

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0001-54

APN

Location BOULDER HWY

Applicant SHOWBOAT HOTEL

Subject

REZONING FROM H-2 TO C-2 OF THE SHOWBOAT
PROPERTY



Las Vegas, Nevada
January 5, 1955

A regular meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held the 5th day of January 1955, was called to order by His Honor Mayor Baker at the hour of 7:30 P.M., with the following members present:

Mayor	C. D. Baker
Commissioner	Wendell Bunker
Commissioner	Reed Whipple
City Attorney	Howard W. Cannon
Asst. City Manager	R. W. Notti
City Engineer	G. E. Wade
City Clerk	Shirley Ballinger
Planning Director	Franklin Bills
Absent:	Commissioner Rex Jarrett
Commissioner	Harris Sharp
City Manager	George H. Rounthwaite

PAYROLL WARRANTS

Commissioner Bunker moved the Payroll Warrants Nos. 12603 to 13086 in the net amount of \$62,164.61 be approved and the Mayor and Clerk authorized to sign same.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Whipple and His Honor voting aye; noes, none; absent, Commissioner Sharp.

SERVICE & MATERIAL WARRANTS

Commissioner Whipple moved the Service & Material Warrants Nos. 913 to 1090 in the total amount of \$184,337.29 be approved and the Mayor and Clerk authorized to sign same.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Whipple and His Honor voting aye; noes, none; absent, Commissioner Sharp.

REZONING H. F. Ahmanson

At this time the Board considered the application of H. F. Ahmanson to rezone from R-3 to C-2 property between Fremont and 25th Street, approved by the Planning Commission.

His Honor asked if there were any objections. None were voiced.

Mr. R. E. Jones, representing Mr. Ahmanson, stated that he had a deed conveying a 30 foot strip on 25th Street after the property is rezoned. Mr. Bills said the minimum required is an 80 foot street, and recommended that they secure a 40 foot strip. Mr. Jones said that he would consult his client further.

At 7:40 P.M. Commissioner Jarrett arrived.

Commissioner Bunker moved that the hearing on the application of H. F. Ahmanson to rezone from R-3 to C-2 property between Fremont and 25th Street be continued to January 19, 1955.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Whipple and His Honor voting aye; noes, none; absent, Commissioner Sharp.

REZONING Showboat Property

This being the time set for public hearing on the application for rezoning from H-2 to C-2 of the Showboat property - that part of Lot 3, Section 1, T21S, R61E, MDB&M more particularly described as follows:

Beginning at the SW corner of Lot 3 in said Section 1, the point of beginning, thence No 10'30" W 481.53 feet to a point on the West R/W boundary of US Highway 95, thence S 42°27' E along said R/W 648.64 to a point, thence S 89°37' W 436.34 feet to the point of beginning.

His Honor asked if there any objections. None were voiced.

Commissioner Whipple moved the application of the Showboat to rezone from H-2 to C-2 that part of Lot 3, Sec. 1, T21S, R61E, M D B & M more particularly described above be approved.

Motion seconded by Commissioner Bunker and carried.

This being the time set for public hearing on the application for rezoning from R-2 to R-3 of Lots 23, 24, 25 and 26, Block 6, Boulder Dam Homesite Tract No. 4, His Honor asked if there were any objections. None were voiced.

Thereafter Commissioner Bunker moved that a Public Hearing be held January 19th, 1955, on this application.

Motion seconded by Commissioner Jarrett and carried by the following vote: Commissioners Bunker, Jarrett, Whipple and His Honor voting aye; noes, none; absent, Commissioner Sharp.

This being the time set for public hearing on the application for rezoning from C-1 and R-4 to M-1 of that land extending south from West Charleston Boulevard a distance of approximately 500 feet beginning at the west line of Western Avenue and extending westerly a distance of approximately 278 feet to the east line of the proposed major highway.

His Honor asked if there were any objections. Mr. Fuller appeared before the Board protesting this rezoning.

City Manager George Rounthwaite arrived at the meeting at 8:05 P.M.

Commissioner Whipple moved that this application for rezoning from C-1 and R-4 to M-1 of that land extending south from West Charleston Boulevard a distance of approximately 500 feet beginning at the west line of Western Avenue and extending westerly a distance of approximately 278 feet to the east line of the proposed major highway be continued until January 19, 1955.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Jarrett, Whipple and His Honor voting aye; noes, none; absent, Commissioner Sharp.

This being the time set for public hearing on the application for rezoning from R-2 to R-1 of all of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T21S, R61E, M D B & M except the southern 200 feet, His Honor asked if there were any objections. None were voiced. His Honor said this frontage is on San Francisco Street.

Commissioner Bunker moved that this application for rezoning from R-2 to R-1 of all of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T21S, R61E, M D B & M except the southern 200 feet be approved.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Whipple and His Honor voting aye; noes, none. Commissioner Jarrett stated that he wrote insurance for these people. Absent, Commissioner Sharp.

REZONING
Block 6, BDH #4

REZONING
Desert Sales Corp.

REZONING
Sec. 2, T21S
Pardee-Phillips

PETITION FOR VACATION At this time the Board considered a petition for vacation of a portion of Bonneville Avenue between 13th and 14th Streets, approved by the Planning Commission.

Thereafter Commissioner Bunker moved that action on this petition be deferred.

Motion seconded by Commissioner Jarrett and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

**U.P.R.R.
Industrial Tract**

The proposal of the Union Pacific Railroad Co. for development of an Industrial Tract west of the railroad tracks and north of Charleston Boulevard was presented to the Board at this time. Mr. Franklin Bills said that in this connection Highland Avenue is proposed for improvement and this proposal includes the dedication of an 80-foot right of way from Charleston Boulevard to Bonanza Road.

Thereafter Commissioner Sharp moved the application of the Union Pacific Railroad Co. be approved subject to dedication to the City of an 80-foot right of way from Charleston Boulevard to Bonanza Road on the north and south center line of Sections 33 and 28.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

**REZONING
Showboat Property**

At this time the Board considered the application for rezoning of the Showboat property. Mr. William Moore was present representing the Showboat.

Mr. Bills said the Planning Commission recommended this area be zoned C-2.

Commissioner Bunker moved that a Public Hearing be held on this matter January 5, 1955.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

**REZONING
Desert Sales Corp.
Z-38-54**

The application of Desert Sales Corp. for the reclassification of land extending south from W. Charleston Blvd. a distance of approximately 500 feet, beginning at the west line of Western Avenue and extending a distance of approximately 278 feet to the east line of a proposed major highway, from R-4 and C-1 to M-1, was considered by the Board at this time. This application was approved by the Planning Commission.

Thereafter Commissioner Sharp moved a Public Hearing be held on this application January 5, 1955.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

**ORIGIN-DESTINATION
TRUCK STUDY**

His Honor presented a request from the State Highway Department that the City participate in the cost of an origin-destination truck study, the cost to the City to be \$375. His Honor said the total cost of the study would be \$1,500, which would be divided equally among the State Highway, City, County and State.

Chief of Police Kennedy recommended this be approved provided the other agencies participate.

Commissioner Whipple moved this expenditure of \$375 as the City's portion of the cost of an origin-destination truck study be approved subject to the condition that the other agencies participate.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

TONOPAH DRIVE
Petition for Sewer

A petition for a sewer on Tonopah Drive was presented. The Board referred this petition to City Engineer Wade to be checked as to cost and whether or not a cash district could be formed.

ORDINANCE NO. 623
Specialty Plumbing

An ordinance entitled: AN ORDINANCE TO AMEND THE UNIFORM PLUMBING CODE AS ADOPTED BY ORDINANCE NO. 520; BY PROVIDING REQUIREMENTS FOR THE INSTALLATION OF LAWN SPRINKLING SYSTEMS, PERMANENT AND RENTAL WATER SOFTENING EQUIPMENT; PROVIDING FOR THE ISSUANCE OF PERMITS; PROVIDING FOR EXAMINATION OF PERSONS ENGAGED IN THE INSTALLATION OF LAWN SPRINKLING SYSTEMS AND PERMANENT AND RENTAL WATER SOFTENING EQUIPMENT; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, having been reported on favorably by Commissioners Bunker and Sharp, was read in full to the Board.

Thereafter Commissioner Bunker moved this Ordinance No. 623 be adopted.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

ORDINANCE NO. 624
Sign Permits and
Billboard

An ordinance entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 233, ALSO KNOWN AS CHAPTER 7, CODE OF LAS VEGAS, NEVADA, 1949, AS AMENDED BY ORDINANCE NO. 522; BY REGULATING THE ERECTION AND MAINTENANCE OF BILLBOARDS, ELECTRIC AND GASEOUS SIGNS AND OTHER KINDS OF OUTDOOR ADVERTISING SIGNS; PROVIDING FOR THE ISSUANCE OF PERMITS THEREFOR AND INSPECTIONS THEREOF; FIXING THE FEES FOR PERMITS AND INSPECTIONS THEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATIONS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO, having been reported on favorably by Commissioners Jarrett and Whipple, was read in full to the Board.

Thereafter Commissioner Jarrett moved this Ordinance No. 624 be adopted.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

ORDINANCE NO. 625
Pawnbrokers

An ordinance entitled: AN ORDINANCE TO AMEND CHAPTER 22, CODE OF LAS VEGAS, NEVADA, 1949, AS AMENDED BY ORDINANCE NO. 406, BUT PROVIDING THE RETENTION OF PLEDGES BY PAWNBROKERS, AND THE LENGTH OF TIME WHICH PROPERTY MUST BE HELD; PROVIDING FOR THE ISSUANCE OF A RECEIPT CONTAINING CERTAIN INFORMATION DEALING WITH PLEDGED PROPERTY; PROVIDING A RATE OF INTEREST WHICH A PAWNBROKER MAY CHARGE; PROVIDING FOR THE REGISTRATION OF OWNERS AND EMPLOYEES OF PAWNBROKING ESTABLISHMENTS; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FIXING PENALTIES FOR THE VIOLATION HEREOF, having been reported on favorably by Commissioners Bunker and Sharp, was read in full to the Board.

Thereafter Commissioner Bunker moved this Ordinance No. 625 be adopted.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Jarrett, Sharp, Whipple and His Honor voting aye; noes, none.

PETITION FOR ANNEXATION
Showboat

A petition from the Showboat to annex adjoining property was presented. Also the State of Nevada has requested that the City annex that property between San Francisco and the Boulder Highway.

An ordinance entitled: AN ORDINANCE TO ANNEX CERTAIN PROPERTY TO THE CITY OF LAS VEGAS IN ACCORDANCE WITH CHAPTER 320, LAWS OF NEVADA, 1953, was read by title and referred to Commissioners Whipple and Bunker.

PLANNING DEPARTMENT

LAS VEGAS, NEVADA

December 14, 1954

Honorable Mayor and Board of City Commissioners
City Hall
Las Vegas, Nevada

Gentlemen:

At a special meeting on December 11, 1954, the City Planning Commission considered the matter of the proper zoning of property recently annexed to the City of Las Vegas, located adjacent to Boulder Highway and Atlantic Avenue. The property was zoned H-2 in Clark County.

The Commission voted to recommend that this property be classified as general commercial - C-2.

Respectfully,

Franklin J. Bills, Sec'y
City Planning Commission

FJB/wt

Z-38-54

Desert Sales

The application of Desert Sales Corporation for the reclassification of land extending south from West Charleston Boulevard a distance of approximately 500 feet, beginning at the west line of Western Avenue and extending westerly a distance of approximately 278 feet to the east line of the proposed major highway, from C-1 and R-4 to M-1 was again discussed.

The Planning Director reported that he had conferred with Lee Glen, President of Desert Sales Corporation, relative to the need for the establishment of this highway as a physical boundary line between residential and industrial uses, and that as a result of this conference, Mr. Glen had formally withdrawn his company's application for a zoning variance on land just west of the proposed highway (V-59-54)

Resolution No. 41, Document No. 42, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF DESERT SALES CORPORATION FOR THE RECLASSIFICATION OF LAND EXTENDING SOUTH FROM WEST CHARLESTON BOULEVARD A DISTANCE OF APPROXIMATELY 500 FEET, BEGINNING AT THE WEST LINE OF WESTERN AVENUE AND EXTENDING A DISTANCE OF APPROXIMATELY 278 FEET TO THE EAST LINE OF THE PROPOSED MAJOR HIGHWAY FROM C-1 AND R-4 TO M-1, was introduced by Commissioner Schroer, who moved its adoption. Said motion was seconded by Commissioner Schmutzer and upon roll call the ayes and nays were as follows:

Ayes - Schroer
Schmutzer
Stewart
Tiberti

Nays - None

The Chairman thereupon declared said motion carried and Resolution #41 adopted.

At this time, Commissioner Tiberti moved that the action of the Commission taken during the regular meeting, December 9, 1954, recommending that the territory adjacent to Boulder Highway and Atlantic Avenue, recently annexed to the City of Las Vegas, be

ANNEXATION
ZONING

classified as R-4, be reconsidered. Said motion was seconded by Commissioner Schroer and unanimously voted.

Upon motion by Commissioner Schmutzer, seconded by Commissioner Tiberti, it was unanimously voted to recommend to the Board of City Commissioners that the territory recently annexed to the City of Las Vegas, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, T21S, R61E, located adjacent to Boulder Highway and Atlantic Avenue be classified as General Commercial (C-2).

Upon motion duly made and seconded, the meeting adjourned at 9:15 A.M.

Union Pacific
Railroad Tract

The proposed development of a portion of the Union Pacifics property northerly of West Charleston Boulevard was presented by Mr. Bills. After some discussion, Commissioner Phelps recommended this be deferred to committee for study. Commissioner Schmutzer seconded this motion and it was voted unanimously. Chairman Stewart appointed the following committee for study:

J. A. Tiberti - Chairman
R. C. Schmutzer
E. A. Schroer

Bonneville
Vacation

Commissioner Schroer moved that the Planning Commission recommend acceptance of the petition for vacation of Bonneville between 13th and 14th Street. Commissioner Tiberti seconded this motion and it was voted unanimously.

DeCourcy
Tract

Tentative map submitted by the County Planning Commission for approval. The Planning Department pointed out to the Commission that this subdivision was directly in the path of Nellis Air Force Base flight pattern. Also pointed out was the fact that the street on the north side of the tract is to be widened to 40 feet in conformity with the Master Plan for Streets of the City of Las Vegas, as extended.

Commissioner Tiberti moved that this map be approved with the above mentioned items noted on the approval. Commissioner Schmutzer seconded the motion and upon roll call, the ayes and nays were as follows:

Aye - Tiberti
Schmutzer
Stewart

Nay - Phelps
Schroer

Annexation

Mr. Bills recommended that the triangular portion of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, adjacent to Boulder Highway and Atlantic Avenue, recently annexed to the City, should be zoned C-2. After considerable discussion as to which zone classification most nearly approximated the H-2 County zoning, Commissioner Tiberti moved that this section be annexed to the

City as an R-4 zone. Commissioner Schroer seconded this motion and it was unanimously voted.

EXECUTIVE SESSION

Z-36-54
O. W. Clark
The application of O. W. Clark for the reclassification of the $W\frac{1}{2}$ of the $N\frac{1}{2}$ of $SW\frac{1}{4}$ of $SW\frac{1}{4}$ of $SE\frac{1}{4}$, Section 35, T20S, R61E, M.D.B.&M. from R-1 and R-4 to R-4 and C-2 was again discussed. Commissioner Schroer moved that the application of O. W. Clark be deferred until the next regular Planning Commission meeting. Commissioner Phelps seconded this motion and it was unanimously voted.

Z-38-54
Desert Sales
The application of Desert Sales for the reclassification of land extending south from West Charleston Boulevard a distance of approximately 500 feet beginning at the west line of Western Avenue and extending westerly a distance of approximately 278 feet to the east line of the proposed major highway from C-1 and R-4 to M-1 was again discussed. Commissioner Schroer moved that this application be deferred for further study. Commissioner Schmutzer seconded the motion and it was unanimously voted.

Z-41-54
B. M. Jones
The application of B. M. Jones for the reclassification of the south 373 feet of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 28, T20S, R61E, M.D.B.&M. from R-E to R-1 was again discussed. Commissioner Schroer moved the adoption of Resolution #38, Document #39, A RESOLUTION RECOMMENDING DEFERMENT OF THE APPLICATION OF B. M. JONES FOR RECLASSIFICATION OF THE SOUTHERN 373 FEET OF $SW\frac{1}{4}$ OF THE $NE\frac{1}{4}$ OF SECTION 28, T20S, R61E FROM R-E TO R-1. Commissioner Tiberti seconded the motion and upon roll call the ayes and nays were as follows:

Aye - Stewart
Tiberti
Schmutzer
Schroer
Phelps

Nay - none

The monthly report of the Director of Planning was presented to the Commission. Upon motion by Commissioner Schmutzer, seconded by Commissioner Tiberti, it