

Planning & Development Department

Scanning Cover Sheet

Case No Z-0109-64

APN 138-36-406-003

Location NWC of Upland Blvd and Alpine Pl

Applicant Doug Brand

Subject

Reclassification of property legally described as the NE Quarter of the SE Quarter of the SW Quarter of the SW Quarter of Section 36, Township 20 South, Range 60 East, MDB&M, save and except the North 104' of the West 208' therefrom.



PROPERTY OWNERS

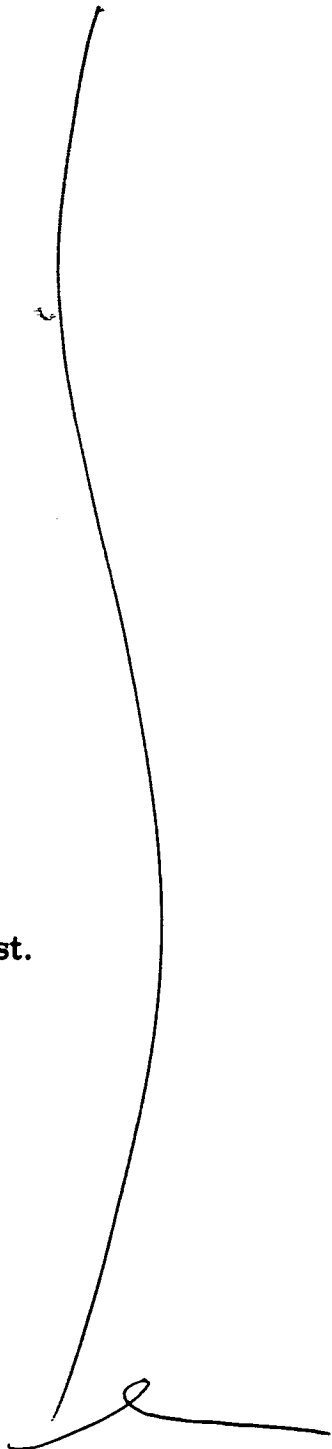
PROTESTS

APPROVALS

FILE No.

Z-109-64

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.		
2.	Enter in register.		
3.	Enter file number and fill in blanks "For Department Use Only" on application.		
4.	Make up folder with appropriate label. Attach application on right hand side.		
5.	Type 3 index cards - numerical, legal, applicant.		
6.	File above cards in proper metal file.		
7.	Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder.		
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.		
9.	Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only.		
10.	Place "Protest and Approval" sheet on right side of applicant's file.		
11.	Give folder to Mel, he will prepare property owner's list. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. d. Mail out notices.		
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO:

Z-109-64

MEETING DATE:

Jan 14, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

January
Twenty-first
1965

Mr. Doug Brand
120 North 8th Street
Las Vegas, Nevada

Dear Mr. Brand: Re: Zone Change Z-109-64

At the regular meeting of the Board of City Commissioners held January 20, 1965, consideration of your application for reclassification of property generally located on the northwest corner of Upland Boulevard and Alpine Place, from R-1 to P-R, was denied.

Yours very truly,

Edwina M. Cole
City Clerk

~~cc~~ - Planning Department

X

INTER-OFFICE COMMUNICATION

DATE December 22, 1964

TO: Building Department

FROM: Planning Department

SUBJECT: File No. Z-109-64
City Planning Commission Meeting January 14, 1965

Application submitted by: Doug Brand

Reclassification: From R-1 To P-R

Property located at:

Generally located on the northwest corner of Upland Boulevard
and Alpine Place.

Your remarks regarding this application prior to January 3, 1965 will
be greatly appreciated.

Plot Plan attached: YES
 ~~NO~~
 XXXXXX

☐ This item held in abeyance pending submittal of plot plan which is attached.

Scheduled for reconsideration _____


DON J. SAYLOR
Director of Planning

DJS:eb

Mayor Gragson asked if there was anyone present who wished to comment on the above application, to which there was no response.

In accordance with the recommendation of the Planning Commission, Commissioner Whipple moved that a Resolution of Intent be ADOPTED to rezone the above described property to C-2 (Z-107-64) subject to the following conditions:

1. Being in accord with the plot plan amended to exclude the offstreet parking facilities located at the front of the parcel.
2. Conformance to the requirements of the Building Department for this type occupancy.
3. That this Resolution of Intent be restricted to a six months time limit.

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

ZONE CHANGE -
Z-108-64

Abeyance

Zone Change - Z-108-64 - APPLICATION OF RON RUDIN for reclassification of property generally located on the north side of East Charleston Blvd. 300 feet east of Pecos Road,

From: R-2
To: C-1.

In accordance with the request of the applicant, Commissioner Mirabelli moved that the above application (Z-108-64) be held in ABEYANCE.

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

ZONE CHANGE -
Z-109-64

Denied

ZONE CHANGE - Z-109-64 - APPLICATION OF DOUG BRAND for reclassification of property legally described as

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 36, T20S, R60E, M.D.B. & M (Government Lot 45) save and except the north 104 feet of the west 208 feet therefrom,

and generally located on the northwest corner of Upland Blvd. and Alpine Place,

From: R-1
To: P-R.

Director of Planning, Donald J. Saylor: The Planning Commission felt that because the entire area north of Alpine is residential, that it was completely premature at this time to think in terms of extending Commercial or P-R zoning and they have recommended denial of the application. There was one protest at the Planning Commission meeting.

Mayor Gragson asked if there was anyone present who wished to comment on the above application, to which there was no response.

In accordance with the recommendation of the Planning Commission, Commissioner Levy moved that the application of Doug Brand (Z-109-64) for reclassification of property generally located on the northwest corner of Upland Blvd. and Alpine Place, from R-1 to P-R, be DENIED.

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

ZONE CHANGES -
Z-110-64 and
Z-111-64

Adopted Resolutions
of Intent

ZONE CHANGE - Z-110-64 - APPLICATION OF SCOTT AND
HENDERSON for reclassification of property legally described as

Lots 510 and 475, Block 21, Hyde Park No. 3,

generally located on the east side of Decatur Blvd. between
Evergreen Avenue and Dover Place,

From: R-1
To: P-R.

ZONE CHANGE - Z-111-64 - APPLICATION OF WATTS AND SMITH
for reclassification of property legally described as

Lots 474 and 450, Block 20, Hyde Park No. 3,

generally located on the east side of Decatur Blvd. between Dover
Place and Cory Place,

From: R-1
To: P-R.

Director of Planning, Donald J. Saylor: I will make my remarks apropos to both Z-110-64 and Z-111-64 because they involve very similar property, same neighborhood, etc., and the Planning Commission action is the same on both. These applications are for change in zoning from R-1 to P-R for the lots fronting on the east side of Decatur Blvd. from Cory to Evergreen. At a previous action taken a month or so ago concerning a change of zoning to commercial on the west side of Decatur, it was indicated at that time that some consideration should be given to P-R zoning for these lots fronting on Decatur in the Hyde Park Subdivision. We have discussed this with some of the people and we do have these four lots involved on the applications tonight; however, the Planning Commission in taking their action recognized that more than likely the same consideration would be given to other applications for lots fronting on Decatur as they are submitted. The Planning Commission further stipulated that it was their thinking that although the lots abutting Decatur should go P-R, that this would not necessarily be true of the lots in the interior of Hyde Park. The reason they made this statement is the fact that there were some people at the meeting who owned interior lots who spoke in favor of the P-R zoning, which indicated somewhat to the Planning Commission that they may feel that if these lots on Decatur go P-R, that the interior lots would, also. We also had a petition of some other property owners on Decatur in favor of it

6. Z-108-64

Denied

Application of RON RUDIN for reclassification of property legally described as the south 220 feet of the west 165 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, T20S, R62E, MDB&M, and generally located on the north side of East Charleston Boulevard 300 feet east of Pecos Road, from R-2 to C-1. Mr. Saylor pointed out the general location, and the land use in close proximity. Further, Mr. Saylor stated that Staff felt there was an adequacy of commercial properties in this general area and does not feel it particularly advisable to begin the transitioning of the East Charleston frontage to commercial classification. Further, it appears that the market is overloaded with undeveloped commercial areas. The proposed use is a neighborhood shopping area. Staff recommended denial. The Chairman declared the public hearing open. No one appeared.

The Chairman declared the public hearing closed. After discussion, Mr. Johnston moved that the application of RON RUDIN for reclassification of property generally located on the north side of East Charleston Boulevard 300 feet east of Pecos Road be denied. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

7. Z-109-64

Denied

Application of DOUG BRAND for reclassification of property legally described as the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 36, T20S, R60E, MDB&M (Govern. Lot 45) save and except the north 104 feet of the west 208 feet therefrom, and generally located on the northwest corner of Upland Boulevard and Alpine Place from R-1 to P-R.

Mr. Saylor pointed out the general location. Further, he stated it had been past policy to consider commercial use up to Alpine along Charleston from Jones to Decatur, however, to reserve that area lying north of Alpine for residential development. A previous application for commercial zoning on this particular parcel was denied, however, this request is for professional office use. Staff again reiterates that there is a relatively overcrowded market for P-R zoned properties stating that this is not the major reason for Staff's recommendation, but rather, no thought has been entertained to extend anything other than R-1 development north of Alpine Place. On that basis, Staff recommended denial. The record indicated no protests.

The Chairman declared the public hearing open.

Mr. Bill Trent appeared to protest.

Mr. Bannam appeared in behalf of the applicant. He stated the proposed professional office complex would be of ranch type design in keeping with residential characteristics. Further, he stated access from Alpine would not be necessary and felt the proposed use would not be objectional to anyone. Further, he stated there would be no bright outside lighting nor any signs. It was his opinion this is not a suitable location for residential development because of the adjoining two busy streets.

The Chairman declared the public hearing closed.

After discussion, Mr. Fountain moved that the application of DOUG BRAND for reclassification of property generally located on the northwest corner of Upland Boulevard and Alpine Place from R-1 to P-R be denied.

Mr. Gilday seconded the motion and it was carried by a unanimous vote.

Planning Department
400 Stewart Avenue
January 15, 1965

Mr. Doug Brand
120 West Eighth Street
Las Vegas, Nevada

Dear Mr. Brand:

At the regular meeting of the City Planning Commission held January 14, 1965, consideration was given to your request for reclassification of property generally located on the northwest corner of Upland Boulevard and Alpine Place, from R-1 to P-R.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied.

This item will be heard by the Board of City Commissioners at 6:00 PM, January 20, 1965, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-109-64

December 22, 1964

Z-109-64

January 14, 1965

Doug Brand

R-1

P-R

Generally located on the northwest corner of Upland Boulevard
and Alpine Place.

January 3, 1965

xxxxxx

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 PR 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 \$ 50.00.

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

~~Lot 45 in Section 36, Township 20 South, Range 60 East, M.D.B. & M.~~

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the

Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) being Lot

Forty-Five (45) in Section 36, Township 20 South, Range 60 East,

M.D.B. & M. Saving and excepting therefrom the North 104 feet

of the West 208 feet.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, _____
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)

Doug Brand

Mailing Address:

120-N. 8th St,

Phone No.:

382-3426

Subscribed and sworn to before me this 17th day of November, 1964

Jean Inez

Notary Public in and for said County and State

4-11-67

My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications 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 \$ 50.00Received by: RLPReceipt No.: 79539Case No.: Z-109-64Date: 12/21/64Jan 14, 1965

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 the 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.

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

~~Map 45 in Section 36, Township 20 South, Range 60 East, M.D.B. & M.~~

~~The Northeast Quarter (NE¹) of the Southeast Quarter (SE¹) of the~~

~~Southwest Quarter (SW¹) of the Southwest Quarter (SW¹) being Lot~~

~~Forty-Five (45) in Section 36, Township 20 South, Range 60 East,~~

~~M.D.B. & M. Saving and excepting therefrom the North 104 feet~~

~~of the West 208 feet.~~

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COUNTY OF CLARK) ss:

I, _____
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:

Phone No.:

Doug Brand120-N 8th St382-3426

Subscribed and sworn to before me this 17th day of November, 1964

Jean Inney

Notary Public in and for said County and State

4-11-67

My Commission Expires

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Filing Fee \$ _____

Received by: _____

Receipt No.: _____

Case No.: Z- _____

Date: _____

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

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3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
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7. Must be drawn to scale, with scale indicated.
8. Show north-point.