

Planning & Development Department Scanning Cover Sheet

Case No Z-0054-60

APN 139-34-210-048

Location SEC of Bridger & 2nd St

Applicant L & K Market

Subject

Reclassification of property legally
described as Lots 1, 2 and 3, Block 21,
Clark's Las Vegas Townsite.



NOTICE OF PUBLIC HEARING

January 12, 1960

DATE:

Notice is hereby given that on January 12, 1961 at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of City Planning Commissioners will hear the application of:

L & K MARKET FOR A RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 21,
CLARK'S LAS VEGAS TOWNSITE. GENERALLY LOCATED
AT THE SOUTHEAST CORNER OF BRIDGER AVENUE AND
SOUTH SECOND STREET.

FROM: C-1 (limited or neighborhood commercial)
TO: C-2 (general commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel 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.

Z-54-60

FRANKLIN J. BILLS
Director of Planning

909

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

The Board of Commissioners of the City of Las Vegas do hereby enact as follows:

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

From R-2 to R-1: (Z 53-60)

Northwest Quarter (NW 1/4) of Section 8, Township 21 South, Range 61 East, M.D.B.M.

From C-1 to C-2: (Z 44-60)

Lots 1, 2 and 3 of Block 21, Clarks Las Vegas Townsite.

From R-4 to C-1: (Z 63-60)

Lots 1-11 inclusive in Block 13, Resubdivision of Block 13 and portions of Block 21 and 22 of Wardie 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or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, insofar as they herewith are hereby repealed.

APPROVED:

ORAN K. GRABSON, Mayor

ATTEST:

EDWYNA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and referred to the Board of Commissioners on the _____ day of _____, 1961, and referred to the Planning Committee on the _____ day of _____, 1961, and the said committee reported favorably on said ordinance on the _____ day of _____, 1961, which was a public hearing held on the _____ day of _____, 1961, at said hearing, the proposed ordinance was read and the Board of Commissioners adopted the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

APPROVED:

ATTEST:

ORAN K. GRABSON, Mayor

EDWYNA M. COLE, City Clerk

June 2, 1961

City Attorney

Deputy Director of Planning

Reclassifications requiring action
by the City Attorney's Office

It appears that several reclassifications of quite some time ago have been sidetracked in the City Attorney's Office. Please be advised that the following are ready for referral to a Committee.

Z-54-60 from C-1 to C-2, lots 1, 2, and 3 of Block 21, Clark's Las Vegas Townsite.

Z-63-60 from R-4 to C-1, lots 1-11 inclusive in Block 13, Resubdivision of Block 13 and portions of Block 21, and 22 of Wardie Addition.

DON J. SAYLOR

DJS:ssm

In the lengthy, detailed discussion of this request, Planning Director Bills stated the Planning Commission felt the granting of this reclassification would do nothing but increase the problem by allowing it to be occupied by four or five times as many people as the present zoning would allow.

Mayor Gragson: What is the problem?

Mr. Bills: A workable street and utilities - also the water situation in there. There is one parcel which, if it came into the same ownership, we might, at least, work out an effective street plan for that portion, but with this "missing link" the Staff is of the opinion it is not workable.

B. G. Bordges: We are willing to go along with the City on any street pattern. Our intention is, if we do not get the rezoning, we do not want to develop it to R-1 standards. We intend to put in a high rent apartment district.

Mr. Bills: There is nothing in our Master Plan to indicate any desirability to try to gear this area for a high density residential area. If some of the other parcels were to be acquired under the same ownership to make it possible to dedicate a street, then I believe there would be a justification, possibly for recommending some kind of a multiple zone along next to the shopping center.

Mr. Bordges: As far as the streets go, we have quite a lot of depth on parts of that ground. We figured on one street and we would dead-end it.

Pending the possibility that the Planning staff could present a satisfactory street plan for the area, Commissioner Whipple moved the application of J. B. Binion and B. G. Bordges for a zone change (Z-52-60) be HELD IN ABEYANCE.

Motion seconded by Commissioner Elwell and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

Commissioner Sharp voted "aye" with the stipulation that all property owners in this area be notified when the matter is to be before the Commission again.

Z-54-60

Approved

APPLICATION OF L & K MARKET, INC. for reclassification of property generally located at the southeast corner of Second and Bridger Streets, legally described as:

Lots 1, 2 and 3, Block 21, Clark's Las Vegas Townsite

From: Zone C-1
To: Zone C-2

Planning Director Bills advised the Commission the Planning Commission had recommended approval of this request.

There were no replies to the Mayor's call for comments or protests relative to this application.

Commissioner Sharp moved the application for a zone change (Z-54-60) submitted by the L & K Market, Inc., be APPROVED.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

WASHINGTON AVENUE
SEWER - Bid Opening ,
8:00 P.M.

Mayor Gragson announced this to be the time and date advertised for receiving bids on the WASHINGTON AVENUE SEWER - BRUCE STREET TO LAS VEGAS BLVD. , NO. (Bid No. I-01-61).

Three (3) bids were received on this proposed work and the proposal were read aloud by the Director of Public Works.

Commissioner Sharp moved all bids be referred to the Director of Public Works and the City Manager for tabulation and recommendation for award back to the Commission.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

SERVICE AND MATERIAL
WARRANTS
Approved

Commissioner Elwell moved Service and Material Warrants, Nos. 01-8522 to 01-8648 incl., in the amount of \$127,514.21, be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

PAYROLL WARRANTS
Approved

Commissioner Sharp moved Payroll Warrants for the pay period January 1-15, 1961, in the estimated net amount of \$90,000.00, be APPROVED.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

URBAN RENEWAL
WARRANTS
Approved

Commissioner Whipple moved Urban Renewal Warrants Nos. 01-9486 to 01-9498, incl., in the amount of \$56,100.00, be APPROVED and the Director of Finance authorized to issue.

Motion seconded by Commissioner Elwell and carried by the following vote: Commissioners Elwell, Sharp, Whipple and Mayor Gragson, voting aye; noes, none.

OPERATING FUND
BALANCE

City Manager, George Ullom, reported to the Commission that the Operating Fund Balance of the City of Las Vegas, as of January 15, 1961, was estimated to be \$1,201,549.21.

ASSESSMENT DISTRICT
No. 100-49
Negotiated sale of
bonds approved

At the request of the City Manager, the Commission heard the Director of Finance relate that inasmuch as no bids had been received for the purchase of \$4,540.86 worth of bonds under Assessment District No. 100-49 on January 4, 1961 (the advertised date for the receipt of bids on said bonds) the sale of these bonds had been negotiated with the Public Employees Retirement Board at an interest rate of four and seventy-five one-hundredths (4.75) percent per annum. The Director of Finance recommended that this negotiated sale be accepted.

Page 6
Minutes
1/18/61

Commissioner Whipple moved the recommendation of the Director of Finance to accept the negotiated sale of bonds under Assessment District No. 100-49, be APPROVED.

January
Twenty-fourth
1961

L & K Market, Inc.
203 Bridger
Las Vegas, Nevada

Re: Zone Change (Z-54-60)

Gentlemen:

At a Regular Meeting of the Board of City Commissioners, held January 18, 1961, consideration was given your application for reclassification of property generally located at Southeast corner of Second and Bridger. From Zone C-1 to Zone C-2.

Upon motion made, seconded and carried, this application was approved.

Yours very truly,

(Mrs.) Edwina M. Cole
City Clerk

EMC/jg
cc: Planning



January 16, 1961

CERTIFIED MAIL

L & K Market, Inc.
203 Bridger Street
Las Vegas, Nevada

Dear Sirs:

At the regular meeting of the City Planning Commission on January 12, 1961, the Commission considered the application of L & K Market for the reclassification of property legally described as Lots 1, 2, and 3, Block 21, Clark's Las Vegas Townsite. Generally located at the south-east corner of Bridger Avenue and South Second Street, from C-1 to C-2.

The Planning Commission indicated that this property is within the area and has been determined as downtown area and, consequently, voted to refer this application to the Board of City Commissioners with the recommendation that it be approved.

Yours very truly,

FRANKLIN J. BILLS
Director of Planning

FJB:dy

January 16, 1961

The Honorable Mayor
Board of City Commissioners

Director of Planning

Z-54-60

At the regular meeting of the City Planning Commission on January 12, 1961, the Commission considered the application of L & K Market for the reclassification of property legally described as Lots 1, 2, and 3, Block 21, Clark's Las Vegas Townsite. Generally located at the southeast corner of Bridger Avenue and South Second Street. From C-1 to C-2.

The Planning Commission indicated that this property is within the area and has been determined as downtown area and, consequently, voted to refer this application to the Board of City Commissioners with the recommendation that it be approved.

NEW BUSINESS: (CONT'D)

2. Z-53-60
From: R-1
R-4
To: C-1

The application of Ernest A. Becker for a reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and Lot 48, Block 6, Charleston Heights Tract #7. Generally located on the south side of Alta Drive between Brush Street and Decatur Boulevard, from R-1, and R-4 to C-1.

Mr. Bills gave the staff report recommending C-1 zoning with the exception of Lot 48, Block 6. The Vice-Chairman declared the Public Hearing open. Mr. Becker appeared in his own behalf. There were no protests. The Vice-Chairman declared the Public Hearing closed. Discussion followed. Mr. Garth moved that the area be zoned C-1 with the exception of Lot 48, Block 6, which should remain R-1. There was no second. Then Mr. Garth moved that action on this application be postponed until the next meeting on January 24, 1961 and that it be amended to include the areas south of Evergreen and north of Alta for a change to R-1 and that the remainder of the R-4 be changed to C-1. Mr. Empey seconded the motion and the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Tiberti, Empey Phelps, Garth, Uehling	None	Sharp

The Vice-Chairman declared the motion carried.

3. Z-54-60
From: C-1
To: C-2

The application of L & K Market for a reclassification of property legally described as Lots 1, 2, and 3, Block 21, Clark's Las Vegas Townsite. Generally located at the southeast corner of Bridger Avenue and South Second Street, from C-1 to C-2.

Mr. Bills stated that on the basis that this property is located within the downtown improvement district the staff recommended that it be rezoned C-2. The Vice-Chairman declared the Public Hearing open. No one was present in protest or approval. The Vice-Chairman declared the Public Hearing closed. Discussion followed. Mr. Garth moved that the Planning Commission recommend to the Board of City Commissioners that the application of L & K Market for reclassification of property legally described as Lots 1, 2, and 3, Block 21, Clark's Las Vegas Townsite, be approved. Mr. Uehling seconded the motion and the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Tiberti, Empey Garth, Uehling	Sharp, Phelps	None

The Vice-Chairman declared the motion carried.

4. Z-55-60
From: R-2
To: R-3

The application of W. S. & Thelma Borders for a reclassification of property legally described as Lots 13, 14, 15, 16, and 20, 21, 22, 23, 24, Block 1, Boulder Dam Homesite No. 1. Generally located on the south side of Bonanza between Bruce and Nineteenth Streets, from R-2 to R-3.

PROPERTY OWNERS

PROTESTS

Harold Dockins
329 S. ^{1st} Street
2nd

Joni Flickinger
317 S. 1st St.

Ped Johnson +
Barbara Ann Wagoner
316 S. 2nd St.

APPROVALS

Walter A. Argyle
Lillian M. Argyle
321 South First

INTER-OFFICE COMMUNICATION
PLANNING DEPARTMENT

DATE: 1-5-61

TO: Engineering Department

FROM: Planning Department

SUBJECT: Z-54-60

Application has been made for a change in zoning from C-1
to C-2 for the following described property:

See attached Notice of Public Hearing

May we please have the Improvement Agreement and Bond Estimate
prior to Jan. 12, 1961.

Don J. Saylor
Deputy Director of Planning

NOTICE OF PUBLIC HEARING

January 12, 1961

December 30, 1960

Notice is hereby given that on January 12, 1961 at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of City Planning Commissioners will hear the application of:

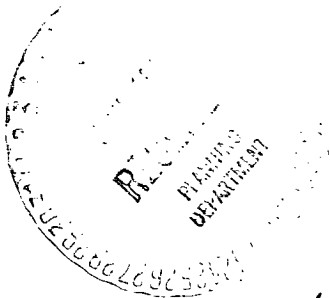
L & K MARKET FOR A RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 21,
CLARK'S LAS VEGAS TOWNSITE. GENERALLY LOCATED
AT THE SOUTHEAST CORNER OF BRIDGER AVENUE AND
SOUTH SECOND STREET.

FROM: C-1 (limited or neighborhood commercial)

TO: C-2 (general commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel 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.

Z-54-60



FRANKLIN J. BILLS
Director of Planning

Las Vegas Nevada -

Jan - 14th 1961

Approve of General Commercial
Walter A. Argyle
William H. Argyle



NOTICE OF PUBLIC HEARING

January 12, 1961

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AT THE SOUTHEAST CORNER OF BRIDGER AVENUE AND
SOUTH SECOND STREET.

FROM: C-1 (limited or neighborhood commercial)

TO: C-2 (general commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel 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.

FRANKLIN J. BILLS
Director of Planning

Z-54-60

I approve of the General Commercial
Harold L. Dockins
329 So. Street new address



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AT THE SOUTHEAST CORNER OF BRIDGER AVENUE AND
SOUTH SECOND STREET.

FROM: C-1 (limited or neighborhood commercial)

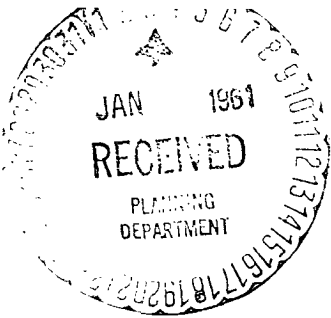
TO: C-2 (general commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel 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.

FRANKLIN J. BILLS
Director of Planning

Z-54-60

I approve of the general Commercial.
Jone Flickinger,
317 So. 1st Street,
Las Vegas,
Nevada.



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January 12, 1961

December 30, 1960

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AT THE SOUTHEAST CORNER OF BRIDGER AVENUE AND
SOUTH SECOND STREET.

FROM: C-1 (limited or neighborhood commercial)

TO: C-2 (general commercial)

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel 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.

FRANKLIN J. BILLS
Director of Planning

Z-54-60

Approve of change to: C-2 (general commercial)

Las Vegas Dec. 31, 1960

Barbara Ann Wagoner

316 to 2 dr

CHECK LIST - FOR PROCESSING

Reopening

APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1.	Check with Mel or George on legal and general description to clarify.	✓	Ll
2.	Enter in register.	✓	Ll
3.	Enter file number and fill in box on back of application.	✓	Ll
4.	Make up folder with ^(color) <i>green</i> label - attach application on right hand side.	✓	Ll
5.	Type 3 index cards - numerical, applicant and legal.	✓	Ll
6.	File above cards in proper metal file.	✓	Ll
7.	Make up draft of Notice of Public Hearing in duplicate.		
	a. pencil note date to be mailed (10-12 days prior to meeting)	✓	Ll
	b. put one copy rough draft in folder and give to Mel Smith.		
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	Ll
9.	Type property owner list -		
	a. type envelopes	✓	<i>pm</i>
	b. mail out notices		
	c. place "Protest & Approval" sheet in applicant file - right side.		
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.	✓	Ll
11.	Ask Don regarding possible resolutions.		

FILE NO. *2-54-60*MEETING DATE *January 12, 1960*

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

CITY PLANNING COMMISSION - CITY HALL - LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, 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 C-1 Use District to a C-2 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended, for the following reasons, to-wit: _____

Attached hereto and filed herewith is a map showing the boundaries of the property proposed to be reclassified, in sufficient size, scale and clarity to enable the Planning Commission to easily determine the location of this property and its relationship to the general neighborhood. Also accompanying this application is the prescribed fee of \$ 60.00.

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

Clark L.V.T

Lots 1-2-3

Block 21

OWNER'S AFFIDAVIT

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

I, L & K Market Inc,
203 Bridger St,

being duly sworn depose and say that I am (we are) an owner 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 knowledge and belief.

Signed (In Ink)

Mailing Address

X Ann Kennedy 203 Bridger St
Las Vegas Nev

Phone No. DU-2-9358

Subscribed and sworn to before me this 16th day of November, 19 60.

Trinidad W. Salas
Notary Public in and for
said County and State

My Commission expires 1/15/64.

PETITIONER NOT TO WRITE IN THIS SPACE

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 27, Chapter 24, of the Las Vegas City Code.

Filed 11/16/60 1960

Fee \$ 6.00

Receipt No. _____

Case No. 2-54-60

By Frank J. [Signature]
DIRECTOR OF PLANNING