

Planning & Development Department
Scanning Cover Sheet

Case No Z-0053-69

APN 139-34-410-203

Location Btw 6th, Hoover & Charleston

Applicant H. Dorweiler

Subject

Reclassification of property legally
described as irregular Block No. 32, South
Addition.



P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

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

FILE NO. 2-53-69

NOTICE OF PUBLIC HEARING

August 14, 1969

July 30, 1969

Notice is hereby given that on August 14, 1969 at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-53-69 H. DORWEILER FOR RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS IRREGULAR BLOCK NO. 32,
SOUTH ADDITION, AND GENERALLY LOCATED BETWEEN
SIXTH STREET, HOOVER AVENUE, AND CHARLESTON
BOULEVARD.

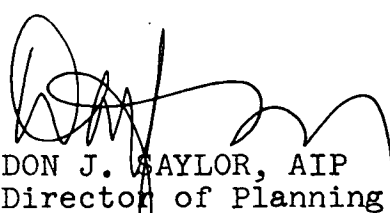
FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

PROPOSED USE: General Business Offices

Any and all interested persons may appear before the City Planning Commission either in person or by representative, and object to or express approval of the proposed reclassification, or may, prior to this hearing, file with the City Planning Director, written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.



DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:lm

ORDINANCE
No. 934-156
Adopted

REZONING ORDINANCE - Z-34-68 AND Z-53-69
Committee: Commissioner Howery and Thornley

Moved out of Committee favorably:

An ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP" was read by title by the City Attorney. (2nd reading)

Commissioner Howery moved that the foregoing entitled Ordinance No. 934-156 be ADOPTED and the Clerk authorized to proceed with the required publications.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

LDS RECREATION
CENTER
Referred
(C & T)

Mayor Gragson: On the LDS Recreation Center, I don't know if there is any possible way we can act. However, that is a piece of property that would be a great asset to the City -

Commissioner Howery: If we had the money - I think it's a good buy and we need it -

Mayor Gragson: It would fit in wonderfully with our overall program and I wonder about talking to Convention Authority members now - I wonder if we might petition for partial payment on that -

Commissioner Howery: I think we could if we could get the County to join with us as a community project. I am afraid if it went just on the basis of the City that the other smaller cities, and the County, would object. They would want the same amount for them and we don't have it. If we make it a community project, I think there is a possibility -

Mayor Gragson appointed Commissioners Coblentz and Thornley as the Study Committee to research the possibility of purchasing the LDS Recreation Center (opposite Cashman Field) as a part of County-wide recreational facilities.

There being no further business to come before the Board, at the hour of 5:10 p.m. Mayor Gragson declared the meeting ADJOURNED.

APPROVED

ATTEST:

ORAN K. GRAGSON, MAYOR

CITY CLERK

Approved, by reference, at a regular meeting of the Board of City Commissioners _____, 1969.

Commissioner Howery moved that the recommendation of the Planning Commission under Z-52-69, be APPROVED, subject to the following conditions:

1. Application to be amended to R-2 Zoning.
2. Conformance to the Plot Plan, as amended, and on file in the Planning Department.
3. Amended Plot Plan to provide for:
 - a) A 6 ft. masonry wall around the complete development.
 - b) That Moonlight St. be isolated from the development, except to provide access to two (2) bays.
 - c) That an additional entrance to Lamb Blvd. be provided.
4. Signing an agreement and posting a bond for the installation of off-site improvements and dedication of necessary right-of-way as required by the Department of Public Works.
5. Conformance to the requirements of the Fire and Building Departments.
6. Approval of application predicated upon commitment of FHA for "Section 235 Purchase Housing".
7. That each phase of the development be independent of any additional phase.
8. A 25 ft. setback from west property line.

Motion seconded by Commissioner Coblentz.

Roll call vote:

Commissioner Coblentz	Aye
Commissioner Thornley	No
Commissioner Howery	Aye
Commissioner Corey	No
Mayor Gragson	Aye

Z-53-69
Approved

ZONE CHANGE Z-53-69 - APPLICATION OF H. DORWEILER

Mr. Saylor: This is an application from H. Dorweiler for a change of zone from R-4 to C-1 for property generally located between 6th Street, Hoover Avenue and Charleston Blvd. This is a triangular piece of property on which Round-up Realty has a building and they are asking for commercial zoning. There were no protestants and the Planning Commission recommends approval.

Commissioner Coblentz moved that the recommendation of the Planning Commission for a change of zone under Z-53-69, be APPROVED.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

ORDINANCE NO. 934-156

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM R-1 to C-1 (Z-34-68)

The North 282.0 feet of the East 290.0 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B.&M., save and except the southeast corner of Lot 172, Block 6, Greater Las Vegas Addition No. 3, Unit No. 5-B.

FROM R-4 to C-1 (Z-53-69)

Irregular Block No. 32, South Addition.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 17th day of September, 1969.

Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole

Edwina M. Cole, City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 3rd day of September, 1969, and referred to the following committee composed of Commissioners _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the

17th day of September, 1969, which was a regular
meeting of said Board; that at said regular meeting the proposed ordinance
was read by title to the Board of Commissioners as first introduced and adopted by the follow-
ing vote:

VOTING "AYE": Commissioners Coblentz, Thornley, Howerly, Corey and Meyer Gragson

VOTING "NAY": None

APPROVED:

* Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

Edwina M. Cole
Edwina M. Cole, City Clerk
(1969)

CHARLESTON BLVD.
Agreement
Approved

COOPERATIVE AGREEMENT re CONSTRUCTION OF CHARLESTON
BOULEVARD BETWEEN 25TH STREET AND NELLIS BOULEVARD

REGIONAL STREET AND HIGHWAY COMMISSION No. 19

Commissioner Howery moved that the Cooperative Agreement covering construction of Charleston Blvd. between 25th Street and Nellis Blvd., be APPROVED, and the Mayor and Clerk authorized to sign.

Motion seconded by Commissioner Corey and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

ORDINANCE
No. 934-156

REZONINGS Z-34-68 AND Z-53-69

An ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP" was read by title by the City Attorney, who recommended that it be referred to Committee. (1st reading)

Mayor Gragson appointed Commissioners Howery and Thornley as the Committee for Recommendation on Ordinance No. 934-156

SAHARA AVENUE
Approved
Agreement

COOPERATIVE AGREEMENT BETWEEN CITY AND COUNTY re
SAHARA AVENUE MEDIANS FROM BOULDER HIGHWAY TO
LAS VEGAS BOULEVARD

Mr. Gripentrog: The next is a Cooperative Agreement from Boulder Highway and Las Vegas Blvd. on Sahara.

Commissioner Howery: Is this a Regional Streets & Highway agreement?

Mr. Sauer: No - this is an Agreement between the City and the County regarding the maintenance of that beautified area. We have always had a "cross-eyed agreement" but it has never been put on paper before. This is to equalize it - they pay half of it and the City pays half.

Commissioner Howery: Then this is merely confirming our verbal agreement -

Commissioner Howery moved that a Cooperative Agreement between the County of Clark and City of Las Vegas, providing for joint participation in the maintenance of Sahara Avenue medians from Boulder Highway to Las Vegas Blvd., be APPROVED, and the Mayor and Clerk authorized to sign.

Motion seconded by Commissioner Thornley and carried by the following vote: Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson voting aye; noes, none.

REQUEST FORM
NO. REX41465

REQUEST FOR DATA FROM TAX-ROLL TAPE FILE
CLARK COUNTY COURTHOUSE COMPUTER CENTER

7/25/69

7/29/69

DATE JOB REQUESTED

NAME: Richard Williams

PLANNING DEPT.

DATE JOB TO BE COMPLETED

PHONE: 385-1221. EXT:240

REQUESTED BY:

City of Las Vegas

DESCRIPTION OF JOB: _____

NUMBER OF FORMS FURNISHED:

LABELS. ☒ YES NO

LISTING. ☒ YES NO

DIST.	BOOK	PAGE	BLK	NO	ID. CODE	DIST	BOOK	PAGE	BLK	NO	ID. CODE
200	040	190	1	03,	2-53-69	1					1
			1	11,		2					2
			2	04		3					3
			2	05		4					4
			4	00		5					5
		180	3	4,		6					6
			3	9,		7					7
			6	1,		8					8
			6	8,		9					9
		270	3	1		10					10
			3	2		11					11
			3	10		12					12
	050	010	0	2,		13					13
	050	010	0	5,		14					14
						15					15
						16					16
						17					17
						18					18
						19					19
						20					20

NOTES: Run Separately According to D. O. Code

PLEASE CHECK EITHER YES OR NO.

1. SEQUENCE REQUIRED: PARCEL NUMBER ☒ YES NO
NAME OF PROPERTY OWNER ☒ YES NO

2. INFORMATION NEEDED: PARCEL NO. ☒ YES NO
NAME ☒ YES NO
ADDRESS ☒ YES NO
LEGAL DESC. ☒ YES NO
LAND VALUE ☒ YES NO
IMPROVE VAL. ☒ YES NO
PERSONAL ☒ YES NO
GROSS TOTAL ☒ YES NO
EXEMPTION ☒ YES NO
NET TOTAL ☒ YES NO
OTHER _____

K.P.

K.V.

NUMBER OF PARCELS PRINTED.....
TOTAL RUN TIME.....
SORTING TIME.....
ESTIMATED PROGRAMMING AND TESTING TIME.....

LABOR COST.....
MACHINE COST.....
COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....

PROGRAMMED BY: _____

RUN BY: _____

Mr. O'Brien seconded the motion and it was carried by a majority vote; Mr. Ward abstained.

9. Z-53-69
Approved

Application of H. DORWEILER for reclassification of property legally described as irregular Block No. 32, South Addition, and generally located between Sixth Street and Hoover Avenue, and Charleston Boulevard, from R-4 to C-1.

Mr. Saylor stated this was a change in zoning from R-4 to C-1 for property generally located between Sixth Street, Hoover, and Charleston, and is a little island that is presently occupied by an office building. There will be no change in the building. They want the C-1 for general office purposes. Further, this is in accord with the general character of the area. Staff would recommend approval.

Chairman Tiberti declared the public hearing open and there being no comments, declared the public hearing closed.

Commissioner Coblenz moved that the application of H. DORWEILER for reclassification of property generally located between Sixth Street, Hoover Avenue and Charleston Boulevard, from R-4 to C-1 be approved. Mr. Johnston seconded the motion and it was unanimously carried.

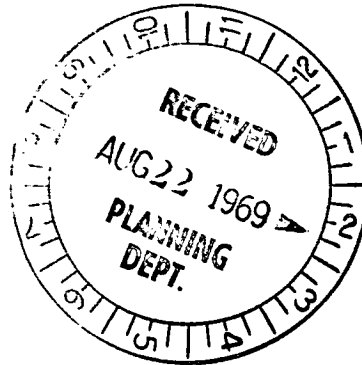
10. Z-54-69
Denied

Application of FRANK J. & PAULINE A. VLACH for reclassification of property legally described as the West 257.94 feet of the South 337.76 feet of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M., and generally located on the north side of Stewart Avenue between Lamb Boulevard and the northerly prolongation of Prince Lane from R-E to R-T.

Mr. Saylor stated this was a request for a change in zoning from R-E to R-T for property which would be located on the north side of Stewart, 1/4 mile west of Lamb. This particular applicant was the first one to develop a trailer park way out on Bonanza. The proposed trailer park, at this location, is for a relatively high price or exclusive type of use. There are only about 14 or 15 spaces proposed -- very large, and completely walled in. As far as trailer parks go, this is a very nice park. Staff would, however, recommend denial as we do not feel this is in accord with the Master Plan and is not an appropriate location.

Chairman Tiberti declared the public hearing open.

DURRELL NORWOOD, attorney for the applicants, was present. She stated this would be an asset to the area. There will be between 12 and 15 spaces. The trailers which will be



August 21, 1969

**H. Dorweiler
General Manager
601 East Charleston Boulevard
Las Vegas, Nevada 89104**

Re: Z-53-69

At a regular meeting of the Board of City Commissioners held August 20, 1969, your application for reclassification of property generally located between Sixth Street, Hoover Avenue and Charleston Boulevard, from R-4 to C-1, was APPROVED as recommended by the Planning Commission.

**EDWINA M. COLE
City Clerk**

/mac

cc - Planning Department

INTER-OFFICE MEMORANDUM

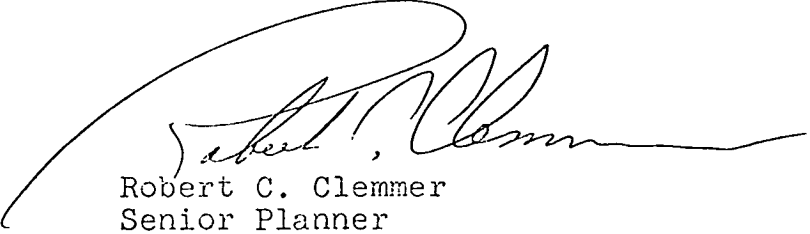
August 22, 1969

TO: City Attorney	FROM: Planning Department
SUBJECT: Request for Ordinance Preparation	COPIES TO: Assessor Manager Req. for Ord. Chrono File R. Williams Z-53-69✓

Would you please prepare an Ordinance to rezone the following property:

Z-53-69 From R-4 to C-1

Irregular Block No. 32, South Addition.



Robert C. Clemmer
Senior Planner

RCC:lm

Planning Department
August 15, 1969

H. Dorweiler
General Manager
601 East Charleston Blvd.
Las Vegas, Nevada 89104

At the regular meeting of the Las Vegas City Planning Commission, held August 14, 1969, consideration was given to your request for reclassification of property generally located between Sixth Street, Hoover Avenue, and Charleston Boulevard, from R-4 to C-1.

It was voted by the Board that this item be referred to the Board of City Commissioners with a recommendation of approval.

This item will be heard by the Board of City Commissioners at their next regular meeting to be held on August 20, 1969 at 1:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada.

Don J. Saylor, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:lm

Z-53-69

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

August 14, 1969

July 30, 1969

Notice is hereby given that on August 14, 1969 at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-53-69

APPLICATION OF H. DORWEILER FOR RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS IRREGULAR BLOCK
NO. 32, SOUTH ADDITION, AND GENERALLY LOCATED BE-
TWEEN SIXTH STREET, HOOVER ^{AVENUE} ~~STREET~~, AND CHARLESTON
BOULEVARD.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

PROPOSED USE: GENERAL BUSINESS OFFICES

OK - [Signature]

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification or may, prior to this hearing, file with the City Planning Director, written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.

Don J. Saylor, AIP
Director of Planning

DJS:lm

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-4 to C-1 Use District to a C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 100.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

So Add Irreg Blk ³²

and bounded by the South side of Hoover Ave.
the East side of 5th³¹ and the North side
of Charleston Blvd.
at SEC 6 & Hoover
6th, Hoover & 5th

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

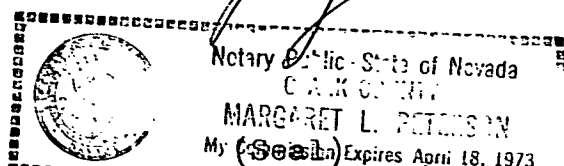
I, H. DORWEILER

being duly sworn, depose and say that I am (we are) the owner(s) of property involved in this application and that the foregoing statements are and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my), (our) knowledge and belief.

Signed: (In Ink) Mailing Address 601 E. Charleston Blvd. Phone No.: 385-4522
H. Dorweiler, GEN. MGR

Subscribed and sworn to before me this 18 day of July, 1969

Margaret L. Peterson
Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specs. and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100⁰⁰
Receipt No. : 16382
Case No. : Z-53-69

Received by: [Signature]
Date: 7/18/69

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to 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.