

Planning & Development Department
Scanning Cover Sheet

Case No Z-0055-69

APN 138-25-617-051

Location 1100 Yale St

Applicant Walter John & N. Faye Wiseman

Subject

Reclassification of property legally
described as Lot 1, Block 10 of Golf Ridge
Terrace #2 and the South 10' of Lot 2, Block
10, Golf Ridge Terrace Unit #5.



PROPERTY OWNERS

PROTESTS

APPROVALS

- | <u>PROTESTS</u> | <u>APPROVALS</u> |
|---|------------------|
| 1. <u>Joseph A. & Anita Falkowski</u> | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
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| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO. Z-55-69

01-21-03

14:35:40:37

APPLICATION

APPL: 568217 4 PERMIT: 3000075 IHOLD | PARCEL: 13825 617 051
 PC: C 34 02 | LINK:
 ADDR: 1101 N DECATUR BL DIME:y
 SUBDV NAME: GOLFRIDGE TERRACE UNIT #2 | MAP: 2321 49
 LOT: 1 BLOCK: 10 BK: PG: | CODE BMP: E:
 BUS/OWN NAME: DAVID LOCKARD, LTD | STATED VAL: 82000
 CNTR NAME: HIGH DESERT CONST | CORR VAL: 82000
 CONTACT PHONE: 3958707 | APPL RCV DT: 111802
 STATE LIC: 51008 HIGH DESERT CONSTRUCTION AN | ISSUE DT: 010303
 CITY LIC: C11 07085 | EXPIRED DT:
 COMM/RES/APT: C NBR UNITS: VILLAGE | INACTIVE DT:
 PERMIT TYPE: 19.0 21.0 31.0 41.0 | VOID DT:
 PLAN REVIEW: Y P/C DEFINED | RENEW DT:
 HOLD: ELEC Y MECH Y PLMG Y OVERRIDE PRJ Cmpl DT:

WK DESC: OFFICE TI FOR C OF O

COMMENT:

LEGAL 1: GOLFRIDGE TERRACE UNIT #2

2: PLAT BOOK 5 PAGE 70

3: LOT 1 BLOCK 10

4: GOLF RIDGE TERRACE #5

ELEC: EFFICIENT ELECTRIC (ENG)

MECH: (SAHARA AIR)

PLMG: LANGE PLUMBING LLC (LANGE PLUM

ZONE: P-R

OVERRIDE (D/P): INSPECTOR: B

M E

LC 111802 1611 GR 011503 1546

ADD " = ? CHG " = ? DELETE CLEAR " PRT GOTO

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-55-69

WALTER JOHN AND N. FAYE WISEMAN FOR RECLASSIFICATION

OF PROPERTY LEGALLY DESCRIBED AS LOT 1, ~~BLOCK 10 OF~~

~~GOLF RIDGE TERRACE #2~~ AND THE SOUTH TEN FEET (10')

OF LOT 2, BLOCK 10, GOLF RIDGE TERRACE UNIT #5, AND

GENERALLY LOCATED ^{at 1100 Yale} ON THE NORTH SIDE OF CARMEN BOULE-

VAR D BETWEEN YALE STREET AND DECATUR BOULEVARD.

JN FROM: R-1 (Single Family Residence)

TO: P-R (Professional Office)

PROPOSED USE: Professional Offices

do not delete

do not delete

OK

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

168
34
22
35

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-1 Use District to a P-R 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:

Parcel I: Lot 1 Block 10 of Golf Ridge Terrace #2, Book ~~5 Page 70~~, and

Parcel II: The South ten (10) feet of Lot Two (2), Block 10, Golf Ridge Terrace, Unit #5, ~~Book 6 of Plats, Page 10~~

and generally located on the north side of Carmen Blvd between ~~Yale~~^{YALE} and Decatur Blvd

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

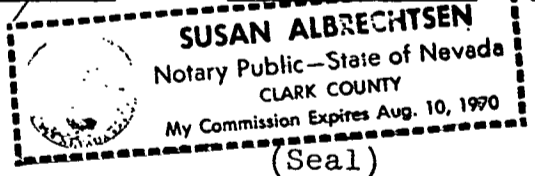
I, Walter John Wiseman and N. Faye Wiseman

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: <u>(In Ink)</u>	Mailing Address	Phone No.:
<u>Walter Wiseman</u>	<u>232 Catalini St., Las Vegas 89107</u>	<u>870-6656</u>
<u>N. Faye Wiseman</u>	<u>232 Catalini St., Las Vegas 89107</u>	<u>870-6656</u>

Subscribed and sworn to before me this 22nd day of July, 19 69

Susan Albrechtsen
Notary Public in and for said County and State
Susan Albrechtsen, Notary Public



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 \$ 100.00
Receipt No. : 16384
Case No. : Z-55-69

Received by: [Signature]
Date: 7/24/69

~~8/14/69~~
8/14/69 GRIP RULED OR DUE TO HOLIDAY

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.

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE November 12, 1970

TO: Director of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 9496

NAME OF BUSINESS Victor S. Murphy M.D.

TYPE OF BUSINESS Physician

ADDRESS 1101 North Decatur Blvd ZONE P-R Z-55-69

	YES		NO	
THIS IS A CHANGE OF NAME	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
THIS IS A CHANGE OF LOCATION	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Application is	Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>	and forwarded to	Bldg. License <input checked="" type="checkbox"/> <input type="checkbox"/>

Logged By:

DIRECTOR OF PLANNING

November 14, 1969

City Attorney

Planning Department

Request for Ordinance Preparation

City Manager
Assessor
E-44, 55-69
Req. for Ord. Prep.
Chrono
Richard Williams

Would you please prepare an ordinance to rezone the following properties:

E-44-69 From F-2 to C-1

Beginning at the Northeast Corner of Lot 24, Block 6, Richfield Village Unit No. 2-A; thence North $89^{\circ}26'29''$ West a distance of 103.00 feet; thence South $0^{\circ}33'31''$ West a distance of 51.00 feet; thence North $89^{\circ}26'29''$ West a distance of 192.00 feet; thence North $0^{\circ}33'31''$ East a distance of 150.00 feet to a point on the south right-of-way line of Sahara Boulevard (150.00 feet wide); thence south $89^{\circ}26'29''$ East along the said south right-of-way line a distance of 295.00 feet; thence South $0^{\circ}33'31''$ West a distance of 99.00 feet to the point of beginning, excepting therefrom the West 152 feet.

E-55-69 From A-1 to F-2

Lot 1, Block 10 of Colfridge Terrace #2 and the South 18 feet of Lot 2, Block 10, Colfridge Terrace Unit #5.

Robert G. Clesner
Senior Planner

ROC:jd

E-44-69: Arnold Palmer Clesner, 3301 West Sahara Avenue
E-55-69: Wisconsin Realty, 1102 North Dearborn Boulevard.

2-55-69 ✓

Planning Department
October 23, 1969

Mrs. Walter J. Wiseman
232 Catalina Street
Las Vegas, Nevada 89107

Dear Mrs. Wiseman:

Pursuant to your request, please be advised that the number of your property legally described as Lot 1, Block 10, Golf Ridge Terrace #2, and the south 10' of Lot 1, Block 10, Golf Ridge Terrace #5, has been changed from 1100 North Hale Street to 1101 North Decatur Boulevard.

I will notify the various City departments; however, notification of the Utility Companies and Post Office will be left to you.

Sincerely,

Robert C. Glenner
Senior Planner

RCC:jb

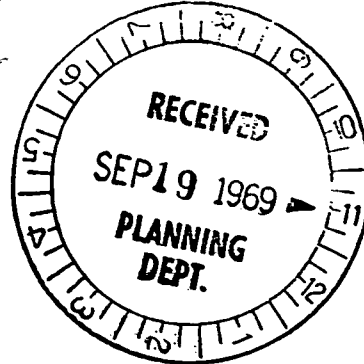
cc: Building & Safety Department
Fire Department
License Department

W. J. Wiseman
232 Catalini St.
Las Vegas, Nev. 89107

September 18, 1969

Clenny

City Planning Commission
City of Las Vegas
400 Stewart St.
Las Vegas, Nevada 89101



Reference: Z-55-69

Gentlemen:

We hereby officially request that the subject property,
previously known as 1100 Yale St., be changed to

1101 North Decatur Boulevard

Thank you for your assistance in this matter.

Sincerely,

W. J. Wiseman
(Mrs.) Walter J. Wiseman

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interests of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof, held on the 17th day of September, 1969, that the following parcel of real property be rezoned as follows at the time of completion of said purpose of the rezoning and the conditions attached thereto:

FROM R-1 to P-R (Z-55-69)

Lot 1, Block 10, of Golf Ridge Terrace No. 2 and the South ten feet (10') of Lot 2, Block 10, Golf Ridge Terrace Unit No. 5.

SUBJECT TO:

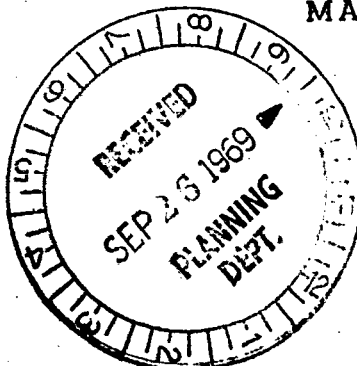
1. Being in accord with the plot plan amended to provide access to the parking area from Decatur Boulevard only, and to include a 6' high decorative block wall along Yale Street.
2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. That this Resolution of Intent be restricted to a six months' time limit.

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


ORAN K. GRAGSON
MAYOR

ATTEST:

Edwina M. Cole, City Clerk



2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements, as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Resolution of Intent to be restricted to a six months' time limit.
6. Improvement of Pecos from Charleston Blvd. to Stewart Ave. in accord with the requirements of the Department of Public Works, sufficient to provide an adequate access road.

At the hour of 3:10 p.m., Mayor Gragson declared a ten-minute recess.

Meeting reconvened at the hour of 3:20 p.m. with all members of the Board present.

✓ Z-55-69

Approved subject
to conditions

ZONE CHANGE Z-55-69 - APPLICATION OF WALTER JOHN AND
N. FAYE WISEMAN

Mr. Saylor: The next item on the agenda is the application of Wiseman for a change in zoning from R-1 to P-R for property located at the corner of Decatur Blvd., Carmen Blvd. and Yale. Across the street, immediately to the east, is the golf course. The property on both sides - north and south - and to the east is all single family zoning as shown in the yellow coloring on this map. At the corner of Washington and Decatur there is some commercial zoning and, of course, Wonderworld at Vegas Drive and Decatur. The area is occupied by single family homes - the proposal is to convert to a real estate office. The remainder of the lots in this area are all occupied. The lot immediately abutting to the north is occupied. These lots are vacant along Decatur - I believe there are five of them. Several years ago when we were faced with the problem of what to do with single family homes in the old subdivisions, which fronted on some of the major streets, such as Charleston and Decatur and in the case of Hyde Park - Sahara - etc., we came up with a policy of allowing a transition to P-R zoning. This was tied in directly to the properties and houses that fronted on the major streets. Then, in most cases, they were across the street from commercial. We also came up with the policy of not permitting, in our new subdivisions, a street design which would front houses on major streets. They had one of two choices. Either front them on an interior street, such as this pattern, or providing an alley to the rear without any ingress or egress from a major street. This was done to prevent the problem developing of not being usable for single family homes and, of course, the problem involved with a major street of the many points of conflict that arise if there is individual access. This pattern has been developed over the past few years and is done almost exclusively now in our new subdivisions. We also, at the time the plat is recorded, record a prohibition of any access from the major streets and that prohibition of access is presently recorded on these lots. The particular lot in question - they propose ingress and egress from Carmen. However, I don't think we can look at this one lot. I think if this is allowed, we are talking in terms of the rest of these lots, which enjoy the same situation - not only in this subdivision, but in several other subdivisions, and we will have completely reversed our policy on subdivision design and use of the P-R zone. In recognition of this, the Planning Commission has recommended denial.

Commissioner Corey: This is on Decatur?

Mr. Saylor: The house fronts on Yale - orientated toward Yale, but the back of the lot is on Decatur -

Commissioner Corey: Doesn't our Master Plan show Decatur as being commercial throughout this entire area?

Mr. Saylor: I don't believe it does along this strip - no. It is all single family to the west of it - the golf course across the street. There is commercial at Washington and Decatur, and commercial at Vegas Drive and Decatur where the Wonderworld Shopping Center is.

Commissioner Corey: Isn't this pretty much like Hyde Park is along Decatur?

Mr. Saylor: No - there's all the difference in the world - in the case of Hyde Park, further south, they have commercial development across the street from them on the other side of Decatur, plus those lots are not developed to face on an interior street - where these are.

George Allen, Assistant Chief of Police: Would this permit ingress and egress off of Carmen?

Mr. Saylor: This plot plan, as submitted, shows ingress and egress from Carmen and there is an existing curb cut on Yale. However, that would apply only to this lot and if this is approved for P-R, it would have to be assumed that the rest of these would be given the same treatment, which means they would either have to have ingress and egress from Yale or Decatur.

Mayor Gragson: Is there anyone else who wants to be heard?

Wisemans: I am Walter Wiseman and this is Faye Wiseman. We live at 232 Catalini Street, which is roughly in this same neighborhood, and we are the owners of the property. My wife is a licensed Real Estate Broker operating under the firm name of Wiseman Realty. What we propose for this property is a real estate office. The intersection at Carmen and Decatur is provided with left turn lanes and are not asking for access to Decatur, but rather off Carmen. We propose no exterior changes to the Yale side of the house, or to the residential character of the house. I would like to point out that in coming from the south toward the property, and up the street, the development has been largely commercial. At the corner of Washington and Decatur, on one corner is a 7-Eleven Store. On the corner just opposite that is a service station. At the third corner is the large Shopping Center going in - (where we just heard about the auto repair shop) - on the fourth corner, of course, is the Municipal Golf Course. Preceding that there are homes up to Carmen, all of which back on Decatur Blvd. Then the subject property and one home - then a series of vacant lots which, it seems to me, those lots will never be developed as single family dwellings. There were some of the property owners that live in this area that back on Decatur, who came to the meeting to comment that they felt that this was not proper zoning from the standpoint that they live there. There is an apartment house just above these vacant lots - then there is the Sizzler Steak House - then the drug store - and then the Wonderworld Shopping Center.

Mrs. Wiseman: I would just like to make a comment - it is my understanding there is to be approximately thirty thousand cars a day, I believe it is, on Decatur Blvd. shortly. It is presently under

construction to be improved. There will be a left-turn lane provision at Carmen. The property owners adjacent were notified of the change. They appeared to be unanimously in favor. Some of them appeared and spoke in their behalf - to the effect that if you think this is residential, come out and sit on their back lots, which are on Decatur. The property directly west of the subject property (there is a residence) faces Carmen so, actually, the front of this house faces the side of that house and there is no objection there. The house is rented at the moment. There is only one other piece of improved property and it is rented - it is a more expensive piece of property than the one we have - the owner wasn't able to sell it as a residence and has moved out and rented it. Then there are five or six vacant lots, as Mr. Saylor told you, then an apartment house - the Sizzler Steak House and it's all commercial around there. There is also under construction on the other corner of Vegas Drive and Decatur, a big new shopping center - a Safeway Store and the stores that usually go in with it. You have just heard on the commercial zoning that is going in south of the property - the new Automobile Agency - and I would just like to mention that from Charleston going north on Decatur, it is almost all commercial now -

Mr. Wiseman: I think what we are submitting is that the P-R type zoning does preserve the buffering of the residential area and allows adequate use of the property which, apparently, can't be used for residential at this point. In addition, the street - Yale - provides more buffering to the residences.

Mrs. Wiseman: The Hyde Park area which has only a common fence separates the commercial or professional properties from their neighbors. And also on West Charleston where they have commercial and professional backing up to residential, I believe it is just a common fence separating them. This will be separated by a full street.

Commissioner Corey: I think it is a good buffer.

Mayor Gragson: The only question is, if they are to be developed for commercial, they should have openings toward Decatur. Mr. Sauer, what is the problem there? Traffic-wise would it create a condition any more hazardous than we have on Charleston?

Director of Public Works, R. P. Sauer: At the moment I can't see any additional problems. They should have additional off-street parking -

Mrs. Wiseman: We have that now -

Mr. Saylor: You are saying that you don't care how many curb cuts we have on a major street -

Commissioner Corey moved that application of Walter John and N. Faye Wiseman (Z-55-69) for a change in the zoning classification of property generally located at 1100 Yale Street, from R-1 to P-R, be APPROVED, subject to the following conditions:

1. Being in accord with the Plot Plan, amended to provide access to the parking area from Decatur Blvd. only, and to include a 6 ft. high decorative block wall along Yale Street.
2. Dedication of necessary right-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements, as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. Resolution of Intent to be restricted to a six months' time limit.

Motion seconded by Commissioner Howery and carried by the following vote: Commissioners Thornley, Howery, Corey and Mayor Gragson voting aye; noes, Commissioner Coblentz.

Z-56-69

Approved subject
to conditions

ZONE CHANGE Z-56-69 - APPLICATION OF WILLIAM H. AND ANNA L. BAILEY

Mr. Saylor: This is the application of Bailey for property located on Carey Avenue. The property is located at the southwest corner of Carey and Lexington. At Miller and Lexington is the location of the present Sugar Hill operation. The corner is zoned C-1 at Lexington and Carey and property immediately to the west is zoned R-2. The request is to change from the C-1 and R-2 to C-2, which would agree with the zoning on the remainder of the property. This is in the Vegas Heights area. The Master Plan does call for General Commercial zoning between Miller and Carey. Consequently, the Planning Commission has recommended approval of the application in accord with the Master Plan and subject to several conditions. There were no protestants at the Planning Commission Meeting.

There was no response to the Mayor's call for comments for or against this application for a zone change.

Commissioner Thornley moved that the application of William H. and Anna L. Bailey (Z-56-69) for a change of zoning from R-2 and C-1 to C-2 on property located at 1329-1353 Carey Avenue, be APPROVED, subject to the following conditions:

1. Conformance to the Plot Plan.
2. A 6 ft. high block wall fence to be provided along the west property line.
3. Resolution of Intent to be restricted to a six (6) months' time limit.
4. Conformance to the requirements of the Fire and Building Departments.
5. Conformance to the requirements of the Department of Public Works.
6. Landscaping as required by the Planning Department.

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

M I N U T E S

CITY PLANNING COMMISSION

September 11, 1969

A regular meeting of the Las Vegas City Planning Commission was called to order at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada.

PRESENT:

Messrs. Willard, O'Brien, McGarry, Ward, Uehling, Johnston, Tiberti, and City Commissioner Coblentz.

STAFF PRESENT:

Don J. Saylor, AIP, Director of Planning
Linda McIntosh, Recording Secretary

NEW BUSINESS:

1. Z-55-69

Denied

Application of WALTER JOHN & N. FAYE WISEMAN for reclassification of property legally described as Lot 1, Block 10 of Golf Ridge Terrace #2 and the south ten feet (10') of Lot 2, Block 10, Golf Ridge Terrace Unit #5, and generally located at 1100 Yale Street, on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, from R-1 to P-R.

Mr. Saylor reported this was the application of Wiseman for P-R zoning on the west side of Decatur between Washington and Vegas Drive in the Golf Ridge Terrace subdivision and indicated the location on the display map. Wonder World is to the north and is surrounded mostly by apartments fronting to the shopping center. The apartments back up to R-1 zoning. Further south at Washington, there is commercial. Across the street is a golf course. The lot in question is at the corner of Carmen, Decatur, and Yale. The subdivision was so designed that the homes did not face on Decatur, but onto the interior streets to protect the residential quality of the area. A condition was set forth that there be no vehicular access to Decatur from lots backing up to Decatur. There is an existing single family home on the lot. This item was held in abeyance at the last meeting so the members could look at the property. Staff strongly recommended denial as it is not in keeping with the residential character of the neighborhood and would be spot zoning, and to allow the P-R would not be good policy. This Board and staff has taken the policy over the past few years of allowing homes that front on major streets to go P-R on the basis that busy major streets are not conducive to single family homes. If we now go to a policy of allowing homes backing up to major streets to go P-R, we might as well open the door so every major street is P-R or commercial. There is one letter of protest on record.

WALTER WISEMAN, the applicant, was present. He pointed out that the use being requested was not on Decatur, but on Yale. There is a left turn lane provided here to avoid any

traffic congestion. Although the vacant lots are zoned residential, they have not been developed, and he did not believe they could ever be developed and maintained as residential properties, because of the very large commercial shopping center and numerous apartments in the immediate vicinity.

After much discussion, Mr. Uehling moved that the application of WALTER JOHN & N. FAYE WISEMAN for reclassification of property generally located at 1100 Yale Street, on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, from R-1 to P-R be denied. Commissioner Coblentz seconded the motion and it was carried by a majority vote as follows:

<u>AYES</u>	<u>NOES</u>	<u>ABSTAIN</u>
Mr. Willard	Mr. O'Brien	None
Mr. Ward	Mr. McGarry	
Mr. Uehling	Mr. Johnston	
Comm. Coblentz		
Mr. Tiberti		

2. Z-56-69

Approved

Application of WILLIAM H. & ANNA L. BAILEY for reclassification of property legally described as the East Half (E $\frac{1}{2}$) of Lot 144E and Lots 144F, 145D, 145E, and 145F, Vegas Heights Tract No. 4, and located at 1329-1353 Carey Avenue, on the southwest corner of Carey Avenue and Lexington Street, from R-2 and C-1 to C-2.

Mr. Saylor stated this was the application of Bob Bailey for a change in zoning from C-1 and R-2 to C-2 for property generally located at Lexington and Kinsella (Carey). The reason for the two street names is that the north side is Carey, and the south side is Kinsella. The property fronting along Miller is zoned C-2 on both sides. This is in the Vegas Heights subdivision. The Master Plan calls for R-2 zoning except for property from Miller to Carey, which it sets forth as general commercial. A portion of the property is already zoned commercial. Staff would recommend approval subject to being in accord with the Master Plan, and further, subject to all of the usual conditions including a 6' high block wall fence along the west line of the property. A petition has been received, which is not in protest, but asks that certain restrictions be placed as follows: "We the undersigned do not oppose the zone changes, except for certain reservations:

- #1. The address is completely wrong. The lots and location mentioned is not Carey Avenue. It is Kinsella Avenue, so recorded in the Clark County Court-house as of the 5th day of February, 1929. As of this date that name (Kinsella) has not been changed.
- #2. We believe there should be a great improvement in the appearance of said property, under supervision of the City Building Commission, to the effect of being an improvement to said property and the community.

INTER-OFFICE MEMORANDUM

11-13-69

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

MURREL CLAMP

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

On 11-13-69 a field inspection was made
at 1101 N. DECATUR; revealed that the
conditions of Z-55-69 have/have not been met.

CONDITIONS OF THE RESOLUTION
HAVE BEEN MET.

Geo. Ogilvie will prepare order changing
Deatur access on records, plats & advise
to release license & request ordinance.

M. Clamp
PLANNING ASSISTANT



September 19,

City Attorney

Planning Department

Request for Resolution of
Intent Preparation

City Manager
Z-51, 55, 56, 57, 59, 60-69
Req. for R.O.I.
Chrono
Assessor
R. Williams

Would you please prepare a Resolution of Intent to rezone the following properties:

Z-51-69 From R-1 to R-T

All of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, NDM., excepting that portion recorded as Pecos Park Unit No.1.

Subject to:

1. Being in accord with the revised plot plan amended to include a 6' high block wall around the trailer park.
2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. That this Resolution of Intent be restricted to a six (6) months time limit.
6. Improvement of Pecos from Charleston to Stewart in accord with the requirements of Public Works, sufficient to provide an adequate access road.

Cont'd.....

September 19, 1969

Z-55-69 From R-1 to P-R

Lot 1, Block 10, of Golf Ridge Terrace #2 and the South ten feet (10') of Lot 2, Block 10, Golf Ridge Terrace Unit #5.

Subject to:

1. Being in accord with the plot plan amended to provide access to the parking area from Decatur Boulevard only, and to include a 6' high decorative block wall along Yale Street.
2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. That this Resolution of Intent be restricted to a six (6) months time limit.

Z-56-69 From R-2 and C-1 to C-2

The East Half ($E\frac{1}{2}$) of Lot 144E, and Lots 144F, 145D, 145E and 145F, Vegas Heights Tract No. 4.

Subject to:

1. Conformance to the plot plan.
2. A 6' high block wall fence to be provided along the west property line.
3. Resolution of Intent be restricted to a six months time limit.
4. Conformance to the requirements of the Fire and Building Departments.
5. Conformance to the requirements of the Public Works Department.
6. Landscaping as required by the Planning Department.

Cont'd...

September 19, 1969

Z-57-69 From R-1 to C-1

Lot 13, Block 10, Amended Mayfair Tract #2

Subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Fire and Building Departments.
3. Conformance to the requirements of the Public Works Department.
4. Resolution of Intent to be restricted to a six months time limit.
5. Landscaping as required by the Planning Department.

Z-59-69 From R-E and C-2 to C-2 and R-T.

The North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the South 300 feet of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East, MDB&M

Subject to:

1. Conformance to the plot plan.
2. Signing an agreement and posting a bond for the installation of off-site improvements and dedication of necessary rights-of-way as required by the Department of Public Works.
3. Conformance to the requirements of the Fire and Building Departments.
4. Conformance to the requirements of the Trailer Park Ordinance.
5. A 6' high block wall to be constructed around the periphery of the development (trailer park)
6. Landscaping to be in accord with the requirements of the Planning Department.
7. Prohibition of any dependent trailers within the trailer park itself.
8. Resolution of Intent be restricted to a six months time limit.

Cont'd...

September 19, 1969

Z-60-69 From R-E to C-D

Lot 6, Block 2, McNeil Tract Re-Subdivision

Subject to:

1. Conformance to the plot plan.
2. Conformance to the requirements of the Fire and Building Departments.
3. Landscaping as required by the Planning Department.
4. Resolution of Intent be restricted to a six months time limit.
5. Conformance to all requirements of the C-D zone.
6. Signing an agreement to dedicate and enter into a special assessment district for a 20' alley at the south property line, when and if required by the City, and conformance to all other requirements of the Public Works Department.

Robert C. Clemmer
Senior Planner

RCC:jb

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE November 17, 1969

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 1946

NAME OF BUSINESS N. Faye Wiseman - Wiseman Realty

TYPE OF BUSINESS Real Estate Broker

ADDRESS 1101 North Decatur ZONE P-R Z-55-69

YES

NO

THIS IS A CHANGE OF NAME

THIS IS A CHANGE OF OWNERSHIP

THIS IS A CHANGE OF LOCATION

Application is

Approved

Denied

and
forwarded
to

Bldg.

License

Logged By: _____

DIRECTOR OF PLANNING

Witness

STATE OF NEVADA)
COUNTY OF CLARK) SS.
CITY OF LAS VEGAS)

Carl D. Peterson, being first duly sworn, deposes and says that on the 23rd day of September, 1969, he posted copies of NOTICE, the attached of which is a true and correct copy, in the following places:


1. On the bulletin board at City Hall.
2. On the bulletin board at the Clark County Court House.
3. On the S.W. Corner of Decatur and Westmoreland.
4. 300'+ South of the S.W. Corner of Decatur and Westmoreland.
5. On the N.W. Corner of Decatur and Carmen.

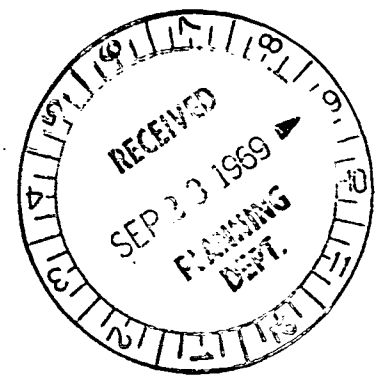
Carl D. Peterson

SUBSCRIBED AND SWORN to before me
this 23rd day of Sept, 1969.

Judith Ann Pingpank
Notary Public in and for said
County and State

My Commission Expires:


 Notary Public - State of Nevada
 CLARK COUNTY
 Judith Ann Pingpank
 My Commission Expires Oct. 11, 1969





Walter John & N. Faye Wiseman
232 Catalini Street
Las Vegas, Nevada 89107

Re: Z-55-69

At a regular meeting of the Board of City Commissioners, held September 17, 1969, your application for a zone change from R-1 to P-R, for property generally located at 1100 Yale Street on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, was APPROVED subject to the following conditions:

1. Being in accord with the plot plan amended to provide access to the parking area from Decatur Boulevard only, and to include a 6-foot high decorative block wall along Yale Street.
2. Dedication of necessary rights-of-way as required by the Public Works Department.
3. Signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. That this Resolution of Intent be restricted to a six (6) month time limit.

EDWINA M. COLE
City Clerk

EMC/mac

cc - Planning Department
Public Works Department
Fire Department
Building Department

parked in this area will be between \$15,000 to \$18,000 in price. The park will allow no pets. It is self contained and there will be very little traffic and it will not detract from the church next door. She further stated she had looked at this area today and saw that it was trashy and dirty, and thought the trailer park would be an asset.

An unidentified man in the audience stated that they were unalterably opposed to any trailer parks. If one was allowed, there would be more. A petition was presented of property owners in opposition. He stated that to allow this would be in direct opposition to the adjacent property owners.

VIC KRAMETBAUER appeared in protest. He stated he owned land directly adjacent to this which he was developing for single family residential use. Further, if approved, this would be an act of spot zoning.

Chairman Tiberti declared the public hearing closed.

After a brief discussion, Mr. Uehling moved that the application of FRANK J. & PAULINE A. VLACH for reclassification of property 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 be denied. Commissioner Coblenz seconded the motion and it was unanimously carried.

11. Z-55-69
Abeyance

Application of WALTER JOHN AND N. FAYE WISEMAN for reclassification of property legally described as Lot 1, Block 10, of Golf Ridge Terrace #2 and the South ten feet (10') of Lot 2, Block 10, Golf Ridge Terrace Unit #5, and generally located at 1100 Yale Street, on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, from R-1 to P-R.

Mr. Saylor stated this was a request for a change in zoning from R-1 to P-R for property generally located between Decatur and Yale. The golf course is across the street; Wonder World is to the south and there is commercial surrounded by R-1 zoning. At the time this subdivision was designed, it carried the specific condition that the lots backing up to Decatur were to have no ingress or egress to Decatur. Staff finds no reason to allow the encroachment of commercial into this area, and it would be spot zoning. The Commission has adopted the policy of allowing P-R where homes face on major streets. If we adopt the policy of allowing P-R where the homes do not face major streets, staff feels this will become a big problem. Staff strongly recommends denial.

Chairman Tiberti declared the public hearing open.

RICHARD WISEMAN, representing the applicant, was present. He stated that the majority of the property on Decatur was zoned for commercial use, or apartments. He said there was a major intersection one block south. He said it was impossible to sell the homes in this area because of the heavy traffic on Decatur. The proposed use of this reclassification is a real estate office. He said this would not be spot zoning, but a continuation of the commercial.

TONY BRONDER, 916 Yale Street, appeared in favor of the proposed reclassification because of the heavy traffic situation on Decatur.

MR. MIRANTI, 912 Yale Street, appeared in favor of the application. He stated this was the only street between Sahara and the Tonopah Highway which was still zoned R-1.

After discussion by the Commission, Mr. O'Brien moved that the application of WALTER JOHN AND N. FAYE WISEMAN, be held in abeyance pending a field trip by the Board to this area. Mr. Ward seconded the motion and it was unanimously carried.

12. Final Map

Sandhill Estates Unit No.1.

Approved

Mr. Saylor stated this was located on the east side of the Freeway, north of Charleston. The final map is in accord with the tentative map. The developer cooperated very generously and redesigned this development to accommodate the freeway. Staff would recommend approval with the provision that the freeway alignment is in accord with the requirements of Public Works and that there be no vehicular access from lots backing up to the freeway.

VIC KRAMETBAUER was present representing the final map. He stated the homes would be in the price range of \$23,000 to \$27,500.

After a brief discussion, Mr. Uehling moved that the final map of Sandhill Estates Unit No.1. be approved subject to the following conditions:

- 1) That the freeway alignment be in accord with the requirements of the Public Works Department.
- 2) That there be no vehicular access from lots backing up to the freeway.

Mr. O'Brien seconded the motion and it was unanimously carried.

13. Proposed Street

Submitted by REAL ESTATE INVESTORS CORP. for a portion of the South Half ($S\frac{1}{2}$) Northwest Quarter ($NW\frac{1}{4}$) of Section 2, Township 20 South, Range 60 East, MDB&M.

Accepted

Mr. Saylor stated this was in an undeveloped area between Craig Road and Lone Mountain

Planning Department
September 12, 1969

Walter J. & N. Faye Wiseman
232 Catalini Street
Las Vegas, Nevada 89107

At the regular meeting of the Las Vegas City Planning Commission, held September 11, 1969, consideration was given to your request for reclassification of property located at 1100 Yale Street, on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, from R-1 to P-R.

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

This item will be heard by the Board of City Commissioners at their next regular meeting to be held September 17, 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-55-69

Planning Department
August 15, 1969

Walter J. & N. Faye Wiseman
232 Catalini Street
Las Vegas, Nevada 89107

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 at 1100 Yale Street, on the north side of Carmen Boulevard between Yale Street and Decatur Boulevard, from R-1 to P-R.

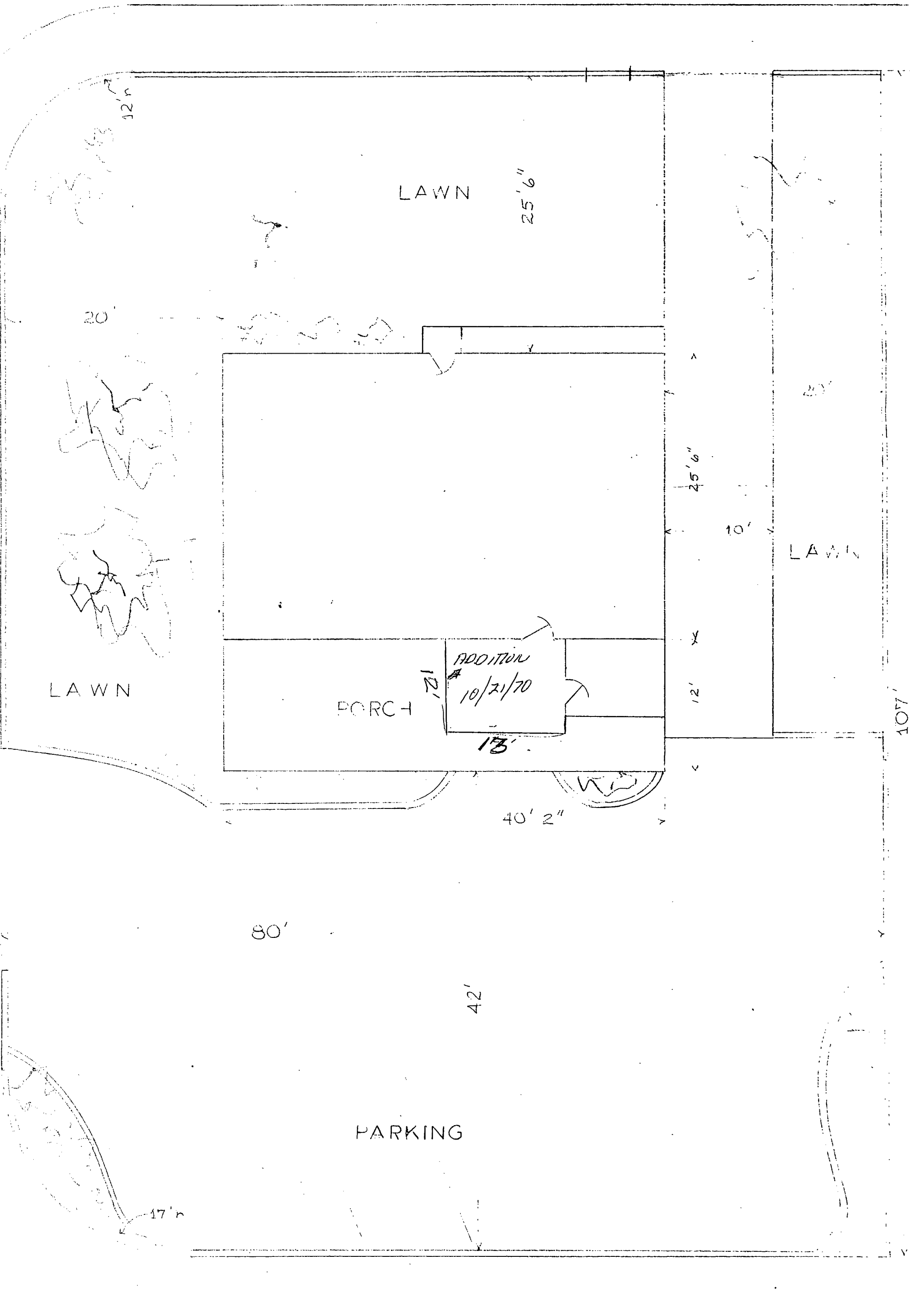
It was voted by the Board that this item be held in abeyance pending a field trip to this area.

This item will again be heard at the regular meeting of the City Planning Commission on September 11, 1969, at 7:30 P.M. in the Council Chambers of City Hall.

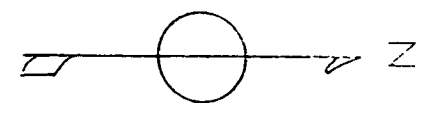
Don J. Saylor, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:lm

Z-55-69



DECATUR BLVD.



1/8" = 1 FOOT

55