

Planning & Development Department Scanning Cover Sheet

Case No Z-0112-62

APN 139-35-310-028

Location E of 13th btw Fremont & Ogden

Applicant Arthur Passarelli

Subject

Reclassification of property legally
described as Lots 7 and 8, Block 9, Ladd's
Addition.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>Mjfe</i>
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: *J-112-62*
MEETING DATE: *Nov. 8, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

November 8, 1962

October 24, 1962

Notice is hereby given that on November 8, 1962, at ⁷4:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

**Z-112-62 ARTHUR PASSARELLI FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 7 AND 8,
BLOCK 9, LADD'S ADDITION AND GENERALLY LOCATED
ON THE EAST SIDE OF 13TH STREET BETWEEN FREMONT
STREET AND OGDEN AVENUE, ~~FROM R-3 TO C-2~~
FROM: R-3 (Limited Multiple Residence)
TO: C-2 (General Commercial)**

Any and all interested persons may appear before the City Planning Commission, 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**

FJB:mfr

P. O. BOX 4935
CARMEL, CALIFORNIA
October 29, 1962

approval

Mr. Franklin J. Bills
Director Of Planning,
400 Stewart Street,
Las Vegas, Nevada.

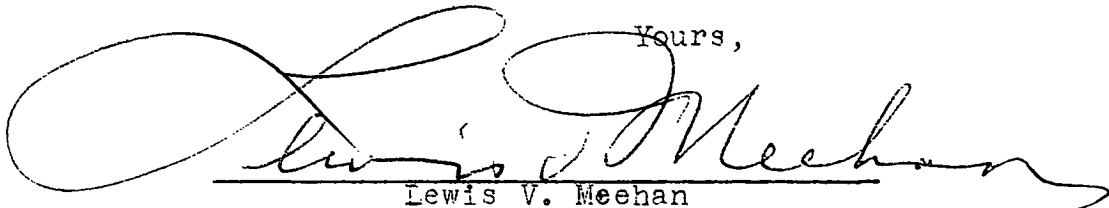
Dear Mr. Bills:

I have before me your Notice Of public
Hearing " Re: Arthur Passarelli's application
to change the zoning of lots 7 and 8 Block 9
Ladd's Addition from R 1 to C 2 (General Co-
mercial).

Mrs. Meehan and I have no objection should
this change be made by the Commission.

Let us take this opportunity to thank you
for the good news we received from Mr. Foster
of your office regarding the zoning change
of our property at Fourteenth and Ogden.
We know it represents a great deal of hard
work on the part of your department and
particularly, on the competent direction from
you, not to mention the patience shown by
you each time we called to see you to expedite
this change to R 4 for us. Many many thanks
and with kind personal regards, I am

Yours,


Lewis V. Meehan



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 R-3 Use District to a C-2 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 55.00.

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

LOTS 7 AND 8 IN BLOCK 9 OF LADD'S ADDITION
TO THE CITY OF LAS VEGAS.

General location located on the east side of 13th St between
Fremont St and Ogden Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, ARTHUR PASSARELLI 2592 SHERWOOD 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) Arthur Passarelli Mailing Address: 2592 SHERWOOD ST Phone No.: EV 58438

Subscribed and sworn to before me this 78th day of September, 19 62

Eileen M. V. V. V.
Notary Public in and for said County and State

MY COMMISSION EXPIRES JULY 16, 1968

My Commission expires

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

Filed: 9/28/, 19 62

Fee: \$ 55.00

Receipt No.: 50490

Case No.: 9-112-62

By: [Signature]
Director of Planning

10/16/62

March 27, 1963

City Attorney

Planning Department

Reclassification--Request for Ordinance
Preparation

2-112-63

Will you please prepare an Ordinance for submittal to City Commission on the following:

Z-112-63-
Lots 7 & 8, Block 9, Ladds Addition

ROBERT C. CLEMMER
Senior Planner

RCC:wa

2-112-62

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: **May 23, 1963**

To: LAS VEGAS **SUN**

From: City Clerk

SUBJECT: PUBLICATION OF **ORDINANCE NO. 934-34**

Please publish the attached **ORDINANCE NO. 934-34**

Saturday, May 25, 1963 and Saturday, June 1, 1963

(dates)

and send me 3 copies of the Affidavit of Publication at your earliest convenience. (no later than seven (7) days following final publication)

Acting Asst City Clerk

cc: Director of Finance

cc: City Attorney - on Ordinances only

Z-112-62

ORDINANCE NO. 934-34

AN ORDINANCE TO AMEND TITLE XI, 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 DOES ORDAIN 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, is hereby amended to read as follows:

FROM R-3 to C-2 (Z-112-62)

Lots 7 and 8, Block 9, Ladds 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, in conflict herewith are hereby repealed.

APPROVED:

/s/ REED WHIPPLE

~~SIGRID DODGSON, MAYOR~~

REED WHIPPLE, MAYOR PRO TEM

ATTEST:

/s/ SIGRID DODGSON

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 8th day of May, 1963, and referred to the following committee composed of Commissioners Fountain and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 22nd day of May, 1963, 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 following vote:

VOTING "AYE": Commissioners Mirabelli, Levy, Fountain and
Mayer Pro Tem Whipple

VOTING "NAY": None ABSENT: Mayor Gragson

APPROVED:

/s/ Reed Whipple

~~SIGRID DODGSON, MAYOR~~

REED WHIPPLE, MAYOR PRO TEM

ATTEST:

/s/ Sigrid Dodgson

SIGRID DODGSON, Acting City Clerk

December
Thirteenth
1962

Mr. Arthur Passarelli
2592 Sherwood Street
Las Vegas, Nevada

Re: Zone Change - Z-112-62

Dear Sir:

At the regular meeting of the Board of City Commissioners held December 12, 1962, consideration was given your application for reclassification of property generally located on the east side of 13th Street between Fremont Street and Ogden Avenue, from R-5 to C-2.

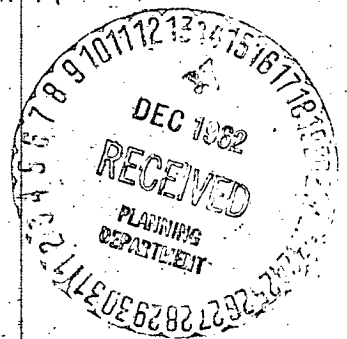
Upon motion duly made, seconded and carried, a resolution of intent to rezone this property was adopted subject to the condition that the building be constructed in accordance with the plan submitted at the meeting.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning



Commissioner Fountain amended his motion to read as follows: That a resolution of intent to rezone property generally located on the east side of 25th Street, between Owens Avenue and Searles Avenue, from R-3 to C-2, be ADOPTED, subject to the following conditions:

1. Conformance to the Plot Plan.
2. That the area indicated on the Plot Plan for professional offices, constituting the north 75 feet from the proposed extension of Searles Street and extending for the entire depth of the property be R-4.
3. That all letters submitted to date offering rights-of-way dedications and easements become a matter of record and are deemed to be in full force and effect and binding upon the applicant.

Commissioner Whipple seconded the motion as amended, which carried by the following vote: Commissioners Mirabelli, Fountain, Whipple, and Mayor Gragson voting aye; noes, none.

ZONE CHANGE
Z-112-62

Resolution of
Intent to Re-
zone Adopted,
subject to con-
dition that
building be
constructed in
accordance with
plan submitted
at the meeting.

ZONE CHANGE (Z-112-62) - APPLICATION OF ARTHUR PASSARELLI for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, legally described as follows:

Lots 7 and 8, Block 9, Ladd's Addition.

Director of Planning, Mr. Donald J. Saylor: This application has been held in abeyance from the meetings of November 14 and November 28, and at the last meeting, we did have a plot plan, but the plan was not complete nor was Mr. Passarelli present. However, he is here tonight; and I do now have a plot plan which proposes a 37 room hotel with 29 parking spaces. Under R-5, which is the present zoning on the property, the parking ratio is 2 for 1. In other words, he could build 24 apartments, with only 12 parking spaces. In effect, this is an application to rezone the property to C-2 so that he can construct a hotel. Under the R-5 zoning he can only build 24 units.

Commissioner Whipple: As I recall, the protestants indicated they would withdraw their protests, if he provided adequate parking, is that right?

Mr. Saylor: That was my understanding of it.

Rev. Carl Friesen, representing the Church of the Nazarene located on the southwest corner of 14th and Ogden: This was our objection mainly that we didn't want to throw a lot more cars on the streets. We have no objection to him building a hotel, and consequently we couldn't have any objection to changing the zoning to C-2, if the parking problem is adequately taken care of. Would this zoning change come under this particular stipulation -- or if Mr. Passarelli in the next six months would change his mind, which every man has a right to do, and he could sell this property as C-2 property and the new owner could establish something else on it. My people have no objection to this zoning if parking is adequately taken care of.

Commissioner Fountain: In other words, have the zoning only apply to this particular plan.

Mr. John Rapp, the property owner directly across the alley from the proposed hotel, stated that he would also withdraw his protests if Mr. Passarelli received approval only on the plan submitted and not as merely a rezoning.

Commissioner Fountain moved that a resolution of intent to rezone property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, be ADOPTED, subject to the condition that the proposed development be constructed in accordance with the plot plan as submitted by Mr. Passarelli at this meeting.

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

ORDINANCE NO. 1014

Referred to
Committee.

An Ordinance entitled: "AN ORDINANCE TO AMEND ORDINANCE NO. 972 OF THE CITY OF LAS VEGAS, NEVADA, TO AMEND SECTION II, SUBSECTION E BY PROVIDING FOR THE ADOPTION OF A NEW ZONING MAP; TO AMEND SECTION VI, SUBSECTION E BY CHANGING THE SETBACK REQUIREMENTS WITH RESPECT TO SIDE AND REAR YARDS IN DISTRICTS HAVING AN "R" PREFIX; TO AMEND SECTION XIX, SUBSECTION B BY MODIFYING REGULATION OF STORAGE OF NURSERY STOCK; TO AMEND SECTION XXII, SUBSECTIONS A(1) AND B BY ELIMINATING CERTAIN RESTRICTIONS WITH RESPECT TO USES PERMITTED IN THE "M" DISTRICT; TO AMEND SECTION XXV, SUBSECTION B (9) BY CLASSIFYING THE PROCEDURE TO BE FOLLOWED WITH RESPECT TO THE RECLASSIFICATION OF LAND; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH." was read by title by the City Attorney, Sidney R. Whitmore, who stated that the foregoing Ordinance No. 1014 should be referred to a Committee.

Mayor Gragson appointed Commissioners Whipple and Fountain as the Committee for Recommendation on the foregoing entitled Ordinance No. 1014.

ORDINANCE NO. 1012

Adopted

An Ordinance entitled: "AN ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS; DECLARING SAID TERRITORY AND INHABITANTS TO BE ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES; ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO." was read by title by the City Attorney, Sidney R. Whitmore.

Commissioner Whipple speaking for himself and Commissioner Levy, the Committee for Recommendation on Ordinance No. 1012, reported this Ordinance out of Committee favorably; whereupon he moved that the foregoing entitled Ordinance No. 1012 be ADOPTED.

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

ZONE CHANGE
Z-112-62

Abeyance to
Dec. 12, 1962

ZONE CHANGE (Z-112-62) - APPLICATION OF ARTHUR PASSARELLI for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, legally described as follows:

Lots 7 and 8, Block 9, Ladd's Addition.

Director of Planning, Mr. Donald J. Saylor: This matter was heard in a previous meeting and held in abeyance for submittal of a plot plan. In essence, the application is for a change from R-5 to C-2 for the construction of a hotel. Under the R-5 present zoning, he could build 24 apartment house units, and he is proposing a 44 room hotel. He submitted a plan this afternoon, but the parking is not laid out on the plan; but just roughly I would say he could probably provide about 20 spaces -- or about the same ratio that they would have to provide in an R-5 zone. There were three protests, and the Planning Commission recommended denial essentially on the basis that they didn't feel commercial hotel use was proper.

Mr. Carl Friesen, representing the Church of the Nazarene located on the southwest corner of 14th and Ogden; and Mr. John Rapp, an adjoining property owner, both stated that they had no serious objections to the hotel itself, providing sufficient off-street parking would be provided.

Further discussion revealed that Mr. Passarelli was not present at the meeting nor represented, and that the plans he had submitted merely indicated an open area for parking, but did not indicate the number of spaces that would be provided.

Commissioner Levy moved that the application of Arthur Passarelli (Z-112-62) for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, be held in ABEYANCE until the meeting of December 12, 1962 at which time definite action would be taken, and that Mr. Passarelli be informed that it would be necessary to submit a plot plan clearly indicating the number of off-street parking spaces that would be provided.

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

TENTATIVE MAPS OF:

RICHFIELD VILLAGE
NO. 5

TENTATIVE MAP OF RICHFIELD VILLAGE NO. 5, submitted by Teddy Rich Enterprises, comprising approximately 7.3 acres (37 lots) generally located south of West San Francisco Avenue and east of Richfield Boulevard, legally described as follows:

The North Half (N-1/2) of Section 8, Township 21 South, Range 61 East, MDB&M.

RICHFIELD VILLAGE
NO. 6

TENTATIVE MAP OF RICHFIELD VILLAGE NO. 6, submitted by Teddy Rich Enterprises, comprising approximately 58 acres (287 lots) generally located south of West San Francisco Avenue and east of Valley View Boulevard, legally described as follows:

Portion of the Northwest Quarter (NW-1/4) of Section 8, Township 21 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor, stated that this property is also in the newly annexed area and that the request for R-1 zoning is normal procedure for preparing land that is ready for subdivision development, and that the Planning Commission recommended approval.

Commissioner Mirabelli moved that a resolution of intent to rezone property generally located between Jones Boulevard, Michael Way, Smoke Ranch Road and College Avenue from R-R to R-1 be ADOPTED.

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

ZONE CHANGE
Z-110-62

Adopted resolution of intent to rezone to R-1.

ZONE CHANGE (Z-110-62) - APPLICATION OF ROUND UP REAL ESTATE for reclassification of property generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane from R-E to R-4, legally described as follows:

The West Half (W-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 20, Township 20 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor: This property was also recently annexed to the City. Immediately to the south is an 80 acre parcel that is in the process of being subdivided for single family development. The Planning Commission recommended that this application be amended to R-1 and this was agreeable to the applicant. The Planning Commission recommends approval to R-1.

Commissioner Mirabelli moved that a resolution of intent to rezone property generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane as amended to R-1 be ADOPTED.

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

ZONE CHANGE
Z-112-62

Abeyance

ZONE CHANGE (Z-112-62) - APPLICATION OF ARTHUR PASSARELLI for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, legally described as follows:

Lots 7 and 8, Block 9, Ladd's Addition.

Director of Planning, Donald J. Saylor: The property is vacant and present Zoning of R-5 permits some 24 units, and the request for C-2 was to permit construction of a 40 room hotel. There were three protests from property owners in the area who felt that the area was already dense enough, and except for this property, was pretty fully developed.

Mr. John Rapp, property owner across the alley, protested the granting of this application because of the added parking problems this would create in an already congested neighborhood.

Mayor Gragson asked if Mr. Passarelli or anyone representing him was present, to which there was no response. Inasmuch as the protests were primarily against the added parking problems that this development would create, it was the consensus that the applicant be requested to submit a plot plan showing the number of offstreet parking spaces that would be provided.

Commissioner Whipple moved that the application of Arthur Passarelli (Z-112-62) for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue from R-5 to C-2 be held in ABEYANCE, and that Mr. Passarelli be requested to submit a plot plan of the proposed development.

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

ZONE CHANGE
Z-114-62

Adopted resolution of intent to rezone to R-5.

ZONE CHANGE (Z-114-62) - APPLICATION OF R. J. COLLET AND NICKOLAS J. HELLMAN for reclassification of property generally located on the northwest corner of Clifford Street and Atlantic Street from R-4 to R-5, legally described as follows:

Lots 25, 26, 27, 28, 29, 30, 31 and 32, Block 5, Fishers Fremont Street - Boulder Dam Highway - First Subdivision.

Director of Planning, Donald J. Saylor: This property is located immediately to the west of the Showboat. This request for R-5 is on the basis that it is in conjunction with tourist accommodations, and the Planning Commission recommended approval.

Commissioner Mirabelli moved that a resolution of intent to rezone property generally located on the northwest corner of Clifford Street and Atlantic Street from R-4 to R-5 be ADOPTED.

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

TENTATIVE MAP OF
CHARLESTON HEIGHTS
TRACT NO. 47

Approved

TENTATIVE MAP OF CHARLESTON HEIGHTS TRACT NO. 47, submitted by Nevsur Insurance Agency, comprising 22 acres (76 lots) generally located on the northeast corner of Torrey Pines and West Fremont, legally described as follows:

Part of Southeast Quarter (SE-1/4) of Section 26, Township 20 South, Range 60 East, MDB&M.

Director of Planning, Donald J. Saylor, stated that the Planning Commission recommended approval, subject to the condition of full street improvements on Ames Avenue.

Commissioner Mirabelli moved that the tentative map of Charleston Heights Tract No. 47 of property generally located on the northeast corner of Torrey Pines and West Fremont, comprising 22 acres, be APPROVED, subject to the condition of full street improvements on Ames Avenue.

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

November
Twenty-Ninth
1962

Mr. Arthur Passarelli
2592 Sherwood Street
Las Vegas, Nevada

Re: Zone Change - Z-112-62

Dear Sir:

At the regular meeting of the Board of City Commissioners held November 28, 1962, consideration was given your application for reclassification of property generally located on the east side of 13th Street between Fremont Street and Ogden Avenue, from R-5 to C-2.

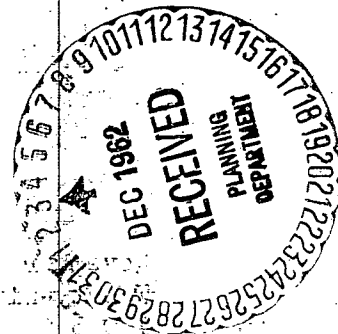
Upon motion duly made, seconded and carried, this application was held in abeyance and rescheduled for the agenda of December 12, 1962, at 5:30 p.m.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning



November
Nineteenth
1962

Mr. Arthur Passarelli
2592 Sherwood Street
Las Vegas, Nevada

Re: Zone Change - Z-112-62

Dear Mr. Passarelli:

At the regular meeting of the Board of City Commissioners held November 14, 1962, consideration was given your application for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 (Limited Multiple Residence), to C-2 (General Commercial).

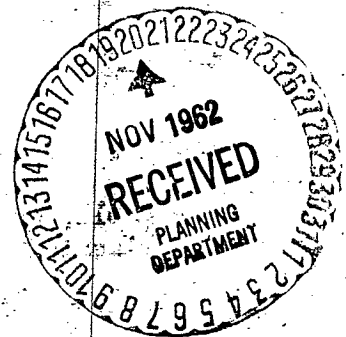
Upon motion duly made, seconded and carried, this application was held in abeyance to the meeting of November 28, 1962, at which time the Board of Commissioners indicated they would like to see a plot plan of the proposed development of this property.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

Stamp: NOV 20 1962
jaf

cc - Public Works
cc - Planning



TO: City Clerk

DATE: November 9, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON November 14, 1962

ZONE CHANGE -- Z - 112-62

Application of ARTHUR PASSARELLI, 2592 Sherwood Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

lots 7 and 8 , Block 9, Ladd's Addition

Generally located: on the east side of 13th Street between Fremont Street
and Ogden Avenue

From: R-3 (Limited Multiple Residence)

To: C-2 (General Commercial)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

PLANNING DEPARTMENT

BY: _____

mb

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Lewis V. Meehan
P.O. Box 4933
Carmel, California
2. Gila and Rose
Frontiers
8735 Honey Ave.
Rosemead, Calif.

File No.

9-112-62

November 13, 1962

**Mr. Arthur Passarelli
2592 Sherwood Street
Las Vegas, Nevada**

Dear Mr. Passarelli:

At the regular meeting of the City Planning Commission held on November 8, 1962, consideration was given to your request for the reclassification of property generally located on the east side of 13th Street and Ogden Avenue, from R-3 to C-2.

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 on November 14, 1962 at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

**DON J. SAYLOR
Director of Planning**

DJS:mfr

Z-112-62

Avenue and Searles Avenue, from R-3 to C-2.

Mr. Saylor gave the staff report stating that this parcel is generally located on the east side of 25th Street between Owens Avenue and Searles Avenue. This application is for commercial. Staff took firm stand a few years ago that there would be no commercial zoning on the east side of 25th in this area. Previous applications have been before the Commission for commercial and have been denied. The applicant is proposing professional offices and apartments. Staff recommends R-4 zoning but not commercial zoning. The record indicates no protests or approvals. The Chairman declared the public hearing open.

Mr. Jansen appeared in behalf of the applicant.

After discussion, the Chairman declared that the application of EDITH V. JANSEN for the reclassification of property generally located on the east side of 25th Street between Owens Avenue and Searles Avenue, from R-3 to C-2 be held in abeyance until the joint meeting of the Board of City Commissioners and the City Planning Commission on November 13, 1962 at 4:00 P.M.

The Chairman declared a recess at 9:00 P.M.

The Chairman resumed the meeting at 9:10 P.M.

24. Z-112-62

Denied

Application of ARTHUR PASSARELLI for the reclassification of property legally described as Lots 7 and 8, Block 9, Ladd's Addition and generally located on the east side of 13th Street between Fremont Street and Ogden Avenue, from R-3 to C-2.

Mr. Saylor gave the staff report stating that this parcel is located on 13th Street. Fremont to Ogden, half of the block between 12th Street to 15th Street is zoned R-5.

R-5 permits a higher density than does R-4 and allows one parking space for every two units. This application is for C-2. Staff strongly feels that this application is for a proposed hotel. This property is 100 x 140, which under the R-5 would permit 10 units for the first lot and 14 for the second. A total of 24 units with 12 parking spaces would be permitted under the present zoning. Staff has no recommendation on this particular application. The Chairman declared the public hearing open.

Mr. Ira Marshak, Architect, 212 Las Vegas Blvd. South, appeared representing the applicant stating that plans were for a two-story 40 room hotel, which would provide 24 parking spaces.

Mr. Charles Vale, owner and operator of the Gables Motel, appeared in protest.

Mr. Pete Ferndelli appeared in protest.

Mr. Julius Rapp, 105 North 14th Street appeared in protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ARTHUR PASSARELLI for the reclassification of property generally located on the east side of 13th Street between Fremont Street and Ogden Avenue, from R-3 to C-2 be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Gilday seconded the motion and the vote was carried unanimously by the Commission.

25. Z-113-62
Abeyance

Application of VEGAS VALLEY CORPORATION for the reclassification of property legally described as Lots 10, 11 and 12, Block 9, Amended Plat of Metropolitan Addition to the City of Las Vegas and generally located on the east side of Monterey Avenue between Exley Avenue and San Francisco