

Planning & Development Department Scanning Cover Sheet

Case No Z-0113-64

APN 138-25-618-057

Location NWC of Decatur and Washington

Applicant Miranti Investment Co.

Subject

Reclassification of property legally
described as all of Lot 1, and the South
31.43' of Lot 2, Block 1, Golfridge Terrace
Unit No. 1.



PROPERTY OWNERS

PROTESTS

Lochleyn Casper
4820 Cannon Circle

Petition
29 names
(20 property owners)

APPROVALS

~~RS~~
Ref + Betty Oakes
4833 W Washington

FILE No.

Z-113-64

CHECK LIST -- FOR PROCESSING APPLICATIONS

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

FILE NO:

Z-118-64

MEETING DATE:

2/11/65

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

February 11, 1965

January 27, 1965

Notice is hereby given that on February 11, 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:

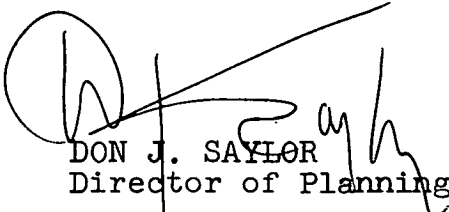
Z-113-64

MIRANTI INVESTMENT CO. FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS ALL OF LOT 1, AND THE SOUTH 31.43 FEET OF LOT 2, BLOCK 1, GOLFRIDGE TERRACE UNIT NO. 1, AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF DECATUR BOULEVARD AND WASHINGTON AVENUE,

FROM: R-1 (Single Family 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

We approve the foregoing:


REX ODELL OAKES


BETTY ANN OAKES



February 18, 1965

Miranti Investment Co.
P. O. Box 1333
Las Vegas, Nevada

Attention: Mr. Louis Miranti, President

Zone Change - Z-113-64

Gentlemen:

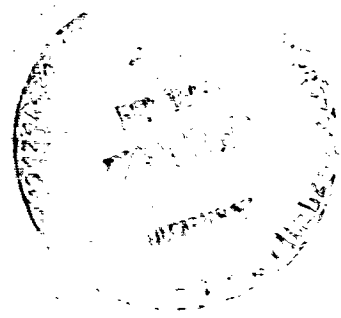
At the regular meeting of the Board of City Commissioners held February 17, 1965, consideration was given to your application for reclassification of property generally located on the northwest corner of Decatur Blvd. and Washington Avenue, from R-1 to C-1.

By motion duly made, seconded and carried, this application was denied.

Very truly yours,

Mrs. Sigrid Capel
Assistant City Clerk

cc: Planning Department ✓
cc: Department of Public Works



Feb 2, 1965

29 names

no property
names

We, The undersigned legal residents of Las Vegas, Clark County, Nevada wish to appeal to the City Planning Commission to maintain the property located on the north west corner of Decatur Blvd. and Washington Avenue, as R-I (single family residence). This property is legally described as all of Lot 1 and the south 31.43 ft. of Lot 2, Block I, Golfridge Terrace unit I. We protest the rezoning to C-I (Limited Commercial). We appreciate your consideration.

Name

Address

Kathleen E. Casper	- 4820 Cannon Circle
Mary E. Lochi	
Mr. & Mrs. Walter Johnson	- 4816 Cannon Circle
Velma Geraldine Tropler	- 4804 Cannon Circle
Dennis D. Tropler	- 4808 Cannon Circle
Bruce Oughterson	- 4808 Cannon Circle
Ann Oughterson	- 4825 Cannon Circle
Paul A. Proke	- 4825 Cannon Circle
Stanley J. Gelsowski	- 4816 Cannon Cir. L.V.
Mr. & Mrs. H. Q. Tenhof	- 1005 Yale St
Mr. & Mrs. Lewis C. Hubbell	- 4809 Cannon Cir. L.V.
John Keising	- 1000 White Pine Way, L.V.
Mr. & Mrs. John Guilbert	- 4817 Cannon Circle
Mr. & Mrs. Kenneth Ryan	- 1012 White Pine Way
John Holm Jr.	- 1004 White Pine Way
Nancy A. Heim	- 4812 Cannon Circle
Mr. & Mrs. Elmer Wear	- 4812 Cannon Circle
Eva Rodella	- 901 Yale
Tommy R. Rodella	- 917 Yale
Halter C. Gerner	- 917 Yale
Nanda M. Gerner	- 4821 Washington
	- 4821 Washington

Gertie L Bain

- 4825 W Washington St
Las Vegas.

Frances B Bain - 4825 W Washington

Raymond E. Merchant - 921 Yale

Ezra Daphne Merchant - 921 Yale

Donald Daniel - 921 Yale Avenue

Angelina Palmieri - 4829 W. Washington Ave.

Mrs. Robert J. Ferguson - 912 Echo Way

City of LAS VEGAS

N E V A D A

Planning Department
400 Stewart Avenue
February 12, 1965

Miranti Investment Co.
Attn: Louis Miranti, President
P.O. Box 1333
Las Vegas, Nevada

Dear Mr. Miranti:

At the regular meeting of the City Planning Commission held February 11, 1965, consideration was given to your request for reclassification of property generally located on the northwest corner of Decatur Boulevard and Washington Avenue, from R-1 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 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-113-64

Planning Department
400 Stewart Avenue
February 12, 1965

Miranti Investment Co.
Attn: Louis Miranti, President
P.O. Box 1333
Las Vegas, Nevada

Dear Mr. Miranti:

At the regular meeting of the City Planning Commission held February 11, 1965, consideration was given to your request for reclassification of property generally located on the northwest corner of Decatur Boulevard and Washington Avenue, from R-1 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 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-113-64

Protest
2-113-64

Las Vegas Nevada
2-4-65

Planning Department
City of Las Vegas
Director of Planning
Dear Sir:

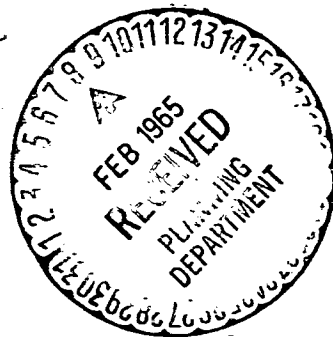
Thank you for your letter telling me of my neglect in stating the exact location of the property for the proposed market.

My protest was for the rezoning of the Miranti Investment land at the N. W. corner of Cannon Circle.

My reasons remain the same against the rezoning proposal, which would make the land commercial property. The meeting is scheduled for February 11, 64 concerning this property.

Thank you -
(Miss)

Kathleen E. Casper R.H.
41820 Cannon Circle
Las Vegas
Nevada



Planning Department
400 Stewart Avenue

February 3, 1965

Kathleen E. Casper
4820 Cannon Circle
Las Vegas, Nevada

Dear Mrs. Casper:

I have your letter of February 1, 1965, in which you protest the erection of a market in your area. I presume that you refer to the proposed market on the west side of Decatur just south of Washington. If so, I can only advise you that this area has been zoned commercial recently and the protests of the property owners on Cannon Circle were taken into consideration but the Commission felt that the arguments in favor of the commercial zoning overrode the protests.

In view of the fact that the area has been zoned commercial I don't believe that there is any procedure available to property owners in the area to further protest.

If you have any further questions or if I can assist you please advise.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

2-113-64

Planning Department
400 Stewart Avenue

February 3, 1965

Kathleen E. Casper
4820 Cannon Circle
Las Vegas, Nevada

Dear Mrs. Casper:

I have your letter of February 1, 1965, in which you protest the erection of a market in your area. I presume that you refer to the proposed market on the west side of Decatur just south of Washington. If so, I can only advise you that this area has been zoned commercial recently and the protests of the property owners on Cannon Circle were taken into consideration but the Commission felt that the arguments in favor of the commercial zoning overrode the protests.

In view of the fact that the area has been zoned commercial I don't believe that there is any procedure available to property owners in the area to further protest.

If you have any further questions or if I can assist you please advise.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

February 1, 1965

Mr. Don J. Saylor
City Planning Commission
Las Vegas, Nevada

Dear Mr. Saylor:

As a property owner in Cannon Circle I wish to protest the erection of a market in this pleasant residential section. Those of us in the circle who moved to Nevada and chose this quiet circle as a permanent home expected it to remain so, this property was chosen partly for its location across the street from the Municipal Golf Course, which we hoped would be a beauty spot near by, in lieu of a city park, which Las Vegas seems to be lacking in number.

In spite of the tourist and strip attraction which is good, and important, it is necessary for Las Vegas to have good stable responsible residents who work in the other important areas of the city. We too enjoy the "green spot", work to help the delinquency problem and do not wish to live adjacent to potential unsanitary conditions, excess traffic hazards, and a congregating place for the three schools' children, many of these pass this area to and from school. Those of us who work with children realize this does cause severe problems.

Please, would it be possible for the commission to visit this site and see that less than four blocks away in our section is a Seven Eleven market, and two large super markets within a three block area. We, in this area with a few exceptions are all good stable residents, who work hard to maintain our property attractively, and take pride in being good contributing citizens of Las Vegas. Thank you for your consideration.

Kathleen E. Casper, RN

Kathleen E. Casper
4820 Cannon Circle
Las Vegas



INTER-OFFICE COMMUNICATION

DATE January 15, 1965

TO: Building Department

FROM: Planning Department

SUBJECT: File No. Z-113-64

City Planning Commission Meeting 2/11/65

Application submitted by: Miranti Investment Co.

Reclassification: From R-1 To C-1

Property located at:

Lot 1 and the South 31,43' of Lot 2, Block 1, Golfridge Terrace. No. 1
generally located on the NW corner of Decatur and Washington

Your remarks regarding this application prior to 2/1/65 will
be greatly appreciated.

Plot Plan attached: YES
NO

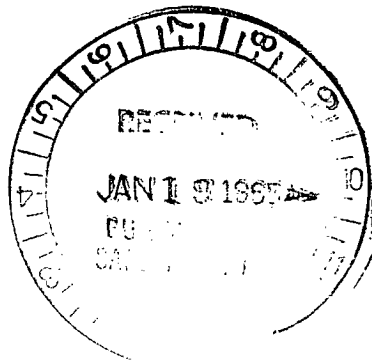
☐ This item held in abeyance pending submittal of plot plan which is attached.

Scheduled for reconsideration _____

DJS:eb

*No comment
for Bldg & Safety Dept.
L. Robin, 2/8/65*

Don J. Saylor
DON J. SAYLOR
Director of Planning



January 15, 1965

Z-113-64

2/11/65

Miranti Investment Co.

R-1

C-1

Lot 1 and the South 31.43' of Lot 2, Block 1, Golfridge Terraxce No. 1
generally located on the NW corner of Decatur and Washington

2/1/65

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 C-1 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:

GOLFRIDGE TERRACE UNIT #1Lot 1 Block 1 and South 31.43' of Lot 2 Block 1 (Recorded file 4, page 16)

GEN. LOCATED ON N.W. CORNER OF DECATUR
BLVD. & WASHINGTON AVE.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

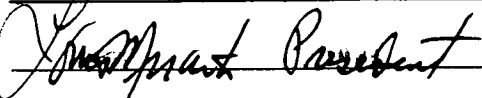
I, Miranti Investment Company

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.:

Miranti Investment CompanyP.O. Box 1333, Las Vegas, Nevada384-1405Subscribed and sworn to before me this 28 day of December, 1964

Notary Public in and for said County and State

My Commission Expires
May 8, 1965

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: _____

Receipt No.: 70546Case No.: 2-113-64Date: 12/30/64Feb 11, 1965

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies
2. Minimum Size - 17 x 11 inches.
3. Legible
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

APPLICATION FOR RECLASSIFICATION OF PROPERTY

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

GOLFRIDGE TERRACE UNIT #1

Lot 1 Block 1 and South 31.43' of Lot 2 Block 1 (Recorded file 4, page 16)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Miranti Investment Company
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) Miranti Investment Company Mailing Address: P.O. Box 1333, Las Vegas, Nevada Phone No.: 384-1405

John M. M. President

Subscribed and sworn to before me this 28 day of December, 1964

Anthony M. M. M. Notary Public in and for said County and State My Commission Expires May 5, 1965

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.

Mr. Miranti has now that he can get a big price for to put a 7-Eleven store on. He don't take into consideration what we paid him for our homes. Some of us have our life's savings in these homes. Now, what can we get for them when there is a 7-Eleven store sitting within 150 ft. of your front door? There is no way of doing it and I won't say for sure, but this gentleman's house is only 60 ft. If there is any way of suing for damages - if such a thing should go - everyone is invited and I will help you if it has to go to the United States Supreme Court.

Mr. Otterson: I live on Cannon Circle also. I don't see the purpose in repeating everything except that I wholeheartedly concur. I have three small children - ages two, four and six - and this was a decided factor when I elected to purchase my home on Cannon Circle - the assurances I received from the neighbors to the effect there wasn't any commercial zoning in the area and naturally, anyone who has ever had small children are certainly concerned with their welfare. As it has been pointed out, I do not feel it is necessary because of the very easy access to the Wonder World shopping center, which is some five blocks from our place. Certainly it will not be an attraction to the area in any way whatsoever. Beauty is a factor, I feel, is a factor. I see no purpose for this to be built at that location. If this were to be done it would certainly increase the traffic. I think our views should be given consideration.

Commissioner Whipple moved the application of Miranti Investment Co. for reclassification of property generally located on the northwest corner of Decatur Blvd. and Washington Ave. (Z-113-64) be DENIED.

Motion seconded by Commissioner Levy 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).

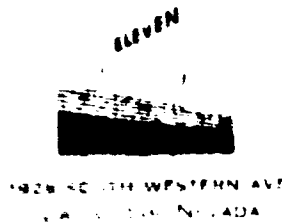
Page 7
Minutes
February 17 , 1965

Mayor Gragson: Is there any one present who wants to be heard on this matter?

Henry C. Pendorf, 4809 Cannon Circle: I protested - I would like to go back just a little bit to the December meeting when I protested the commercializing of property directly across the street from that in question now. At that time they had told us there was to be a gas station on the corner with a 7-Eleven Market directly behind it and medical offices behind that. Mr. Dickerson, at that time, came up with a beautiful architect's picture depicting what was going to go in there. Shortly after the meeting in coming home from work one evening, I saw a sign on this property saying there was going to be a 7-Eleven Market here. It was my understanding the 7-Eleven Market was across the street, so I contacted Mr. Miranti over the phone and I asked him about it to see if this was true. He said to me - we were going to put the station on the site that is in question right now and the 7-Eleven was to go across the street, but they had decided they would rather have the 7-Eleven where they are intending to put it now and the station across the street. I questioned him - I said, I don't see where you are privileged to make any decisions as to what goes where - I believe it is the Commission's duty to do that as they represent the people and we elect them and it is their business to see what goes at any particular place. He couldn't answer me on this. When he first built this tract he promised all we people that bought in there that the only commercialization would be at Vegas Drive - which we knew at the time would be Wonder World, which it is now - and that all the rest of it was to be strictly residential - in fact, as Mr. Saylor has said, clear up Decatur Blvd., around the corner on Washington, back up Washington to Michael Way. It is all brick-walled in and now Mr. Miranti wants to pull down the wall in order to put in an unnecessary 7-Eleven Market, that is hemmed right in between two of the finest shopping centers we have in the City. I don't see how in the world any good businessman could ever hope to compete with the shopping centers which are up there now and I doubt very much that they would be in business six months at the most. I protest it and there are a lot of people here who will back me up on it.

Kathleen Casper, 4820 Cannon Circle: I also protest. I am not a businessman but there are three 7-Eleven Markets within three miles of this area. I know that at Hinson and Charleston there is one and it doesn't appear to be economically sound. We bought hoping and understanding that this would be a residential section. There are children from three schools who pass this area twice a day. There is very little parking area here - in fact, those of us who live on the Circle if we have two guests, one has to drive in our driveway. The lack of parking area would be an extreme traffic hazard. Also, when we think of a 7-Eleven Market there is the unsanitary side - the collection of trash and garbage. There are apt to be rats and other vermine. This is chiefly a residential section. We bought it for this reason. It is near the golf course and I am sure that you people who plan Las Vegas think of the esthetic side.

D. D. Trauxler: I live on Cannon Circle 150 ft. from this place. I am talking for another gentleman whose house front door is only 60 ft. from the store. I am not against progress in any way, but that can't be progress when you build something like that in your front yard. Only one lot in that whole section that



12-30-64

Mr. Louis Miranti
301 S. Highland Ave.
Las Vegas, Nevada

Dear Mr. Miranti:

This is to confirm our intent of leasing from you a 7-Eleven store built to 7-Eleven plans and specifications on the parcel at Washington and Decatur Blvd. Lot 1 Block 1 and the south 31.43 of Lot 2, subject to your obtaining proper zoning to build and operate a 7-Eleven store at this location, and subject to the terms and conditions of a negotiated lease agreeable to both parties.

7-Eleven Food Stores of Nevada

Gene Ford

Should above property be rezoned and built upon, 7-Eleven Food Stores of Nevada has the first right of refusal.

Owner

GF/mjp

DRAFT

Jm
DRAFT

NOTICE OF PUBLIC HEARING

February 11, 1965

January 27, 1965

Notice is hereby given that on 2/11/65
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-113-64

MIRANTI INVESTMENT CO. FOR RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS ALL OF
Mel LOT 1, AND THE SOUTH 31.43 FEET OF LOT 2,
BLOCK 1, GOLFRIDGE TERRACE ^{UNIT} NO. 1, ~~AND~~
Mel GENERALLY LOCATED ON THE NORTHWEST CORNER
OF DECATUR BOULEVARD AND WASHINGTON AVENUE

Mel FROM: R-1 (Single Family Residence)
TO: C-1 (Limited Commercial)

OK - Rep.

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

February 11, 1965

January 27, 1965

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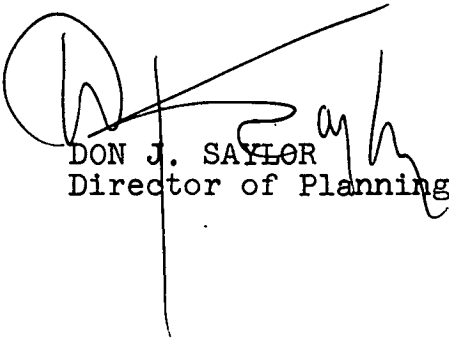
Z-113-64

MIRANTI INVESTMENT CO. FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS ALL OF LOT 1, AND THE SOUTH 31.43 FEET OF LOT 2, BLOCK 1, GOLFRIDGE TERRACE UNIT NO. 1, AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF DECATUR BOULEVARD AND WASHINGTON AVENUE,

FROM: R-1 (Single Family 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