

Planning & Development Department
Scanning Cover Sheet

Case No Z-0053-73

APN 162-02-811-118

Location W of San Jose btw Sahara & Exley

Applicant Steve Allen

Subject

Reclassification of property legally
described as Lots 21 and 22, Block 9 of
Metropolitan Addition.



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

PROTESTS

APPROVALS

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FILE NO. _____

NOTICE OF PUBLIC HEARING

July 12, 1973

June 27, 1973

Notice is hereby given that on July 12, 1973, at 7:30 P.M. in the Commission Chambers of the City Hall, 400 Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-53-73

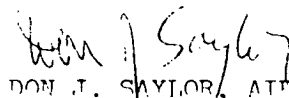
STEVE ALLEN FOR RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS LOTS 21 AND 22, BLOCK 9, OF METROPOLITAN
ADDITION AND LOCATED ON THE WEST SIDE OF SAN JOSE
AVENUE BETWEEN EAST SAHARA AVENUE AND EXLEY AVENUE
160 FEET NORTH OF EAST SAHARA AVENUE.

FROM: P-R (PROFESSIONAL OFFICES & PARKING)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL SHOPS AND/OR 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.


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

DJS:htw

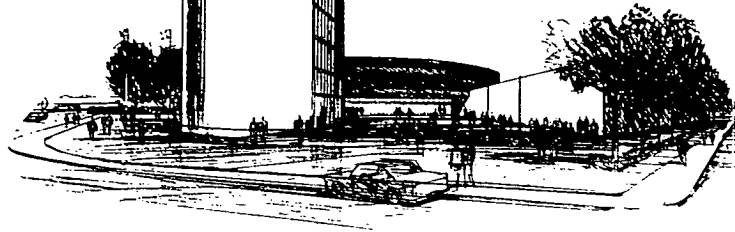
MAYOR ORAN K. GRAGSON

COMMISSIONERS
PAUL J. CHRISTENSEN
GEORGE E. FRANKLIN
RON LURIE
HAL F. MORELLI

CITY ATTORNEY
CARL E. LOVELL

CITY MANAGER
A. R. TRELEASE

CITY OF LAS VEGAS



July 9, 1973

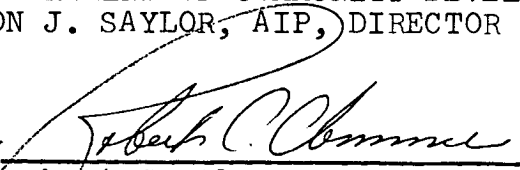
NOTICE

(Z-53-73)

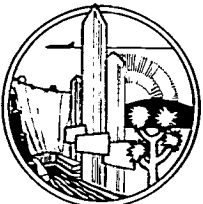
Please be advised the Notice of Public Hearing sent to you scheduled for the July 12, 1973, Planning Commission Meeting regarding the application of Steve Allen for reclassification of property legally described as Lots 21 and 22, Block 9, Metropolitan Addition has been withdrawn at the request of the applicant.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

By


Robert C. Clemmer, Senior Planner

DJS:RCC:pdm



SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)
(Additional charges required for these services)

☐

Show to whom, date and address
where delivered

☐

Deliver ONLY
to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

94204

1

J. William Weber

2

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

DATE DELIVERED

7/18/73

SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)

3

L-53 73

JULY 9, 1973

CITY HALL
PLANNING DEPARTMENT
400 EAST STEWART
LAS VEGAS, NEVADA 89101

REGARDING: ZONING APPLICATION WITHDRAWAL
A/C 16060
STEVE ALLEN

PLEASE WITHDRAW THE APPLICATION FOR COMMERCIAL REZONING
ON PROPERTIES LOCATED ON N.W. CORNER OF SAHARA AVENUE AND
SAN JOSE STREET [LOTS 17 THRU 22 OF BLOCK 9, METROPOLITAN
ADDITION].



INTER-OFFICE MEMORANDUM

July 3, 1973

TO:

Planning Department

FROM:

Deputy Director
of Public Works

SUBJECT:

Z-53-73

COPIES TO:

Your memorandum of June 22, 1973, requested comments from the Engineering Department on the application for reclassification of property located on the west side of San Jose Ave., 169 feet north of Sahara Ave.

It will be required that the applicant install a concrete sidewalk along San Jose Ave.



V. B. Uehling

VBU:DEN:bjh

NOTICE OF PUBLIC HEARING

July 12, 1973

June 27, 1973

Notice is hereby given that on July 12, 1973, at 7:30 P.M. in the Commission Chambers of the City Hall, 400 Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-53-73

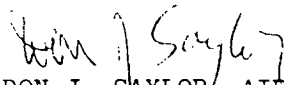
STEVE ALJEN FOR RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS LOTS 21 AND 22, BLOCK 9, OF METROPOLITAN
ADDITION AND LOCATED ON THE WEST SIDE OF SAN JOSE
AVENUE BETWEEN EAST SAHARA AVENUE AND EXLEY AVENUE
169 FEET NORTH OF EAST SAHARA AVENUE.

FROM: P-R (PROFESSIONAL OFFICES & PARKING)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL SHOPS AND/OR 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.


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

DIS:btw

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

July 12, 1973

June 27, 1973

Notice is hereby given that on July 12, 1973 at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-53-73 STEVE ALLEN FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 21 and 22, BLOCK 9 OF METROPOLITAN ADDITION AND LOCATED ON THE WEST SIDE OF SAN JOSE AVENUE BETWEEN EAST SAHARA AVENUE AND EXLEY AVENUE 169 FEET NORTH OF ^{East} SAHARA AVENUE.

FROM: P-R (PROFESSIONAL OFFICES & PARKING)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: *Retail Shops or offices*

[Handwritten signature and initials]

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.

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

DJS:bjw

INTEROFFICE COMMUNICATION

Date June 22, 1973

TO: Engineering Department

FROM: Planning Department

RE: File No. 2-53-73 Submitted by: STEVE ALLEN

This is concerning a request for reclassification on the following described property:

Lots 21 and 22, Block 9, of Metropolitan Addition and located on the west side of San Jose Avenue between East Sahara Avenue and Exley Avenue 169 feet north of East Sahara Avenue, from R-R to C-1.

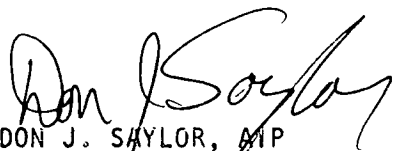
Proposed Use: Retail Shops and/or Offices

City Planning Commission Meeting: July 12, 1973

Your remarks regarding this application prior to July 2, 1973 will be greatly appreciated.

Plot Plan Attached: Yes ☒

No ☐


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

DJS:bjw

Date: 6/20/23

ZONING APPLICATION REPORT

FILE NO.: Z-53-73

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

Lot 21 & 22 Blk 9

Steve Allen

Metropolitan Addition

1925 Wendell Ave L.V.

DEVELOPER: _____

GENERAL LOCATION: NW Corner

ARCHITECT: _____

7 Sahara & St. Jones

CONTRACTOR: _____

EXISTING ZONING: P-R

REQUESTED ZONING: C-1

EXISTING USE ON PROPERTY: Parking for same development

PROPOSED USE: Commercial Store or Office

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

Building Height 12' ±

No. of Stories 1

Comm.
No. of Units 2

No. of Acres or Size of Lot 50 x 104.5'

Density (Residential): _____ net or gross (circle one) acres.

No. of Off-Street Parking Spaces Required: 26 * FURTHER INFORMATION REQUESTED BY PLANNING DEPT. No. Provided: 18

Landscaping Provided: Yes ☒ No _____ If Yes, Adequate _____ Inadequate ☒

Required Setbacks Provided: Yes

Required Dedication and/or Setback for Major Street Plan: OK

Flood Control Channel Setbacks: Yes N/A No _____

Other Requirements: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: Vacant to East,

Commercial South, Parking / Residential to North, Parking to West

USE PROPOSED BY MASTER PLAN: The proposal is re-zoning north

7 the established C-1 line into the area heretofore approved
for P-R (Retail Only) - will set trend for future extensions north
into C-1 line.

GENERAL COMMENTS: _____

Using some existing parking to accommodate new City addition,
Inadequate parking, extending C-1 zoning beyond development
approved south. Recommend denial

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 DD 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:

LOTS ~~1~~, ~~2~~, ~~3~~, ~~4~~, 21 AND 22 BLOCK 9 OF

METROPOLITAN ADDITION

LAS VEGAS, NEVADA

Located on the West side of San Jose Ave between East Sahara Ave and Ely Ave 1165' North of Sahara Ave

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

I, STEVE ALLEN

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 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

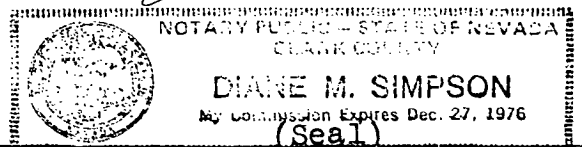
Phone No.

[Signature] 1925 WENDELL AVE LAS VEGAS

642-0623

Subscribed and sworn to before me this 18th day of June, 1973

[Signature]
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. : 13A169

Case No. : 2-53-73

Received by: *[Signature]*
Date: 6/18/73

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION.

1. Three (3) 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.