

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0112-63

APN 139-34-210-038

Location NEC of 1st & Clark

Applicant Daiell & Glinski

Subject

Reclassification of property legally described as the Southerly 14.62' of the Westerly 107.1' and the Southerly 18.62' of the Easterly 32.9' of Lot 14, and all of Lots 15 & 16, Block 11, Clarks Las Vegas Townsite.



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NOTICE OF PUBLIC HEARING

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July 11, 1963

June 26, 1963

Notice is hereby given that on July 11, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

Z-112-63

DAIELL & GLINSKI FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THE SOUTHERLY
14.62 FEET OF THE WESTERLY 107.1 FEET AND
THE SOUTHERLY 18.62 FEET OF THE EASTERLY 32.9
FEET OF LOT 14, AND ALL OF LOTS 15 AND 16,
block 11, CLARKS LAS VEGAS TOWNSITE, AND
GENERALLY LOCATED ON THE NORTHEAST
CORNER OF 1st STREET AND CLARK AVENUE.

FROM: R-4 (Apartment Residence)

TO: C-2 (General Commercial)

OK-RD

Any and all interested persons may appear before the PC
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.

DON J. SAYLOR
Director of Planning

DJS:

eb



July 31, 1963

2-112-63
City Attorney

Planning Department

**Request for preparation of Resolution
of Intent to Rezone.**

Z-112-63

From R-4 to C-2

**The southerly 14.62 feet of the westerly 107.1 feet and the
southerly 18.62 feet of the easterly 32.9 feet of Lot 14, and
all of Lots 15 and 16, Block 11, Clark's Las Vegas Townsite.**

Subject to: (1) Being in accord with the plot plan.

**ROBERT C. CLEMMER
Senior Planner**

**By Jim Griffin
Planning Assistant**

eb

1 RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

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

4 WHEREAS, the Board of City Commissioners deems it appropriate and in the
5 interest of the public health, safety, welfare and convenience that
6 an intention to rezone be indicated so long as conditions and stip-
7 ulations are complied with; and

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

12 NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of
13 City Commissioners held on the 24th day of July, 1963, the fol-
14 lowing parcel of real property shall be rezoned as follows at the
15 time of completion of the said purpose of the rezoning and the con-
16 ditions attached thereto:

17 FROM R-4 to C-2 (Z-112-63)

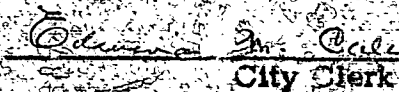
18 The southerly 14.62 feet of the westerly 107.1
19 feet and the southerly 18.62 feet of the easterly
20 32.9 feet of Lot 14, and all of Lots 15 and 16,
21 Block 11, Clark's Las Vegas Townsite.

22 Subject to: Being in accord with the plot plan, and
23 approval of variance by Board of
24 Zoning Adjustment.

25 PASSED, ADOPTED AND APPROVED this 24th day of July 1963.

26 
27 Mayor

28 ATTEST:

29 
30 City Clerk
31
32

There was 1 protest at the Planning Commission meeting, and at this time, the Planning Commission is recommending approval by means of a resolution of intent for the easterly 330 feet, to a depth of 150 feet, to R-4 zoning. This has been discussed with the applicant, and I believe he is in accord and agrees to go along with the recommendation of the Planning Commission.

Attorney George Dickerson, representing the applicant: The Planning Commission was of the opinion that although there seems to be an indication that there is a spreading of commercial out Charleston, they were not at this point prepared to say that the extension should be carried into this area; although they were in agreement that it probably called for a change from the existing zoning to a multiple type of zoning. Accompanying our application, you will find a petition of all property owners fronting on West Charleston agreeing to the creation of an Assessment District; agreeing further to the dedication of 50 feet of right-of-way on West Charleston, and 30 feet of right-of-way upon what will be cut through as Alpine Street. Dr. Fortier is in agreement as to all of the requirements of the Planning Commission in the creation of the Assessment District, all of the off-site improvements, the dedication of the frontage on Charleston and on Alpine Street.

Commissioner Levy moved that a Resolution of Intent to rezone property generally located on the northwest corner of Mohawk and West Charleston Boulevard be ADOPTED in accordance with the recommendation of the Planning Commission; to wit:

That the easterly 330 feet (Lot 56) to a depth of 150 feet be approved to R-4, subject to being in accord with the plot plan, with the balance to the north to remain R-1. The westerly 330 feet (Lot 55) to be held in abeyance pending receipt of plot plans.

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

ZONE CHANGE
Z-112-63

Adopted Resolution of Intent to Rezone; provided variance under C-2 zoning is approved by Board of Zoning Adjustment

ZONE CHANGE - Z-112-63 - APPLICATION OF HARVEY L. DAIELL AND BOGDEN M. GLINSKI for reclassification of property generally located on the northeast corner of 1st Street and Clark Avenue, from R-4 to C-2, legally described as:

The southerly 14.62 feet of the westerly 107.1 feet and the southerly 18.62 feet of the easterly 32.9 feet of Lot 14, and all of Lots 15 and 16, Block 11, Clarks Las Vegas Townsite..

The Director of Planning, Mr. Donald J. Saylor: The Planning Commission at their meeting received one protest. They recommend approval on the basis of a Resolution of Intent, subject to the condition that it be in accord with the Plot Plan, which I believe proposes some 60 apartment units -- a combination of bachelor and one-room apartments. On the ground floor, you will notice that they propose 28 parking spaces. I don't believe at the time the Planning Commission recommended approval in accord with the plot plan, that they were fully aware of the fact that they were recommending approval of something that is contrary to the provisions of the C-2 ordinance. The applicants do have on file a

variance to deviate from the required parking. My suggestion would be, if you see fit to approve this, that it merely be by means of a resolution of intent, which means that everything would have to be in accord with the C-2 ordinance, unless the Board of Zoning Adjustment grants relief in one way or the other.

Mayor Gragson: C-2 doesn't require any parking.

Mr. Saylor: For apartments it does. Ordinarily it is on the basis of 1 for 1.

Mr. Owen Nitz, representing the applicants: We do have on file an application for variance -- that's true. We were under the impression that no off-street parking was required. However, on the other hand, in our proposed plot plan we have provided for 28 parking spaces, which is nearly 1 space for every two apartments. We feel that this apartment-hotel is going to be close enough downtown -- it is only 4 blocks from Fremont -- for working people. We feel that a good majority of the tenants will not be those that will require parking. If there is off-street parking required, it is my impression that the next zoning requires 1 for every 2 apartments. We are only 2 parking spaces away from it.

Commissioner Fountain: You will have an apartment-hotel, right?

Mr. Nitz: That's correct.

Mr. Saylor: No off-street parking is required in a C-2 zone. However, a C-2 zone does not permit apartment units -- that is what the variance will have to be from -- the exclusion under C-2 of the statement "that any use specifically permitted as a matter of right in any "R" district is not permitted in a C-2 zone." He does have an application before the Board of Zoning Adjustment, and I am afraid that the recommendation of the Planning Commission, approving it in accord with the plot plan, infers that they are saying that what he proposes is all right.

Commissioner Levy: We could approve it with the stipulation that it is being approved, subject to approval of the Board of Zoning Adjustment.

Commissioner Mirabelli moved that a Resolution of Intent to Re-zone property generally located on the northeast corner of 1st Street and Clark Avenue, from R-4 to C-2, be ADOPTED, provided that the variance under the C-2 zoning is approved by the Board of Zoning Adjustment.

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

TENTATIVE MAP OF
TORREY PINES GARDEN
(REVISED)

Approved, subject to conditions listed.

Page 16
Minutes-Regular Meeting
July 24, 1963

TENTATIVE MAP OF TORREY PINES GARDEN (REVISED) submitted by R. Banks, comprising 37 acres generally located west of Torrey Pines, north of Fremont, legally described as:

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

The Director of Planning, Mr. Donald J. Saylor, stated that the essential revision in this Tentative Map of Torrey Pines Gardens was the realignment of a street, necessitated by the erection of a power sub-station which is vitally needed in the area.

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 interest 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, that at a regular meeting of the Board of City Commissioners held on the 24th day of July, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

32 FROM R-4 to C-2 (2-112-63).

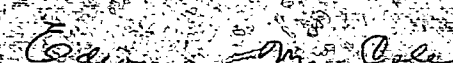
The southerly 14.62 feet of the westerly 107.1 feet and the southerly 18.62 feet of the easterly 32.9 feet of Lot 14, and all of Lots 15 and 16, Block 11, Clark's Las Vegas Townsite.

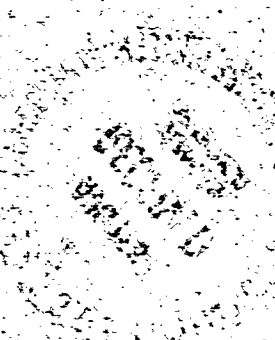
Subject to: Being in accord with the plot plan, and approval of variance by Board of Zoning Adjustment.

PASSED, ADOPTED AND APPROVED this 24th day of July 1963.


Mayor

ATTEST:


City Clerk



July 26, 1963

Owen Nitz, Esquire
320 Carson Street
Las Vegas, Nevada

Dear Sir:

ZONE CHANGE APPLICATION - Z-112-63 -
Harvey L. Daiell and Bogdan M. Gliniski

At their regular meeting on July 24, 1963, the Board of City Commissioners considered the request by Messrs. Daiell and Gliniski for a zone change on property generally located on the northeast corner of 1st Street and Clark Avenue, from R-4 to C-2.

By motion duly made, seconded and carried, the City Commission ADOPTED a Resolution of Intent to Rezone to C-2, provided that this variance under C-2 zoning is approved by the Board of Zoning Adjustment.

Very truly yours,

Vyrna Loparco
Acting Assistant City Clerk

vml

cc - Planning
cc - Public Works

to enable the applicant to apply for a Use Permit for professional offices. Mr. Foster stated that there is on file a Petition from 12 additional property owners in this block stating that they too want the same reclassification. Staff felt that this is predominately a low density area, and that the homes are in a well kept condition, therefore recommended denial.

The Chairman declared the public hearing open.

Mr. Loren Artus appeared to protest.

Mr. Gene Freeman appeared to protest.

Mr. George Dickerson appeared in behalf of the applicant, outlining the proposed plans.

Dr. Fortier appeared in his own behalf.

Mr. Harold McKay appeared to approve.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of QUINCY E. FORTIER, MD for the reclassification of property generally located on the north side of East Sahara (San Francisco) Avenue, from R-2 to R-4, be held in abeyance pending further study of the area.

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

16. Z-111-63

Abeyance

Application of FRED B. ALLEN for the reclassification of property legally described as portions of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 7, T21S, R61E, MDB&M, more particularly described as:

Parcel Nos. A & B - The north 747 feet of the east 802 feet thereof, save and except the south 225 feet of the west 265 feet. Parcel A - from R-1 to C-2; Parcel B - from R-1 to R-2;

Parcel No. C - The east 414 feet of the south 300 feet of the north 1047 feet thereof. From R-1 to R-4;

Parcel Nos. D & E - The west 535 feet of the north 398 feet thereof; Parcel No. D, from R-1 to R-4; Parcel No. E, from R-1 to C-1;

Generally located on the southwest corner of Sahara (San Francisco) Avenue and Arville Street.

Mr. Foster gave the Staff report pointing out the general location. Further, he stated that this parcel had recently been annexed to the City. It is surrounded on three sides with low density R-1 zoning. Due to the request for such a large amount of commercial and high density residential, Staff recommended that this item be held in abeyance to determine whether or not this intensive use is warranted. The Chairman declared the public hearing open.

Mrs. Downer appeared to protest.

Mr. Bob Campbell appeared to protest. He presented a Petition of Protest with approximately 25 names listed.

Mr. George Salerno appeared to protest.

Mr. Fred B. Allen appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of FRED B. ALLEN for the reclassification of property generally located on the southwest corner of Sahara (San Francisco) Avenue and Arville Street, from R-1 to R-2, R-4, C-1, and C-2, be held in abeyance for further study.

Mr. Longley, Sr. seconded the motion and it was carried by a unanimous vote.

17. Z-112-63

Approved

Application of DAIELL & GLINSKI for the reclassification of property legally described as the southerly 14.62 feet of the westerly 107.1 feet and the southerly 18.62 feet of the easterly 32.9 feet of Lot 14, and all of Lots 15 and 16, Block 11, Clark's Las Vegas Townsite, and generally located on the northeast corner of First Street and Clark Avenue, from R-4 to C-2.

Mr. Foster gave the Staff report pointing out the general

location. He stated that this parcel is located in the area in transition to become a part of the central business district. The southerly boundary has been extended to Lewis Street. The proposed plan is for an apartment-hotel type of development. Staff recommended approval by means of a resolution of Intent subject to being in accord with the plot plan.

The Chairman declared the public hearing open.

Mr. George Serleth appeared to protest, stating there was insufficient offstreet parking.

Mr. Owen Nitz appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

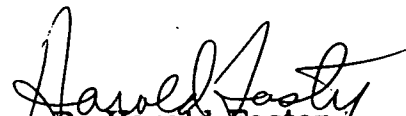
After discussion, Mr. Johnston moved that the application of DAIELL & GLINSKI for the reclassification of property generally located on the northeast corner of First Street and Clark Avenue, from R-4 to C-2, be approved by means of a resolution of Intent subject to being in accord with the plot plan.

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

ADJOURNMENT:

Upon motion duly made and seconded, and carried by a unanimous vote, the regular meeting of the City Planning Commission was adjourned at 11:15 PM.

DON J. SAYLOR
Secretary


By Harold Foster

DJS:HF:eb

TO: City Clerk

DATE: July 15, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON July 24, 1963

ZONE CHANGE -- Z - 112-63

Application of Datell and Ginski (Harvey L. Datell & Bogdan M. Ginski) c/o Owen Nitz, Atty-in-fact
(Name and Address) 320 Carson Street
Las Vegas, Nevada

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends approval on the basis of _____
a resolution of intent

subject to the following conditions:

(1) Being in accord with the plot plan.

Number of protests: 1

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

Planning Department
400 Stewart Avenue

July 15, 1963

Owen Nitz
Attorney-in-fact
320 Carson Street
Las Vegas, Nevada

Re: Harvey L. Datell and
Bogdan M. Glinski
Property reclassification
Z-112-63

Dear Mr. Nitz:

At the regular meeting of the City Planning Commission held on July 11, 1963, consideration was given to your request for the reclassification of property generally located on the northeast corner of 1st Street and Clark Avenue, from R-4 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 approved by means of a resolution of intent subject to the following:

- (1) Being in accord with the plot plan.

This item will be heard by the Board of City Commissioners at 4:00 PM, on July 24, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR

By Harold Foster
Planning Analyst

DJS:HF:eb

Z-112-63

**Planning Department
400 Stewart Avenue**

July 15, 1963

**Owen Nitz
Attorney-in-fact
320 Carson Street
Las Vegas, Nevada**

**Re: Harvey L. Datell and
Bogdan M. Glinski
Property reclassification
Z-112-63**

Dear Mr. Nitz:

At the regular meeting of the City Planning Commission held on July 11, 1963, consideration was given to your request for the reclassification of property generally located on the northeast corner of 1st Street and Clark Avenue, from R-4 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 approved by means of a resolution of intent subject to the following:

- (1) Being in accord with the plot plan.**

This item will be heard by the Board of City Commissioners at 4:00 PM, on July 24, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR

**By Harold Foster
Planning Analyst**

DJS:HF:eb

Z-112-63

Approval

Re Z-112-63
7-11-63

Address -
P.O. Box 624
Las Vegas
June 29, 1963

Planning Commission
City of Las Vegas

Dear Sirs:
"OK" to zone cor. of Clark & S. 1st commercial -

BUT:

Why not zone all the remainder of the Street so, too?

(There are only 3 blocks remaining not so-zoned.

All the other blocks already have been zoned
C - or M - Industrial. The Street is only
9 blocks long. (or is it 11?) This would signal
a quick building boom for S. 1st St.)

Mrs. J. J. Donnell, owner
of 420 S. 1st (bet Lewis & Clark)

90
Temp: (my mother) MB Groce
716 Crestle Glen
Oakland 10 Calif

(I expect to attend
the July 11 meeting
but send this OK anyway)

NOTICE OF PUBLIC HEARING

July 11, 1963

June 26, 1963

Notice is hereby given that on July 11, 1963, 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-112-63

DAIELL & GLINSKI FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTHERLY 14.62 FEET OF THE WESTERLY 107.1 FEET AND THE SOUTHERLY 18.62 FEET OF THE EASTERLY 32.9 FEET OF LOT 14, AND ALL OF LOTS 15 AND 16, BLOCK 11, CLARKS LAS VEGAS TOWNSITE, AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 1st STREET AND CLARK AVENUE.

FROM: R-4 (Apartment 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.

DON J. SAYLOR
Director of Planning

DJS:HF:eb

6/27/63
Harold Foster
By Harold Foster
Approval granted
Alice E. Roman

NOTICE OF PUBLIC HEARING

July 11, 1963

June 26, 1963

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Z-112-63

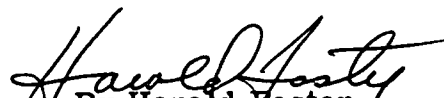
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TO: C-2 (General Commercial)

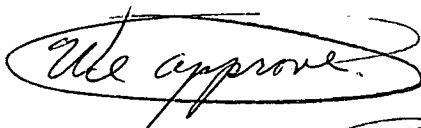
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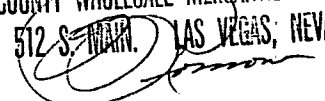
DON J. SAYLOR
Director of Planning


By Harold Foster

DJS:HF:eb

JUN 25 1963



CLARK COUNTY WHOLESALE MERCHANTILE COMPANY
512 S. MAIN. LAS VEGAS, NEVADA




The southerly 14.62' of the westerly 107.1 feet
and of the southerly 18.62 feet of the easterly 32.9 feet
of lot 14, and all of lots 15 and 16 in
Block 11 Clark's Las Vegas Townsite.

Generally located on the northeast
corner of First St and Clark ~~St~~ Ave

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 R-4 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 \$ 60.00.

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

Lots 15 and 16 and that portion of Lot 14 in Block 11 of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the office of the County Recorder of Clark County, Nevada, the whole of which is more particularly described as follows: Beginning at the Southwest corner of said Lot 16, thence North 27° 45' East along the West line of said Block 11 a distance of 64.62 feet to a point; thence South 62° 15' East a distance of 107.10 feet to a point; thence North 27° 45' East a distance of 4.00 feet to a point; thence South 62° 15' East a distance of 32.90 feet to a point; thence South 27° 45' West a distance of 68.62 feet to the most southerly corner of said Lot 16; thence North 62° 15' West a distance of 140.00 feet to the point of beginning. Described also as Northeast Corner of First and Clark Streets, Las Vegas, Nevada, approximately 64.62 feet on First Street by 140' deep. Street address: 105-107 E. Clark, Las Vegas, Nevada.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, OWEN NITZ, Attorney and Agent for HARVEY L. DAIELL and BOGDAN M. GLINSKI,

being duly sworn, depose and say that ~~XXX~~ (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.
<u>Harvey L. Daiell</u>	<u>c/o Owen Nitz, Esq.</u>	<u>382-2211</u>
<u>Harvey L. Daiell</u>	<u>320 Carson Street, Las Vegas</u>	<u>382-3723</u>
<u>Bogdan M. Glinski</u>	<u>107 Cervantes</u>	
Subscribed and sworn to before me this	<u>11</u> day of <u>June</u> , 19 <u>63</u>	

Julius Gross
Notary Public in and for said County and State

May 14, 1963
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: 6/17, 1963

FEE: \$ 60.00

RECEIPT NO.: 62113

CASE NO. Z-112-63

BY: PD

July 11, 1963

Director of Planning