

## Planning & Development Department Scanning Cover Sheet

Case No            Z-0117-63

APN                140-30-802-006

Location           1,320' W of Lamb and 330' N of Bonanza

Applicant           Donald L. & Orpha Ream

### Subject

Reclassification of property legally  
described as the NE Quarter of the SE  
Quarter of the SW Quarter of the SE Quarter  
of Section 30, Township 20 South, Range 62  
East, MDB&M.



PROPERTY OWNERS

## PROTESTS

## APPROVALS

Doug C Ingram  
710 Beardsley Dr  
Broderick Calif.

~~\_\_\_\_\_~~

FILE No. 2-117-63

CHECK LIST -- FOR PROCESSING APPLICATIONS

| TO BE DONE                                                                                                                                                                                       | CHECK IF<br>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.<br>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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>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.<br>a. Type property owner's list.<br>b. Type envelopes.<br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. |                  |    |
| 12. Prepare Legal Notice for newspapers.<br>a. Call newspapers and have messenger pick up legals.                                                                                                |                  |    |
| 13. Ask Don regarding Resolutions.                                                                                                                                                               |                  |    |

FILE NO: 2-117-63

MEETING DATE: August 8, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

August 8, 1963

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July 24, 1963

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

Z-117-63

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 SOUTH  
EAST 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 (Rural Residence)  
TO: M (Industrial)

OK - 200

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

ZONE CHANGE  
Z-117-63

Denied

ZONE CHANGE - Z-117-63 - APPLICATION OF DONALD L. & ORPHA REAM for reclassification of property generally located 1320 feet west of Lamb Boulevard and 330 feet north of Bonanza Road, from R-R to M, 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, Township 20 South, Range 62 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This is a request for a change from R-R to Industrial. There is no other commercial zoning in this general area. Most of it is zoned for residential and there is a great deal of residential development taking place. You will recall that several months ago Mr. Ream applied for commercial zoning on the parcel indicated in red, and essentially the argument was that his particular business location was being usurped by the location of the Freeway; that he owned this property and wanted to relocate his business out here and it was rezoned to commercial. He is now requesting industrial zoning to the rear of it. The Planning Commission recommended denial. There were no protests.

Mr. Donald L. Ream, speaking in his own behalf, stated that he had been approached by many people wanting to relocate their businesses on the east side of town, primarily due to the congestion of traffic on the west side of town; that the Redi-Spuds Company would utilize this for a processing facility for hash brown and French fried potatoes; and that he felt this would be compatible zoning.

Commissioner Fountain stated that he felt this would definitely be spot zoning and moved that the application of Donald L. & Orpha Ream (Z-117-63) be DENIED.

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

ZONE CHANGE  
Z-118-63

Denied

ZONE CHANGE - Z-118-63 - APPLICATION OF FRED L. RAKEMAN for reclassification of property generally located on the southwest corner of Colorado and South Third Street, from R-4 to C-1, legally described as:

The east 68 feet of Lot 9, Block 15, Boulder Addition.

The Director of Planning, Mr. Donald J. Saylor, briefly explained the location of the property and stated that the Planning Commission definitely felt that this was a matter of spot zoning, and recommended denial.

Commissioner Mirabelli moved that the application of Fred L. Rakeman (Z-118-63) be DENIED..

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

Mr. and Mrs. Donald L. Ream  
1470 South Seventh Street  
Las Vegas, Nevada

Re: Zone Change - Z-117-63

Dear Mr. and Mrs. Ream:

At their regular meeting on August 15, 1963, the Board of City Commissioners considered your application for reclassification of property generally located 1320 feet west of Lamb Boulevard and 330 feet north of Bonanza Road, from R-R to M.

By motion duly made, seconded and carried, this application (Z-117-63) was DENIED.

Yours very truly,

(Mrs.) Juanita A. Frary  
City Records Clerk

jaf

cc - Planning  
cc - Public Works

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 Traller 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

of DONALD L. & ORPHA REAM for the reclassification of property generally located 1320 feet west of Lamb Boulevard and 330 feet north of Bonanza Road, from R-R to M, be denied. Mr. Johnston seconded the motion and it was carried by a unanimous vote.

11. Z-118-63

Denied

Application of FRED L. RAKEMAN for the reclassification of property legally described as the east 68 feet of Lot 9, Block 15, Boulder Addition, and generally located on the southwest corner of Colorado and South Third Streets, from R-4 to C-1.

Mr. Saylor gave the Staff report and pointed out the general location. Further, he stated that this area is a transition area and has been transforming in an orderly manner, and steadily. However, Staff felt that this particular request is not in an orderly manner, but rather spot zoning and Staff recommended denial. Further, Mr. Saylor stated that the proposed use could be utilized with a Use Permit to allow professional offices.

The Chairman declared the public hearing open.

Mr. Louis Sellenelt appeared in behalf of the applicant.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of FRED L. RAKEMAN for the reclassification of property generally located on the southwest corner of Colorado and South Third Streets, from R-4 to C-1, be denied.

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

12. Z-119-63

Approved

Application of ENGEL, ENGEL, & GABRIELE for the reclassification of property legally described as Lots 21 and 22, Block 1, Paradise Village Tract No. 1, and generally located on the east side of Paradise Road between St. Louis Avenue and Sahara (San Francisco) Avenue, from R-3 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. Further, he stated that this parcel is located adjacent to professional offices, and the proposed intent of the applicant is to apply for a Use Permit to allow professional offices on this particular parcel. Staff felt that the transition of these rental properties to professional office use would have no ill effect on the abutting residential area to the rear, but rather, would be more compatible than the present situation. Staff recommended approval by means of a resolution of Intent subject to professional office use. The record indicated no protests.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ENGEL, ENGEL, & GABRIELE for the reclassification of property generally located on the east side of Paradise Road between St. Louis Avenue and Sahara (San Francisco) Avenue, from R-3 to R-4, be approved by means of a resolution of Intent subject to professional office use only.

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

13. Z-120-63

Denied

Application of MARVIN R. MILLER for the reclassification of property legally described as Lot 4, Block 15, and Lot 14, Block 9, all in Boulder Addition, and generally located on the east and west sides of South Second Street between Colorado and Imperial Streets, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this same application had been before the Commission a short time previously at which time it had been denied. The proposed use is to

**Planning Department  
400 Stewart Avenue**

**August 9, 1963**

**Donald L. & Orpha Ream  
1470 South 7th Street  
Las Vegas, Nevada**

**Dear Mr. & Mrs. Ream:**

**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 1320 feet west of Lamb Boulevard and 330 feet north of Bonanza Road, from R-R to M.**

**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 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-117-63**

TO: City Clerk

DATE: August 9, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON August <sup>15</sup> 14, 1963

ZONE CHANGE -- Z - 117-63

Application of Donald L. & Orpha Ream, 1470 South 7th Street, Las Vegas, Nevada  
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: \_\_\_\_\_

To: \_\_\_\_\_

Planning Commission recommends denial on the basis of \_\_\_\_\_

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: \_\_\_\_\_

Donald 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:

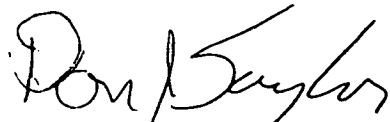
**Z-117-63**

**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 (Rural Residence)**

**TO: M (Industrial)**

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**

*Approved*

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-117-63

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 (Rural Residence)

TO: M (Industrial)

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.

*We would like to express our complete approval of this change and asked to be notified if it is approved —*

DJS:eb

*Note New address —*

*Don J. Saylor*  
DON J. SAYLOR  
Director of Planning

*Doug. C. Ingram*  
710 Beardsley Dr.  
Berkeley, Calif.



CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

# WESTERN UNION

## TELEGRAM

W. P. MARSHALL, PRESIDENT

SF-1201 (4-60)

SYMBOLS

DL = Day Letter

NL = Night Letter

LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

1246A PDT AUG 06 63 0A005

NSA008 NS LLA061 NL PD AR NEW ORLEANS **LA 5**

A 5

DON J SAYLOR, DIRECTOR CITY PLANNING COMMISSION

400

STEWART ST CITY HALL LAS VEGAS NEV

WE HARRY AND SADIE SULLIVAN APPROVE OF THE REZONING OF OUR  
PROPERTY FRONTING 330 FEET NORTH OF BONANZA ROAD AND 1320 FEET  
WEST OF LAMB BOULEVARD FROM RURAL RESIDENCE TO M. INDUSTRIAL.  
CAN YOU ADVISE ME WHAT STREET MY PROPERTY FACES.

HARRY AND SADIE SULLIVAN.

*Z-117-63 file*

## 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-R Use District to a M 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 \$                     .

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

THE NORTHEAST QUARTER( $NE\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER( $SE\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER

( $SW\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER( $SE\frac{1}{4}$ ) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 east,

M.D.B.&M.

(This parcel is located one quarter mile west of the intersection of Bonanza and Lamb Blvd. it is directly behind the property which was recently zoned C-1 for the undersigned applicant)

*Generally located 1320' west of Lamb Blvd and 330' north of Bonanza Rd.*

## OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, Donald L. Ream & Orpha Ream

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.

✓ Donald L. Ream  
Orpha Ream

1470 So. 7<sup>th</sup>

384-8870

Subscribed and sworn to before me this 3 day of July, 1963

PATRICIA M. HAACK

My Commission Expires March 4, 1964

Notary Public in and for said County and State

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: 7/15, 1963

FEE: \$ 50.00

RECEIPT NO.: 62130

CASE NO. Z-117-63

BY: RD

8/8/63

Director of Planning