

City of West Wendover Public Land Sale 02-02-2010

Approximate 3,600 sqft. Office Building
1.5 Acres of Land
Zone C-1 (Neighborhood Commercial)
801 Alpine Street
West Wendover, Nevada 89883

Minimum Bid: \$200,000

Bid Closing:

**4:30 pm (Mountain Time)
February 2, 2010
West Wendover City Hall
1111 N. Gene L. Jones Way
West Wendover, Nevada 89883**



For Bid Information, Forms and related Resolution (Land Sale 02-02-2010) contact the City of West Wendover at:

**1111 N. Gene L. Jones Way
West Wendover, Nevada 89883
(775) 664-3081**

Or: www.westwendovercity.com/forms/publiclandsales (Note Land Sale 02-02-2010)

This property is being sold by the City of West Wendover. The property has a current Zoning Designation of C-1, Neighborhood Commercial. This Zoning requires a Conditional Use Permit for all developments. Current and past use of this property was for commercial offices so a new Conditional Use for this purpose is not required. For any other use, which is not a commercial office use, a new Conditional Use Permit would be required. You should be aware of certain C-1 Zoning Restrictions in place due to the proximity of this property to an adjoining religious institution (church). These restrictions **would not allow for:**

1. The issuance of a Liquor License due to requirements of City Code 3-2-10. *"No application shall be granted or license issued authorizing or permitting the sale, service or distribution of any liquor within the prohibited areas specified as follows:.... within three hundred feet (300') of any school house or place wherein a public school is conducted or of any church..."*
2. The issuance of an Accessory Sexually Oriented Business License due to requirements of City Code 8-12-3 C (5). *"...A person commits an offense if the person operates or causes to be operated an accessory sexually oriented business within five hundred feet (500') of:

a. A church..."*

The following Principal Uses **would be** permitted at this location with a C-1 Zoning Designation with the above noted restrictions and would include:

Barber and beauty shops, Craft and hobby shops, Daycare services, Flower shops, Professional offices, Retail clothing stores, Retail establishments selling a line of convenience goods similar to that of supermarkets but more limited in scale, Retail food services, Self-service car washes, Self-service laundry and self-service dry-cleaning establishments; laundry or dry-cleaning pick-up outlets, Similar commercial-retail activities. (Ord. 98-09, 10-6-1998)



AVERAGE UTILITY COSTS PER YEAR

**Former City Office Building
801 Alpine Street
West Wendover, Nevada 89883
APN # 010-701-115**

Propane

2006: \$1,817.04

2007: \$1,677.84

2008: \$1,468.44

Electricity

2006: \$4,383.00

2007: \$4,440.60

2008: \$4,682.28