

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0112-64

APN 139-33-211-001

Location N of Alta btw Shadow and Deauville

Applicant Jack C. Cherry

Subject

Reclassification of property legally
described as the East 332.5' of the South
990' of the SW Quarter of the NW Quarter of
Section 33, Township 20 South, Range 61
East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

Wm Slick & Alice Slick
1724 Kenyon Pl

FILE No.

Z-112-64
Jan 14, 1965

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-112-64

MEETING DATE:

Jan 14, 1965

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

January 14, 1965

December 31, 1964

Notice is hereby given that on January 14, 1965, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

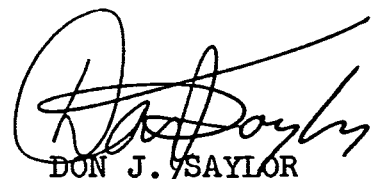
Z-112-64

JACK C. CHERRY FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE EAST 332.5 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$) OF SECTION 33, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE NORTH SIDE OF ALTA DRIVE BETWEEN SHADOW LANE AND DEAUVILLE STREET,

FROM: R-1 (Single Family Residence)

TO: P-R (Professional Office)

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:eb

recognizing the need for offstreet parking in this general area, Staff recommended approval of the use and plot plan, however; in discussing this proposal with the applicant, Staff requested assurance that the units not be leased to anyone with children. The applicant stated that he would not rent to anyone with children over 5 years however, Staff requests that the age be restricted to no children over 2 years. Mr. Garner appeared and stated that normally, leasees of these units have no children, however, he concurred with Staff and stated he would allow no leasees with children over two years of age. After discussion, Mr. Gilday moved that the use and plot plan for Lots 15 and 16, Block 26, Clark's Las Vegas Townsite be approved as submitted. Mr. Fountain seconded the motion and it was carried by a unanimous vote.

10. Z-112-64

Approved

Application of JACK C. CHERRY for reclassification of property legally described as the east 332.5 feet of the south 990 feet of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 33, T20S, R61E, MDB&M, and generally located on the North side of Alta Drive between Shadow Lane and Deauville Street, from R-1 to P-R.

Mr. Saylor pointed out the general location. Referring to the plot plan, Mr. Saylor stated that several months ago a Use Permit for this particular hospital was approved but, at that time the plot plan showed the hospital located at the southerly end of the parcel and was approved subject to conformance to the plot plan, with no ingress/egress from Alta or Deauville. This plot plan shows the hospital moved toward the northerly portion of the parcel however, all ingress/egress is confined to Shadow Lane. This particular request is expressly for office use for Dr. Cherry, who is developing this hospital. He proposes this office for more or less an out-patient clinic. Mr. Saylor stated that although only the southerly portion of the parcel is required for professional office use, Staff felt it best to advertise the entire area as the whole project is tied together and in this way the property owners in the neighborhood who were interested could see the new plot plan proposal. Staff recommended approval of only the southerly 200 feet of the plot plan subject to conditions of approval relative to the valid use permit, plot plan, dedication of proper rights-of-way, offsites as required plus Building and Fire Department requirements for this type occupancy.

The record indicated one protest.

The Chairman declared the public hearing open.

Mr. Givens appeared to protest, stating this would be an encroachment into this residential area and feared other commercial type uses.

Mr. Burton Pinkham appeared to protest. He felt that the professional office use would be an encroachment into this residential area.

At this time Mr. Saylor stated that there is an immediate emergency for construction of the proposed professional office in that Dr. Cherry must vacate his present offices. He further explained that the hospital imposed different problems however, he was quite confident that the proposal as submitted would be fulfilled and his recommendation was not only as Planning Director but also as a resident in close proximity.

Mr. Foote appeared to protest. He felt that the hospital should be put in before professional office use is allowed on this property.

Mr. Cherry appeared in his own behalf. He stated the plan is to construct the medical office building prior to the hospital basically because Dr. Cherry must move from his present location. He explained why it takes longer to consummate plans for a hospital and assured the Commission the hospital would be developed. Vice-Chairman Tiberti stated he well could understand the fear of these property owners that if the professional office is constructed first and the plans for the hospital are not consummated, what type of development would then follow. Further, he felt these property owners should be assured in some manner that this overall parcel will be developed as proposed. Mr. Fountain stated that he agreed with Vice-Chairman Tiberti, however stated that Dr. Cherry was being forced out of his offices on 2nd Street and further stated he was confident that Dr. Cherry was sincere and that the hospital would be developed. During the discussion, the time limit factor was pointed out and it was the consensus of the Commission that no time limit be subjected to this development based on the fact that a hospital development proceeds much slower than other types of development. After further discussion, Mr. Fountain moved that the application of JACK C. CHERRY for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deaville Street, from R-1 to P-R, be approved by means of a Resolution of Intent of only the southerly 200 feet of this parcel subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (3) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (4) That the subjected conditions of approval relative to the valid Use Permit for a hospital on this overall parcel shall prevail.
- (5) Conformance to the requirements of the Building and Fire Department for this type occupancy.

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

Chairman Cahlan declared a ten minute recess at 8:40 PM.

Mr. Saylor presented the tentative map of CHARLESTON-RAINBOW (Revised) pointing out the general location. Mr. Saylor stated that this tentative map was approved by the Commission a few months ago subject to several conditions which also apply to this revised map, explaining that the conditions cannot be remedied at this time. The revised map excludes some of the alleys proposed in the original tentative map. Staff recommended approval subject to the flood control handled in accord with the requirements of the Department of Public Works; that although there are area underground utilities proposed, Staff recommended the utility easements be shown unless the utility companies specify in writing that they do not require easements; that Biljac be extended to Charleston to be used as an access to the subdivision until one other access is provided; and, that paved access be extended on West Charleston to Biljac Street.

RECESS:

11. CHARLESTON-
RAINBOW (Revised)

Tentative Map

Approved

Z-112-64

OK. JC

3-34

2

3-353

1 THRU 11

3-354

1 THRU 3, 5 THRU 19 (ALL)

3-357

1, 2, 4 THRU (10)

CITY OF L.V.

COP L.V.

3-358

1 THRU 3, 6 THRU 10, 12 THRU 20 (ALL)

(7, 8, 9,)

3-36

1 THRU 4, 11, 12, 13, 27, 28, (41)

→ DAVID MEFFORD
240 S. WALLACE

3-37

15, 16, 21, 23, 35, 36, 37, 45

L.V.

~~OWNER~~ APP. ON LIST.

Completed 12-29-64

GEORGE RUDIAK
ATTORNEY AT LAW

October 1, 1965

SUITE 201 202-203 PROFESSIONAL BUILDING
425 FREMONT STREET
LAS VEGAS, NEVADA
DUBLEY 2-1322, 2-1323

Mr. Don J. Saylor
Director of Planning
City Hall
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada

In re 2-112-64 and 2-112-64

Dear Mr. Saylor:

In reviewing the above files, I have noted that all notices pertaining to the above matters have been directed to Mr. James T. Beam and Mr. Jack C. Cherry. I presume this is because these gentlemen were the original applicants in both of the above matters. However, your files reflect a letter from Mr. Jack C. Cherry pointing out Jack C. Cherry, M. D. and Jack C. Cherry, Esquire are no longer interested in this project.

I am writing to advise you that the present owners of the property which is the subject of the above referenced applications are Teamsters Local Unions No. 631, 881 and 14. I am the attorney for the Unions, and Edwin L. Fields, A.I.A., 113 N. San Vicente Boulevard, Beverly Hills, California, is the architect on the project.

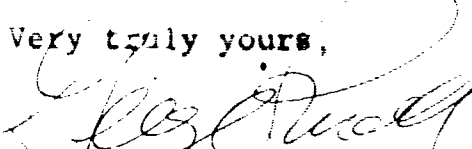
We respectfully request that a copy of this letter be filed in each of the above referenced files and that future communications regarding these matters be sent as follows:

Mr. William F. Carter, Secretary-Treasurer
Teamsters Local Union No. 631
107 Wall Street
Las Vegas, Nevada

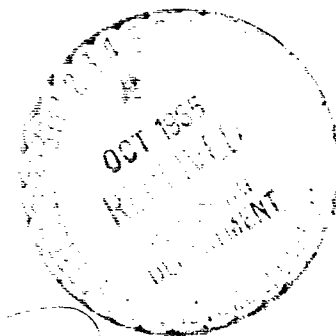
Mr. Edwin L. Fields, A.I.A.
113 N. San Vicente Boulevard
Beverly Hills, California

George Rudiak, Esquire
Attorney at Law
425 Fremont Street
Las Vegas, Nevada

Very truly yours,


GEORGE RUDIAK

GR/dd



W. Cherry

Z-112-64

CHERRY, WADSWORTH, PHILLIPS, O'DONNELL & FREEDMAN

JACK C. CHERRY
DONALD K. WADSWORTH
JAMES H. PHILLIPS
THOMAS J. O'DONNELL
WILLIAM E. FREEDMAN

ATTORNEYS AT LAW
GOLDFIELD BUILDING
228 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE
384-3263

February 5, 1965

Mr. Don Saylor
Planning Director
City of Las Vegas
City Hall
Fourth and Stewart Streets
Las Vegas, Nevada

File

Re: Zone Change Z-112-64

Dear Don:

Pursuant to our conversation of yesterday, I am writing to you in regards to the above entitled matter which concerns that property at the northwest corner of the intersection of Alta Drive and Shadow Street in Las Vegas. As you recall, that property was purchased by myself, Jack C. Cherry, M.D., William F. Carter, and F. R. MacDonald, and we had originally made application to the Board of Zoning Adjustment for a use permit allowing the construction of a general hospital upon said property. At the time that the use permit was granted, I had agreed to give the City the requisite deeds for street right-of-way and an easement across the northern end of the property for right-of-way if ever needed.

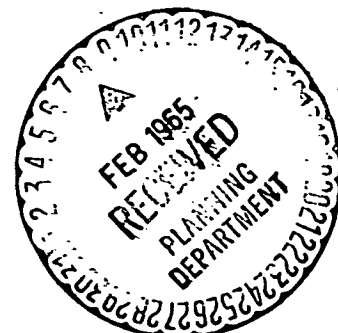
Subsequent to the granting of our application before the Board of Zoning Adjustment, Mr. Carter and Mr. MacDonald sold a portion of their interest in said property to Mr. Albert Goot. Also, subsequent to the Board of Zoning Adjustment hearing I submitted an application for rezoning of the southerly end of the property from R-1 to PR classification and for reconsideration of a revised plot plan, which application the Planning Commission granted and which was then referred to the City Commission for hearing on January 20, 1965. As you recall, this latter hearing was held in abeyance, at our request, until February 3, 1965.

However, it appears at this time that an unfortunate circumstance has occurred in that one of the members of our group of owners of the property has refused to execute the necessary deeds for street right-of-way purposes to the City, as you and the Department of Public Works are well aware. This refusal has, in effect, repudiated and violated my previous agreement and promise with the City that was made at the hearing before the Board of Zoning Adjustment for the original use permit. Because of this development

RECEIVED
CITY MANAGER

FEB 10 1965

AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM



L-112-6#

TELEPHONE
384-3263

A circular black and white stamp. The outer ring contains the numbers 0 through 9 in a clockwise sequence starting from the top. The center of the stamp contains the text "FEB 1965" at the top, "RECEIVED" in the middle, and "PLANNING DEPARTMENT" at the bottom. A small triangle is located to the left of the date.

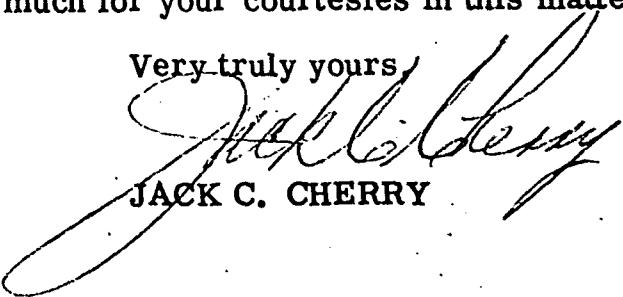
CHERRY, WADSWORTH, PHILLIPS, O'DONNELL & FREEDMAN
ATTORNEYS AT LAW

Mr. Don Saylor
February 5, 1965
Page 2

of that person refusing to sign the requisite deeds and thereby honoring my agreement with the City, and due to other differences of opinion arising between my father and myself and the remainder of the group who were planning to develop the property, I wish to inform you that my father and myself have found it necessary to withdraw from the development of this property, and in doing so, have found it necessary to sell our interest therein to the remainder of the group, to-wit: Carter, MacDonald and Goot. The sale of our interest to the other three individuals was consummated yesterday afternoon. Because of this sale I find it imperative to inform you that neither my father nor myself are interested persons in the application as presently pending and I desire by this letter to notify you of this event and notify you to the effect that we are withdrawing our names from the application. If the remaining members and owners of the property desire to continue in the pursuit of the application, our attitude is that they may feel free to do so but without our participation. The matter is simply one of being candidly honest with yourself and the members of the Commissions involved by informing you that we do not wish to participate in an application and obtain any favorable rulings from yourself or the Commissioners knowing full well that we could not keep our original agreement with the City due to the actions of one of the members of our group. Both my father and myself feel we have established the fact that our word is our bond and we refuse to vary from that course.

As you were aware, our original application in regards to this property was based in part upon the fact that my father had to vacate his premises at 123 East Charleston Boulevard due to that property having been purchased by the City. It will now be necessary that he purchase some other location or lease facilities. If he so desires to purchase, we then may find it necessary to submit a separate and further application for the requisite zoning application of PR. Although I regret that this project had to terminate as far as our interests were concerned, I do wish to express our thanks to yourself and the members of the Board of Zoning Adjustment, the Planning Commission and the City Commissioners for the time and patience, and consideration they have extended to us. Please be advised that I shall inform Messrs. Carter, Goot and MacDonald that there has been a formal withdrawal from this application and all proceedings herewith and I shall advise them that it will be necessary that they contact you in regards to whatever steps they desire to take in furtherance of the application. Once again, thank you very much for your courtesies in this matter.

Very truly yours,


JACK C. CHERRY

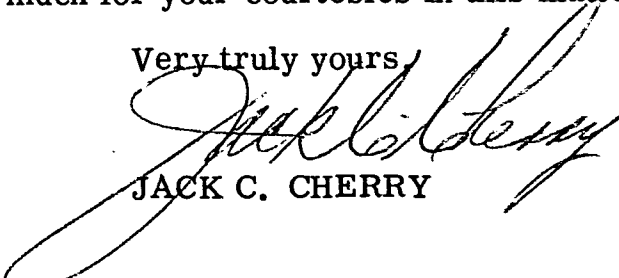
JCC:jb
cc: City Commissioners

Mr. Don Saylor
February 5, 1965
Page 2

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As you were aware, our original application in regards to this property was based in part upon the fact that my father had to vacate his premises at 123 East Charleston Boulevard due to that property having been purchased by the City. It will now be necessary that he purchase some other location or lease facilities. If he so desires to purchase, we then may find it necessary to submit a separate and further application for the requisite zoning application of PR. Although I regret that this project had to terminate as far as our interests were concerned, I do wish to express our thanks to yourself and the members of the Board of Zoning Adjustment, the Planning Commission and the City Commissioners for the time and patience, and consideration they have extended to us. Please be advised that I shall inform Messrs. Carter, Goot and MacDonald that there has been a formal withdrawal from this application and all proceedings herewith and I shall advise them that it will be necessary that they contact you in regards to whatever steps they desire to take in furtherance of the application. Once again, thank you very much for your courtesies in this matter.

Very truly yours,



JACK C. CHERRY

JCC:jb
cc: City Commissioners

Commissioner Levy moved that Z-108-64 be APPROVED by means of a Resolution of Intent and subject to the following conditions:

1. Being in accord with the plot plan.
2. Dedication of the proper rights of way as required by the Department of Public Works.
3. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments for this type of occupancy.
5. That this Resolution of Intent be restricted to a six (6) months time limit.

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

ZONE
CHANGE
Z-112-64
Abeyance

ZONE CHANGE Z-112-64 - APPLICATION OF JACK C. CHERRY for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street

From: R-1 (Single Family Residential)
To: P-R (Professional Office)

Director of Planning, Donald J. Saylor: We have had a written request that this be held in abeyance and I would recommend that this be done until some of the problems can be worked out.

Commissioner Levy moved that the application on Z-112-64 be held in ABEYANCE.

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

ZONE
CHANGE
Z-113-64
Denied

ZONE CHANGE Z-113-64 - APPLICATION OF MIRANTI INVESTMENT CO. for reclassification for property generally located on the northwest corner of Decatur Blvd. and Washington Avenue,

From: R-1 (Single Family Residential)
To: C-1 (Limited Commercial)

Director of Planning: This entire area is built up with single family homes - it was designed for R-1 development. You will note that all of these lots back up to Decatur and front on an interior street. Furthermore there was a wall constructed along this west-east property line. The application was for C-1 zoning to construct a 7-Eleven Market. There is also proposed across the street a Stop & Go Market. At the public hearing before the Planning Commission, the property owners as indicated by the red dots, protested the application (total of 24 protests).

CITY OWNED PROPERTY -
CIVIC ZONING

Permission given to
set up public hearing

Director of Planning, Donald J. Saylor, requested permission to set up a public hearing for the purpose of rezoning to civic zoning City-owned property located on the north side of Washington Avenue between Bruce Street and Fantasy Lane.

Commissioner Fountain moved that the request of the Director of Planning be APPROVED.

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

JULEART TRAILER PARK -

Report

Director of Planning, Donald J. Saylor: This is a report on the Juleart Trailer Park. There is no action on this before the Commission tonight. As a result of several complaints, my department has checked the trailer park at "H" and Owens and we have a very comprehensive report on it. It consists of detailing all of the violations, of which there are many. We will have a written report out to members of the Commission and the Manager's office tomorrow for appropriate action.

COMMUNICATION
FROM P. S. WALKER
RE TRAILERS

No action required

The Reverend P. S. Walker appeared before the Commission protesting the conditions at the Juleart Trailer Park. Mr. Clark, owner of Juleart Trailer Park, and Dr. McMillan also appeared on this matter. However, in view of the pending report by the Director of Planning, this item required no action by the Commission at this time.

REVIEW OF A-9-64 -

Ordinance referred
to Committee later
in meeting

Director of Planning, Donald J. Saylor presented the following item: Review of Annexation Petition - A-9-64 - Parkchester Estates - property generally described as Parkchester No. 2 Subdivision and the proposed Parkchester No. 3 Subdivision.

Commissioner Mirabelli stated that the owner of Parkchester Estates had contacted him and requested an additional time of two weeks.

Mr. Saylor: There is a matter of some urgency here - it either should be in the City or in the County because the condition it's in now has to be corrected right away. The annexation would have to be consummated by March 9th, which would almost mean it would have to go to Committee tonight, which would mean you could still give him two weeks, and then if the bond is not up, it should be rescinded.

The City Attorney stated he would read the ordinance by title later in the meeting.

ZONE CHANGE -Z-108-64
ZONE CHANGE -Z-112-64

Referred back to
Planning Commission

In accordance with the recommendation of the Director of Planning, Commissioner Mirabelli moved that Zone Change Applications Z-108-64 and Z-112-64 be REFERRED BACK TO THE PLANNING COMMISSION.

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

Planning Department
400 Stewart Avenue
February 12, 1965

Mr. Jack C. Cherry
228 South Fourth Street
Las Vegas, Nevada

Dear Mr. Cherry:

At the regular meeting of the City Planning Commission held February 11, 1965, reconsideration was given to your request for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street, from R-1 to P-R.

It was voted by the Planning Commission to refer this item back 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, February 17, 1965, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-112-64

Z-112-64

FEB 9 1965

CITY MANAGER

DIRECTOR OF PUBLIC WORKS

JACK C. CHERRY PROPERTY

PLANNING DEPARTMENT

With reference to the zone change Z-112-64 which was referred back to the Planning Commission by the City Commission on Wednesday, February 3, 1965, the following is furnished for your information.

The transition of 2nd Street at Charleston Boulevard hinges on the move of Dr. Charry from his present offices (purchased by the City on September 23, 1964). As you know, Dr. Cherry was granted a 45 day extension from April 1, 1965 to May 15, 1965 on his occupancy of this clinic without charge. In our appraisal report for the clinic, a rental value of \$925.00 per month was established.

Also for your information, without the parcel north of Alta (Hospital Clinic), the planned assessment district for Highland Park cannot be continued because there are not sufficient petitions to carry this district.

It is strongly recommended that further extensions for clinic occupancy not be granted, and certainly not without remuneration) in order that this important link-up across Charleston Boulevard may be completed as soon as possible.

This project was given first priority on the Bond Issue because of its importance to the overall traffic plan.

R. P. Sauer
Director of Public Works

RPS:RAR:ss

PLANNING DEPARTMENT

February
Fifth
1965

Mr. Jack C. Cherry
228 South Fourth Street
Las Vegas, Nevada

Re: Zone Change - Z-112-64

Dear Sir:

At the regular meeting of the Board of City Commissioners February 3, 1965, consideration was given your application for reclassification of property generally located on the north side of Alta Drive between Shadow Land and Deauville Street, from R-1 to P-R.

By motion duly made, seconded and carried, your application was referred back to the Planning Commission for further consideration.

Yours very truly,

Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

January
Twenty-second
1965

Mr. Jack C. Cherry
CHERRY, WADSWORTH & PHILIPS
Attorneys at Law
228 South Fourth Street
Las Vegas, Nevada

Dear Mr. Cherry: Re: Zone Change Z-112-64

At the regular meeting of the Board of City Commissioners held January 20, 1965, your application for the reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street, from R-1 to P-R, was held in abeyance.

In compliance with your request of January 20th this matter will again come before the Board at its next regular meeting on February 3, 1965.

Yours very truly,

Edwina M. Cole
City Clerk

✓ cc - Planning Dept.
cc - Dept. of Public Works

and two protests at the meeting and a petition of 14 property owners in protest.

Mayor Gragson asked if there was anyone present who wished to comment on these applications, to which there was no response.

Commissioner Fountain moved that Resolutions of Intent be ADOPTED to rezone the above described property on applications Z-110-64 and Z-111-64 from R-1 to P-R, subject to the following conditions:

1. Being in accord with the plot plan amended as follows -
 - (A) That the offstreet parking facilities be redesigned in accord with the Ordinance, with no backout egress permitted.
2. That this Resolution of Intent be restricted to a six months time limit.
3. Conformance to the requirements of the Building and Fire Departments.

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-112-64

Abeyance

ZONE CHANGE - Z-112-64 - APPLICATION OF JACK C. CHERRY for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street,

From: R-1
To: P-R.

In accordance with the request of the applicant, Commissioner Levy moved that the above application (Z-112-64) be held in ABEYANCE to the meeting of February 3, 1965.

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

TENTATIVE MAP -
CHARLESTON-
RAINBOW (Revised)

Approved subject
to conditions
listed

TENTATIVE MAP - CHARLESTON-RAINBOW (REVISED) submitted by Land Development Industries, comprising approximately 40 acres generally located on the north side of West Charleston Blvd. approximately 1300 feet west of Rainbow Blvd.

In accordance with the recommendation of the Planning Commission, Commissioner Whipple moved that the Tentative Map of Charleston-Rainbow (Revised) be APPROVED subject to the following conditions:

1. That the drainage facilities shall be in accord with the requirements of the Department of Public Works.
2. That utility easements be defined and dedicated unless an agreement is filed that the utility companies do not require the easements.
3. That the extension of Biljac Street to Charleston Blvd. as a temporary access be bonded as a part of the improvements

INTER-OFFICE COMMUNICATION

DATE December 22, 1964

TO: Building Department

FROM: Planning Department

SUBJECT: File No. Z-112-64#
City Planning Commission Meeting January 14, 1965

Application submitted by: Jack Cherry

Reclassification: From R-1 To P-R

Property located at:

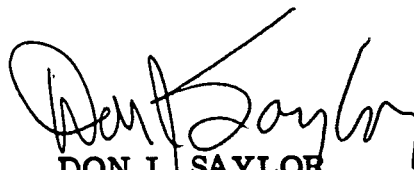
generally located on the northwest corner of Alta and Jones

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

Plot Plan attached: **YES**
~~XXXXNOX~~

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

Scheduled for reconsideration _____


DON J. SAYLOR
Director of Planning

DJS:eb

Planning Department
400 Stewart Avenue
January 15, 1965

Mr. Jack C. Cherry
228 South Fourth Street
Las Vegas, Nevada

Dear Mr. Cherry:

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 north side of Alta Drive between Shadow Lane and Deauville Street, 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 only the southerly 200 feet of this parcel be approved by means of a Resolution of Intent subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (3) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (4) That the subjected conditions of approval relative to the valid Use Permit for a hospital on this overall parcel shall prevail.
- (5) Conformance to the requirements of the Building Department for this type occupancy.

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-112-64

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:

That portion of the SW 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 61 East, M. D. B. & M., more particularly described as follows: Commencing at the West 1/4 Corner of said Section 33; thence North 89° 53' 00" East a distance of 1322.00 feet to a point; said point being the true point of beginning; thence North 0° 03' 26" East a distance of 990.05 feet to a point; thence South 89° 53' 00" West a distance of 332.46 feet to the Northeast corner of the Amended Plat of Highland Park, as shown by map thereof on file in Book 2 of Plats, page 14, in the Office of the County Recorder of Clark County, Nevada; thence South 01° 49" West along the East line of said Highland Park, a distance of 990.00 feet to the Southeast corner thereof; thence North 89° 53' 00" East a distance of 332 feet more or less to the true point of beginning.

Excepting therefrom the interest in and to the South 80 feet of said land as conveyed for Alta Drive.

Generally being located at the NW corner of the intersection of Alta Drive and Shadow Lane.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

I, Jack C. Cherry, 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 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: (In Ink) [Signature] Mailing Address: 728 So. 4th St. Phone No.: 384 3263

Subscribed and sworn to before me this 22nd day of December, 1964

[Signature] 11-16-64
Notary Public in and for said County and State 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 \$ 50.00

Received by: [Signature]

Receipt No. : 79542

Case No. : Z-112-64

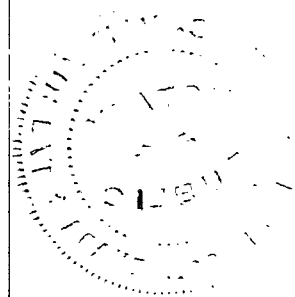
Date: 12/22/64

Jan 14, 1964

Hearing Jan 14th 65

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.



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 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 \$ _____.

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Generally being located at the NW corner of the intersection of Alta Drive and Shadow Lane.
OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

I, Jack C. Cherry
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 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: (In Ink) [Signature] Mailing Address: 228 4th St. Phone No.: 384-2263

Subscribed and sworn to before me this 22nd day of December, 1964

[Signature] 11-16-66
Notary Public in and for said County and State My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

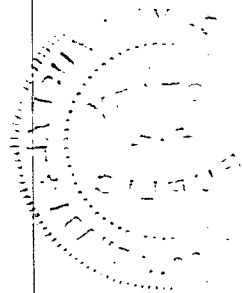
FOR PLANNING DEPARTMENT USE ONLY

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 \$ _____ Received by: _____
Receipt No. : _____
Case No. : Z- Date: _____

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.



NOTICE OF PUBLIC HEARING

June 25, 1964

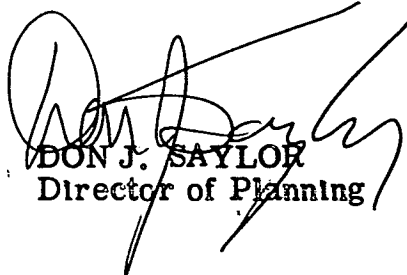
June 10, 1964

Notice is hereby given that on June 25, 1964, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-24-64

BEAM AND CHERRY FOR A USE PERMIT TO ALLOW A HOSPITAL ON PROPERTY LEGALLY DESCRIBED AS THE EAST 335 FEET OF THE SOUTH 950 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF DEAUVILLE AND ALTA DRIVES, IN LAND USE ZONE R-1.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by counsel, and object to or express approval of the proposed Use Permit, 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

December 22, 1964

Z-112-64#

January 14, 1965

Jack Cherry

R-1

P-R

generally located on the northwest corner of Alta and Jones

January 3, 1965

XXXXXXX

DRAFT

DRAFT

NOTICE OF PUBLIC HEARING

January 14, 1965

December 31, 1964

Notice is hereby given that on 1/14/65
at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City
Planning Commission/Board of Zoning Adjustment will hear the application of:

Z-112-64

JACK C. CHERRY FOR RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THE
EAST ^{332.5}~~335~~ FEET OF THE SOUTH ~~2XX~~ ⁹⁵⁰ ~~950~~ 990
FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)

OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 33, T20S, R61E, MDB&M, AND

GENERALLY LOCATED ON THE ~~NORTHWEST~~ ^{side of}
~~CORNER OF~~ ALTA DRIVE ^{between} AND SHADOW LANE
& Deserville ~~Streets~~ Streets.

FROM: R-1 (Single Family Residence)

TO: P-R (Professional Office)

Any and all interested persons may appear before the
City Planning Commission/Board of Zoning Adjustment either in person or by counsel,
and object to or express approval of the proposed reclassification/variance/use permit,
or may prior to this hearing file with the City Planning Director written objections thereto
to approval thereof.

DJS: eb

DON J. SAYLOR
Director of Planning

NOTICE OF PUBLIC HEARING

January 14, 1965

December 31, 1964

Notice is hereby given that on January 14, 1965, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

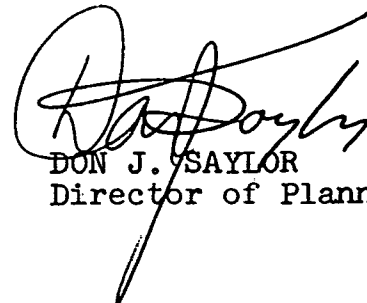
Z-112-64

JACK C. CHERRY FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE EAST 332.5 FEET OF THE SOUTH 990 FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33, T20S, R61E, MDB&M, AND GENERALLY LOCATED ON THE NORTH SIDE OF ALTA DRIVE BETWEEN SHADOW LANE AND DEAUVILLE STREET,

FROM: R-1 (Single Family Residence)

TO: P-R (Professional Office)

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:eb

City of **LAS VEGAS**
N E V A D A

Planning Department
400 Stewart Avenue
February 12, 1965

Mr. Jack C. Cherry
228 South Fourth Street
Las Vegas, Nevada

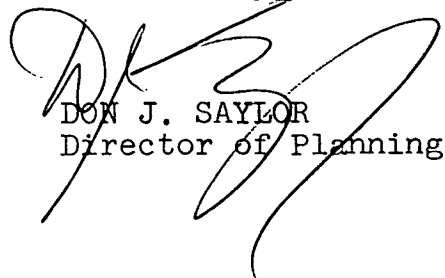
Dear Mr. Cherry:

At the regular meeting of the City Planning Commission held February 11, 1965, reconsideration was given to your request for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street, from R-1 to P-R.

It was voted by the Planning Commission to refer this item back 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, February 17, 1965, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,


DON J. SAYLOR
Director of Planning

DJS:eb

Z-112-64