

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0118-63

APN 162-03-110-025

Location SWC of Colorado & S 3rd St

Applicant Fred L. Rakeman

Subject

Reclassification of property legally
described as the East 68' of Lot 9, Block
15, Boulder Addition.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. L-118-63

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: *Z-118-63*

MEETING DATE: *August 8, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
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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-118-63

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
~~XXXXXXXXXX~~ AND SOUTH 3rd STREETS
~~XXXXXXXXXX~~

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

Or - 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. Fred L. Rakeman
c/o Strip Realty
616 Las Vegas Boulevard South
Las Vegas, Nevada

Re: Zone Change - Z-118-63

Dear Sir:

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 Colorado and South Third Streets, from R-4 to C-1.

By motion duly made, seconded and carried, this application (Z-118-63) was DENIED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

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 Sellenet 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

**Fred L. Rakeman
c/o Strip Realty
616 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. Rakeman:

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 Colorado and South Third Streets, from R-4 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 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-118-63

Don J. Saylor

TO: City Clerk

DATE: August 9, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON ¹⁵August 14, 1963

ZONE CHANGE -- Z - 118-63

Application of Fred L. Rakeman, c/o Strip Realty, 616 Las Vegas Blvd South
(Name and Address) Las Vegas, Nevada

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: _____

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:

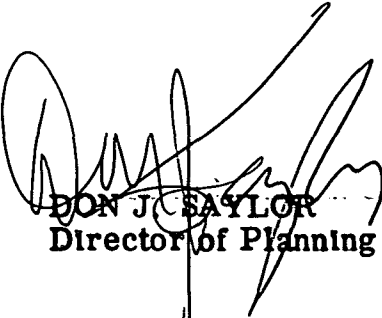
Z-118-63

**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 (Apartment 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

Rakeman -

AUGUST 7, 1963

ACTING DIRECTOR
DEPARTMENT OF BUILDING AND SAFETY

SR. BUILDING INSPECTOR

BUILDING AT 1302 SOUTH THIRD STREET

NAVIS, PLANNING DEPT.
LOUIS V. BELLEMEY
2036 HOWARD AVENUE

At the request of Code Assistance and in company of Harold Navis, I made an inspection on the subject building. The following are my findings:

1. The building has been added to at least twice. The first part was a small two-roomed affair with rustic outside and lined with plywood inside. The second addition was in front of the two rooms and was stucco outside and plastered inside, consisting of two additional small rooms and a bath. Next addition was two nice large rooms. (Block Construction) across the front of the old house. As now arranged these are four (4) rooms, a bath and a porch and kitchen, or a total of six rooms.
2. The structure sets only twenty (20) inches from the South property line, and has windows on that side.
3. It has wood floors and the first two portions are setting flat on the ground without any foundation. The eaves on the South side extend almost to the property line. The roof is wood shingles.

If as the prospective owner has promised, he will do, if the property is rezoned, he will remove the older two sections and trim the roof overhang off, add a new block addition to the rear and a fire wall on the South side, I see no reason why this building should not be used for the purpose he is asking. The front section is well built and with the proposed addition will add much to the neighborhood.

*Mrs. Saylor
please note!*

HAP WEBB
Sr. Building Inspector

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-4 Use District to a C-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:

East 68 feet, Lot 9, Block 15, Boulder Addition

Generally located on the southwest corner
of Colorado and south Third Sts.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, FRED L. RAKEMAN

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)

✓ Fred L. Rakeman

MAILING ADDRESS:

c/o Strip Realty

616 Las Vegas Boulevard South

Las Vegas, Nevada

PHONE NO.

385-1477

Subscribed and sworn to before me this 3rd day of July, 19 63

Margaret J. Black

Notary Public in and for said County and State

6/1/66
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, 19 63

FEE: \$ 50⁰⁰

RECEIPT NO.: 62132

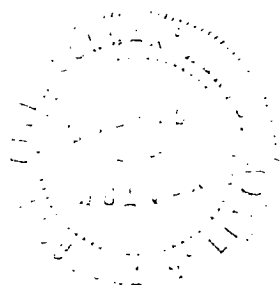
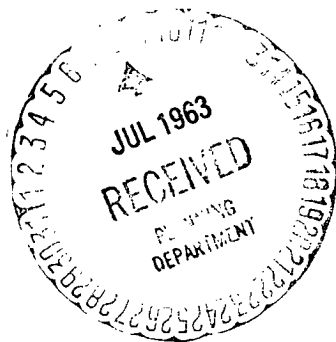
CASE NO. Z-118-63

BY: RLL

Director of Planning

8/8/63

Revised plot requested



Strip Realty & Investments, Incorporated

INCOME SPECIALISTS

PHONE 385.1477

616 LAS VEGAS BLVD. SOUTH

LAS VEGAS. NEVADA

July 8, 1963

Planning Commission
City of Las Vegas
Las Vegas, Nevada

Gentlemen:

Please find enclosed the following documents:

1. Application for Change in Zoning on
the following property:
East 68 feet, Lot 9, Block 15
Boulder Addition.
2. Check for \$50.00 representing the
filing fee required.
3. Plat of proposed use of the subject
property as requested by your office.

We are filing this on behalf of the applicant.

Yours very truly,



Leland McArthur
Salesman

LM/ss

Encls.

Property Address: 1302 South Third

1 proposed
1 proposed