

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0113-63

APN 138-25-502-001

Location SWC of Vegas & Laurelhurst

Applicant Miranti Construction Co.

Subject

Reclassification of property legally
described as the West 145.14' of the East
981.10' of the North 169.98' of the NW
Quarter of Section 25, Township 20 South,
Range 60 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. 2-113-63

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:

L-113-63

MEETING DATE:

August 8, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

August 19, 1963

CITY ATTORNEY

PLANNING DEPARTMENT

**Request for Ordinance Preparation
(Reclassifications)****Will you please prepare an Ordinance on the following rezonings:****Z-113-63 From R-3 to C-1**

The west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, MDB&M.

Z-114-63 From R-R to R-1

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, MDB&M.

Z-115-63 From R-4 to C-1

Lots 22 through 24 (inclusive), Block 4, Meadows Addition

Z-121-63 From R-1 to R-4

Lots 9 and 10, Beckley Subdivision

Z-92-63 From R-E to R-A

Parcel No. 1 - The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, save and except that which lies east of the West right-of-way line of Rancho Road.

PARCEL No. 2 - The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

continued on page 2.

August 19, 1963

City Attorney

Planning Department

**Request for Ordinance Preparation
(Reclassifications)**

continued from page 1 ...

Parcel No. 3 - The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, save and except that which lies to the east of the west right-of-way line of Rancho Road.

Parcel No. 4 - The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

Parcel No. 5 - The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, excepting therefrom the West Charleston School site which is zoned C-V.

Robert C. Clemmer
Senior Planner

RCC:eb

D
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NOTICE OF PUBLIC HEARING

August 8 1963

D
R
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July 24, 1963

Notice is hereby given that on August 8, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, CPC
will hear the application of:

Z-113-63

MIRANTI CONSTRUCTION CO. FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE WEST 145.14
FEET OF THE EAST 981.10 FEET OF THE NORTH 169.98
FEET SECTION 25, T20S, ~~R60E~~ R60E, MDB&M, AND
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF
XX VEGAS DRIVE AND LAURELHURST DRIVE.

*of the
northeast
Quarter (NE 1/4)
(see clarity)*

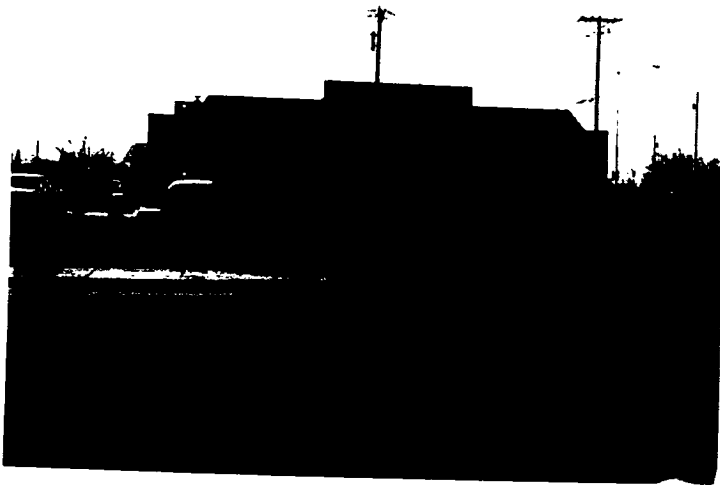
FROM: R-3 (Limited Multiple Residence)
TO: C-1 (Limited Commercial)

Ok. RB

Any and all Interested persons may appear before the CPC
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



1-16-73

FINAL FIELD INSPECTION

On January 12, 1973 a field inspection
was made at 1517 Laurel Hunt
7-11 Store

revealed that the conditions of Z-113-63 have/~~have not~~
been met.

Landscaping not required

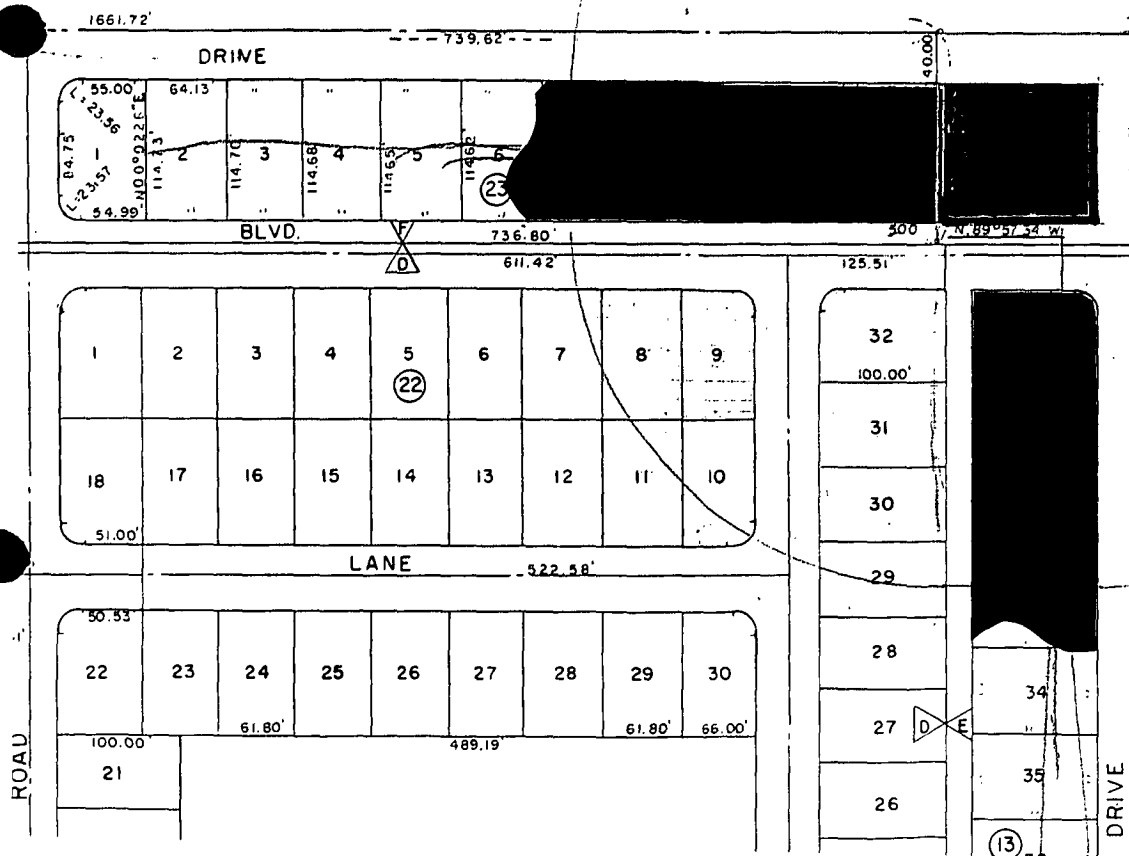
Building permit issued 1-14-64

Landscaping not required before 2-16-66

[Signature]

PLANNING ASSISTANT

COUNTY



NOTICE TO PUBLISH

Las Vegas, Nevada

Date: September 12, 1963

To: LAS VEGAS REVIEW-JOURNAL

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-41

Please publish the attached ORDINANCE NC. 934-41 (2 publishings)

Saturday - September 14, 1963 and Saturday - September 21, 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)

City Clerk

cc - Director of Finance
cc - City Attorney - on Ordinances only
cc - **Planning**

ORDINANCE NO. 934-41

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-1 (Z-113-63)

The west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M.

FROM R-R to R-1 (Z-114-63)

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M.

FROM R-4 to C-1 (Z-115-63)

Lots 22 through 24 (inclusive), Block 4, Meadows Addition.

FROM R-1 to R-4 (Z-121-63)

Lots 9 and 10, Beckley Subdivision.

FROM R-E to R-A (Z-92-63)

Parcel No. 1

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M., save and except that which lies east of the West right-of-way line of Rancho Road.

Parcel No. 2

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Parcel No. 3

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M., save and except that which lies to the east of the west right-of-way line of Rancho Road.

Parcel No. 4

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Parcel No. 5

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the West Charleston School site which is zoned C-V.

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:

ATTEST:

/s/ Oran K. Gragson

Mayor

/s/ Edwina M. Cole

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 28th day of August, 1963, and referred to the following committee composed of Commissioners Fountain and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 11th day of September, 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, Whipple, and Mayor Gragson

VOTING "NAY": None

ABSENT: None

APPROVED:

/s/ Oran K. Gragson

Mayor

ATTEST:

/s/ Edwina M. Cole

City Clerk

The Director of Planning, Mr. Donald J. Saylor: A portion of this area between this Marion Estates Subdivision and Happy Valley Ranchos is zoned R-2 and has been for many years. On the west and to the south is some Trailer Park zoning. The Planning Commission has recommended approval of this request for R-1, and there were no protests at the public hearing.

Mayor Gragson asked if anyone wanted to be heard on this matter, to which there was no response; whereupon Commissioner Mirabelli moved that the application of Marion Development Co. (Z-114-63) for reclassification of property generally located south of Owens Avenue and west of Marion Street, from R-R to R-1, be APPROVED.

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

TENTATIVE MAP OF MARION ESTATES

(Continued from
Page 3)

Commissioner Mirabelli restated his motion that the Tentative Map of Marion Estates be APPROVED.

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

ZONE CHANGE Z-113-63

Approved

ZONE CHANGE - Z-113-63 - APPLICATION OF MIRANTI CONSTRUCTION CO. for reclassification of property generally located on the southwest corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1, legally described as:

The west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the Northeast Quarter (NE-1/4) of Section 25, Township 20 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This is a small parcel of land, located at Vegas Drive and Laurelhurst Drive. This is the location of the Wonderworld Shopping Center, and there is a service station here, and one here. You will remember, this is the parcel that we requested be reserved for a Fire Station site when this was first developed. Since that time, it has been determined that we need one to the southwest and one to the north, and I believe these sites have been taken care of. Consequently, this property was deeded back to the developer and he is now requesting this rezoning. The Planning Commission has recommended approval, and there were no protests at their public hearing.

Mayor Gragson asked if anyone wanted to be heard on this rezoning application, to which there was no response; whereupon Commissioner Levy moved that the application of Miranti Construction Co. for reclassification of property generally located on the southwest corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1, be APPROVED.

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

August
Sixteenth
1963

Miranti Construction Company
P. O. Box 1333
Las Vegas, Nevada

Re: Zone Change - Z-113-63

Gentlemen:

At their regular meeting on August 15, 1963, the Board of City Commissioners considered your application for reclassification of property generally located on the southwest corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1.

By motion duly made, seconded and carried, this application (Z-113-63) was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

Jaf

cc - Planning
cc - Public Works

and generally located on the southwest corner of Second Street and Coolidge Avenue, from R-4 to C-M.
 Mr. Saylor gave the Staff report pointing out the general location. He stated that the Master Plan does indicate a transition of this area to commercial zoning. Further, he stated that some of the R-4 lots are presently being used for professional offices. The basis of this particular application is for the expansion of the facilities of the American Linen Supply Co. Staff felt that in view of the fact that this area is slated to transition to commercial use, and, that a portion of this particular parcel is already being used by the applicant through a Variance, and, in order that this facility can expand, approval is the only answer. Mr. Saylor further stated that this use cannot be considered the same as a laundry facility as defined under a C-1 zone classification, but the description of a commercial processing facility is more fitting. Staff recommended approval, stressing to keep in mind the potential commercial uses on the adjacent properties. The record indicated one letter of protest. The Chairman declared the public hearing open. Mr. Gardner appeared in behalf of the applicant. Mr. John Wingfield appeared to protest, presenting a Petition of Protest with 12 names listed. The Chairman declared the public hearing closed. Vice-Chairman Tiberti stated that he felt that some consideration should be given to the fact that this use has been in operation for some 20 years, and basically, it would be the same. After further discussion, Mr. Johnston moved that the application of STEINER/AMERICAN CORP. for the reclassification of property generally located on the southwest corner of Second Street and Coolidge Avenue, from R-4 to C-M, be held in abeyance pending submittal of building and plot plans. Mr. Uehling seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling		Mr. Empey
Mr. Gilday		stating he is a property
Mr. Johnston		owner in the area and
Mr. Fountain		protests.
V-Chrm. Tiberti		
Chrm. Cahlan		

The motion carried.

7. Z-113-63

Approved

Application of MIRANTI CONSTRUCTION COMPANY for the reclassification of property legally described as the west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the northeast quarter (NE 1/4) of Section 25, T20S, R60E, MDB&M, and generally located on the southwest corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1. Mr. Saylor gave the Staff report pointing out the general location. He stated further that this parcel had been a tentative site for a Fire Station, but the area had grown so rapidly, it was necessary to abandon that plan, placing two fire stations in more strategic locations. At the time this was approved for a tentative fire station site, Laurelhurst was the division line between the commercial use and the residential. The Chairman declared the public hearing open. Mr. Miranti appeared in behalf of the applicant. No one appeared to protest. The Chairman declared the public hearing closed. After discussion, Mr. Fountain moved that the application of MIRANTI CONSTRUCTION COMPANY for the reclassification of property generally located on the southwest

corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1, be approved.
Mr. Gilday seconded the motion and it was carried by a unanimous vote.

8. Z-114-63

Approved

Application of MARION DEVELOPMENT CO. for the reclassification of property legally described as the east half (E 1/2) of the northwest quarter (NW 1/4) of Section 29, T20S, R62E, MDB&M, and generally located south of Owens Avenue and west of Marion Street, from R-R to R-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this is in a relatively undeveloped area, with the exception of a Trailer Park nearby. Staff recommended approval.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of MARION DEVELOPMENT CO. for the reclassification of property generally located south of Owens Avenue and west of Marion Street, from R-R to R-1, be approved.

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

9. Z-115-63

Approved

Application of LOUIS DU BOIS for the reclassification of property legally described as Lots 22 through 24, (Inclusive) Block 4, Meadows Addition, and generally located on the north side of Baltimore Street between Fairfield Avenue and Commerce Street, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this request will not effect the character of the existing development to any extent, and that as a portion of this parcel is already zoned C-2, it is logical to zone the entire parcel the same.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Vice-Chairman Tiberti moved that the application of LOUIS DU BOIS for the reclassification of property generally located on the north side of Baltimore Street between Fairfield Avenue and Commerce Street, from R-4 to C-2, be approved.

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

10. Z-117-63

Denied

Application of DONALD L. & ORPHA REAM for the reclassification of property legally described as the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 30, T20S, R62E, MDB&M, and generally located 1320 feet west of Lamb Boulevard and 330 feet north of Bonanza Road, from R-R to M.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that a short time ago C-2 classification by means of a resolution of Intent was approved on the adjacent parcel fronting Lamb Boulevard. This was, more or less, considered as a hardship case, as the applicant's business is in the right-of-way for the proposed State Freeway and he has to relocate. This request for M (Industrial) zoning classification in this area is very out of order, and Staff recommended denial.

The Chairman declared the public hearing open.

Mr. Ream appeared in his own behalf.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application

**Planning Department
400 Stewart Avenue**

August 9, 1963

**Miranti Construction Co.
Attn: Mr. Louis Miranti
P.O. Box 1333
Las Vegas, Nevada**

Dear Mr. Miranti:

At the regular meeting of the City Planning Commission held on August 8, 1963, consideration was given to your request for the reclassification of property generally located on the southwest corner of Vegas Drive and Laurelhurst Drive, from R-3 to C-1.

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

This item will be heard by the Board of City Commissioners at 4:00 PM, August 15, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-113-63

TO: City Clerk

DATE: August 9, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON August 15, 1963

ZONE CHANGE -- Z - 113-63

Application of Miranti Construction Co., P.O. Box 1333, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends approval on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

Don J. Saylor
Director of Planning

eb

NOTICE OF PUBLIC HEARING

August 8, 1963

July 24, 1963

Notice is hereby given that on August 8, 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:

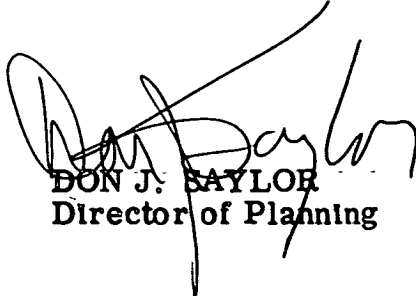
Z-113-63

MIRANTI CONSTRUCTION COMPANY FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST 145.14 FEET OF THE EAST 981.10 FEET OF THE NORTH 169.98 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, T20S, R60E, MDB&M, AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF VEGAS DRIVE AND LAURELHURST DRIVE.

FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited 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:eb

Z-113-63

The west 145.14 feet of the east 981.10

feet of the north 169.98 feet of section

25 T20S R60E MBD & M.

Generally located on the southwest

corner of Vegas Drive and

Laurelhurst Drive.

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-3 Use District to a C-1 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 \$ 50.00.

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

See attached Legal Description and Map.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Miranti Construction Co.

being duly sworn, depose and say that I am (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

SIGNED: (In Ink) MAILING ADDRESS: PHONE NO.

Louis Miranti

P. O. Box 1333

878-4800

Subscribed and sworn to before me this 24th day of June, 19 63

Anthony M. Miranti
Notary Public in and for said County and State

May 8, 1965
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: 6/25, 19 63

FEE: \$ 50.00

RECEIPT NO.: 62115

CASE NO. Z-113-63

BY: RP
Director of Planning

August 8, 1963

March 6, 1962

LEGAL DESCRIPTION

Golf Ridge Terrace Fire Station

Commencing at the Northeast corner, Section 25, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, County of Clark, State of Nevada; thence N. $89^{\circ}57'34''$ W. along the north line of said Section 25, a distance of 805.56 feet to the true point of beginning; thence continuing N. $89^{\circ}57'34''$ W. a distance of 145.14 feet more or less to a point; said point being the most northeasterly corner of Golf Ridge Terrace Unit No. 7-F as shown on Book 7 of Plats, Page 3, in the office of the Clark County Recorder's Office; thence S. $0^{\circ}41'40''$ E. along the Eastern most boundary of Golf Ridge Terrace Unit No. 7-F, a distance of 169.97 feet to a point, said point being the northernmost boundary of Golf Ridge Terrace Unit No. 7-E, as shown on Book 6 of Plats, Page 74, in the Office of the County Recorder; thence S. $89^{\circ}57'34''$ E. along the northernmost boundary of said tract a distance of 145.14 feet to a point, said point being the center line of Laurelhurst Drive; thence N. $0^{\circ}41'40''$ W. along the center line of Laurelhurst Drive a distance of 169.97 feet to the true point of beginning.