UNION NO. 525 FOR A USE PERMIT TO CONSTRUCT UNION FACILITIES FOR UNION FUNCTIONS INCLUDING AN ASSEMBLY HALL AND APPRENTICE SCHOOL BUILDING ON PROPERTY LEGALLY DESCRIBED AS THE EAST HALF (E 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, T20S, R62E, MDB&M, AND GENERALLY LOCATED ON THE WEST SIDE OF LAMB BOULEVARD BETWEEN BONANZA ROAD AND THE PROPOSED EXTENSION OF HARRIS AVENUE, IN LAND USE ZONE R-E.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by counsel, and object to or express approval of the proposed Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.


DON J. SAYLOR
Director of Planning

DJS:eb

INTER-OFFICE MEMORANDUM

January 7, 1964

TO:

Mr. Don J. Saylor
Director of Planning

FROM:

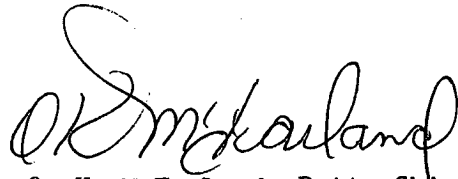
O. K. McFarland, Batt. Chief
Las Vegas Fire Department
Fire Prevention Bureau

SUBJECT:

U-78-63
Plumbers & Fitters Local #525

COPIES TO:

This department has no objections to the granting of the use permit to Plumbers and Fitters Local #525 to construct union facilities for union functions on the west side of Lamb Blvd. between Bonanza Rd. and the proposed extension of Harris Ave., provided, however, that all construction for this type of occupancy conform to the requirements of the uniform building code.



O. K. McFarland, Batt. Chief
Fire Prevention Bureau

OKM/hek

PLANNING DEPARTMENT

INTER-OFFICE

COMMUNICATION

Date: **January 3, 1964**

TO: **Building Department**
Fire Department
Engineering Department

FROM: **Planning Department**

SUBJECT: File No. **U-78-63** Board of Zoning Adjustment Meeting 1/23/64

Application has been submitted by: **Plumbers & Fitters Local No. 525**

for a Use Permit/~~Variance~~ to: **construct union facilities for union functions including an assembly hall and apprentice school building**

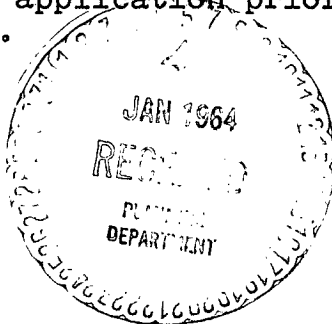
The property is located at: **on the west side of Lamb Blvd. between Donanza Rd. and the proposed extension of Harris Avenue.**

in land Use Zone: **R-E**

Legally described as: **the E 1/2, N 1/2, NE 1/4, SE 1/4, SE 1/4, Sec. 30, T20S, R62E**

January 14, 1964

Your remarks regarding this application prior to _____ will be greatly appreciated.



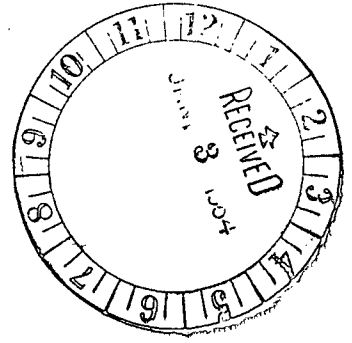
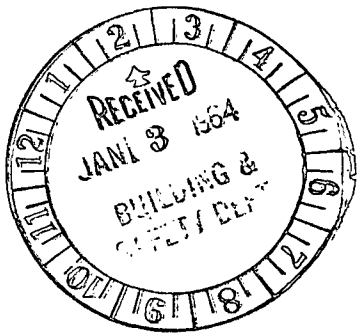
Don J. Saylor
DON J. SAYLOR
Director of Planning

Plot plan submitted: **yes**

NO

eb

No comment
H. T. Keller
Bldg. Dept



NOTICE OF PUBLIC HEARING

October 24, 1963

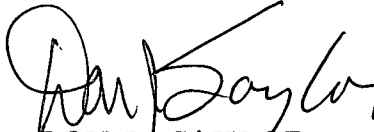
October 9, 1963

Notice is hereby given that on October 24, 1963, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-69-63

**PLUMBERS AND PIPEFITTERS LOCAL UNION
NO. 525 FOR A USE PERMIT TO CONSTRUCT
A BUILDING FOR A UNION OFFICE AND
ASSEMBLY HALL ON PROPERTY LEGALLY
DESCRIBED AS THE EAST HALF (E 1/2) OF
THE NORTH HALF (N 1/2) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 30, T20S,
R62E, MDB&M AND GENERALLY LOCATED
ON THE WEST SIDE OF LAMB BOULEVARD
BETWEEN BONANZA ROAD AND THE PROPOSED
EXTENSION OF HARRIS AVENUE, IN LAND USE
ZONE R-E.**

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by counsel, and object to or express approval of the proposed Use Permit, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.


DON J. SAYLOR
Director of Planning

DJS:eb

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned,..... PLUMBERS & FITTERS LOCAL No. 525....., the owner, respectfully petitions for a special Use Permit to..Construct an. Apprentice Training School.....
.....
.....
.....

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED:

The property is situated at...on Lamb Blvd..... between...Bonanza.....and.....Harris.....in Land Use Zone P-E. Said property is legally described as follows:.....
..... THE EAST HALF (E 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.

TO ACCOMPANY THIS APPLICATION:

- 1. Five (5) plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting. (See back)
- 2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

I, (We) the undersigned, being duly sworn, depose and say that (we are), ~~I am~~ the owner ~~owners~~ of the property involved in this application; that the information, all plans and drawings attached hereto and all statements contained herein are in all respects true and correct to the best of my knowledge and belief.

(Signed in Ink)

David L. McHenry

P.O.Box 272, Las Vegas,

382-2678

Signature of Owner

Mailing Address

Phone No.

Bus. Mgr.-PLUMBERS & PIPEFITTERS LOCAL No. 525

Subscribed and sworn to before me this...3rd.....day of December, 1963.

James A. Nyquist

Notary Public

My Commission Expires April 23, 1966

My commission expires

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee \$ 50⁰⁰

Received by PPD

Receipt No. 62192

Date 12/3/63

Case No. U-78-63

Jan 23 1964

PLOT PLAN
SPECIFICATIONS
for
USE PERMITS

1. Five (5) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

6	180	01	N2 SW4	29	20	62	7892
6	180	01	RONNOW C L				
			6216 CAMINO DE LA COSTA				
			LA JOLLA CALIF				
6	210	03	SE4	30	20	62	253
6	210	03	GREENSPUN DAVID G / BELLE				
6	210	03	2000 HOWARD ST LAS VEGAS NEV				
6	210	04	SE4 SE4	30	20	62	223
6	210	04	KEPICS FLORENCE				
			1020 HASSETT				
			LAS VEGAS NEVADA				
6	210	05	SE4 SE4	30	20	62	223
6	210	05	RANDONO CARROLL T				
			3715 VEGAS DR				
			LAS VEGAS NEV				
6	210	06	PT SE4 SE4	30	20	62	254
6	210	06	QUERZE ALICE				
			1800 HASSETT				
			LAS VEGAS NEV				
6	221	01	BOULDER HTS ADD TR1 LOT 1 THRU				
6	221	01	33 BLK A				
6	221	01	NASSAR RICHARD A				
6	221	01	YB H JOSEPH				
			3446 WHITTIER BLVD				
			LOS ANGELES 23 CALIF				
6	221	03	BOULDE HTS ADD TR1 LOT 37				
6	221	03	THRU 50 BLK A				
6	221	03	NASSAR RICHARD A				
6	221	03	YB H JOSEPH				
			3446 WHITTIER BLVD				
			LOS ANGELES 23 CALIF				
6	222	01	BOULDER HTS ADD TR 81 LOT 1 /				
6	222	01	2 BLK D				
6	222	01	PERKINS JOHN C / DELPHIA H				
			22124 MONTGOMERY ST				
			HAYWARD CALIF				
6	222	02	BOULDER HTS ADD TR1 LOT 3 THRU				
6	222	02	21 BLK D				
6	222	02	NASSAR RICHARD A				
6	222	02	YB H JOSEPH				
			3446 WHITTIER BLVD				
			LOS ANGELES 23 CALIF				
6	222	04	BOULDER HTS ADD TR1 LOT 26				
6	222	04	THRU 41 BLK D				
6	222	04	NASSAR RICHARD A				
6	222	04	YB H JOSEPH 3446 WHITIER BLVD				
6	222	04	LOS ANGELES 23 CALIF				
6	222	05	BOULDER HTS ADD TR1 LOT 42				

6 222 05 THRU 50 BLK D
6 222 05 ROMEYN JOHN
445 60TH ST
S E GRAND RAPIDS 8 MICH

6 223 01 BOULDER HTS ADD TR1 LOT 1 THRU
6 223 01 6 BLK E
6 223 01 NASSAR RICHARD A
6 223 01 YB H JOSEPH
3446 WHITTIER BLVD
LOS ANGELES 23 CALIF

6 223 02 BOULDER HTS ADD TR81 LOT 7
6 223 02 8 BLK E
6 223 02 JOHNSON ARTHUR
48 SUMMER ST
ANDOVER MASS

6 223 03 BOULDER HTS ADD TR 81 LOT 9
6 223 03 THRU 19 BLK E
6 223 03 BANKOVITCH WALTER N
527 TERESITA BLVD
SAN FRANCISCO 27 CALIF