

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0119-63

APN 162-03-413-002

Location E of Paradise btw St. Louis & Sahara

Applicant Engel, Engel & Gabriele

Subject

Reclassification of property legally
described as Lots 21 and 22, Block 1,
Paradise Village Tract No. 1.



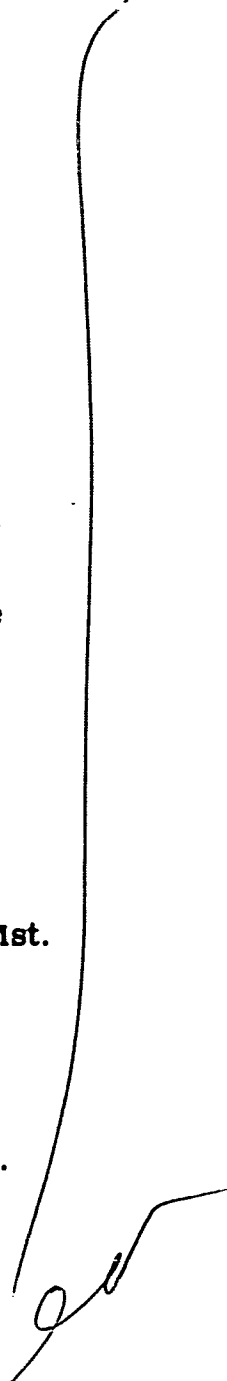
PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. 2-119-63

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-119-63*

MEETING DATE: *August 8, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
A
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NOTICE OF PUBLIC HEARING

August 8, 1963

D
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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-119-63

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

FRO

FROM: R-3 (Limited Multiple Residence)
TO: R-4 (Apartment Residence)

Q222

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

ORDINANCE NO. 934-65

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, OF THE 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 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, of the Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

FROM R-3 TO R-4 (Z-119-63)

Lots 21 and 22, Block 1, Paradise Village Tract No. 1.

FROM R-1 TO C-V (Z-80-64)

A portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 20 South, Range 60 East, M.D.B. & M., and more particularly described as commencing at the East Quarter (E 1/4) corner of said Section 35; thence along the East line of said Section 35 North 2°24'28" West 2035.23 feet; thence along the centerline of Elton Avenue North 89°46'20" West a distance of 562.00 feet; thence at right angles North 0°13'40" East a distance of 10.00 feet to the true point of beginning; thence Westerly from a tangent that bears North 89°46'20" West along a curve to the left, concave Southerly, having a radius of 360.00 feet, a central angle of 13°14'19", an arc distance of 83.18 feet; thence Northwesterly from a tangent at said point that bears North 12°19'35" West, along a curve to the left, concave Southwesterly, having a radius of 510.00 feet, a central angle of 17°26'56", an arc distance of 155.32 feet; thence Northwesterly from a tangent that bears North 29°46'31" West, along a curve to the left, concave Southwesterly, having a radius of 2400.50 feet, a central angle of 03°07'08", an arc distance of 130.67 feet to a point in a line that is parallel with and distant 250.00 feet Westerly, measured at right angles, from the centerline of that certain right-of-way 12.00 feet in width, described as Centerline I in that certain right-of-way grant to Nevada Power Company, recorded February 19, 1962, as Document No. 277640 of Official Records of Clark County, Nevada; thence North 00°07'20" West along said parallel line, 362.23 feet to a point in the proposed South line of West Fremont Street; thence South 85°39'53" East, along said proposed South line, 250.76 feet to a point in the aforementioned Centerline I; thence South 00°07'20" East along said Centerline I, a distance of 590.20 feet to a point; thence North 89°46'20" West along said last mentioned North boundary line, a distance of 44.53 feet to the true point of beginning.

Generally located on the Northeast corner of Hargrove Avenue and Elton Avenue.

September 23, 1964

City Attorney

Planning Department

Request for Ordinance Preparation

City Atty. Gen. Adm. File
Req. Ord. Prep.-Current Planning
✓Z-119-63

Would you please prepare an Ordinance for the following rezoning:

Z-119-63 FROM R-3 TO R-4

Lots 21 and 22, Block 1, Paradise Village Tract No. 1.

ROBERT C. CLEMMER
Senior Planner

RCC:mb

*Field Checked 9/22/64 - Carl
Confirming to approved conditions
Licenses issued 9/23/64*

julius

gabriele

a.i.a

AND ASSOCIATES

ARCHITECTURE

PLANNING

ENGINEERING

MR, BOB CLEMMER
CITY PLANNING DEPARTMENT
CITY OF LAS VEGAS, NEVADA

SEPTEMBER 24, 1964

RE: 1995 AND 1999 PARADISE ROAD

DEAR MR. CLEMMER:

THIS IS TO ADVISE YOU THAT THE REQUIRED BLACK TOP AND DRIVEWAY
ENTRANCE WORK HAS BEEN COMPLETED, AND THAT WE ARE, AT THIS
WRITING, COMPLETING LANDSCAPE DRAWINGS WHICH WILL BE BID AND
COMPLETED AS SOON AS POSSIBLE.

VERY TRULY YOURS,

JULIUS GABRIELE AND ASSOCIATES


C. FREDERIC DORIoT, JR.

FD:AE

*Existing lawn
Suffices for approval*

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 9-28-64

TO: SUPERVISOR OF LICENSE AND REVENUE

FROM: Planning Department

SUBJECT: License Application No. 393

Name of Applicant Julius Gabriele and Assoc.

Business Architect

Address 1999 Paradise Rd. Zone P-R

	Yes	No
This is a change of NAME	☐	☒
This is a change of OWNERSHIP	☐	☒
This is a change of LOCATION	☒	☐

Application is ☒ Approved ☐ Denied

and forwarded to ☒ Building ☐ License

2-119-63

RB
Inspector

PLP
Director of Planning

Z-119-63

Current Planning
File
August 19, 1963

City Attorney

Planning Department

Request for preparation of
a Resolution of Intent

Will you please prepare a Resolution of Intent to rezone
the following described property:

Z-119-63

From R-3 to R-4

Lots 21 and 22, Block 1, Paradise
Village Tract No. 1.

Subject to:

Use for professional offices only.

RCC:mb


ROBERT C. CLEMMER

Z-119-63

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

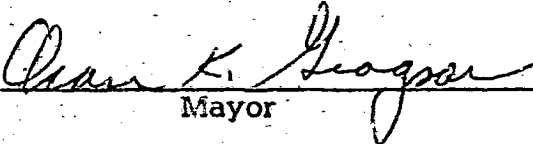
NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of City Commissioners held on the 15th day of August, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

✓ FROM R-3 to R-4 (Z-119-63)

Lots 21 and 22, Block 1, Paradise Village Tract No. 1.

Subject to being used for professional offices only.

PASSED, ADOPTED AND APPROVED this 22nd day of August, 1963.


Mayor

ATTEST:


City Clerk

ZONE CHANGE
Z-119-63

Adopted Resolution of Intent to Rezone to R-4, subject to condition listed.

ZONE CHANGE - Z-119-63 - APPLICATION OF JERRY ENGEL, PHILIP ENGEL, AND JULIUS GABRIELE for reclassification of property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to R-4, legally described as:

Lots 21 and 22, Block 1, Paradise Village Tract No. 1.

The Director of Planning, Mr. Donald J. Saylor: The property immediately to the east is existing R-1 zoning and development; immediately to the north is R-4, with a use permit for professional offices; and the property to the west is all R-4. The intent is to use this property for professional offices. There were no protests at the public hearing, and the Planning Commission felt that the professional office use would not be as detrimental to the abutting R-1 development as other possible uses might be and they have recommended approval by means of a Resolution of Intent that it be for professional office use only.

In response to Commissioner Mirabelli's inquiry, Mr. Saylor stated that he did not believe any changes or additions to the existing structure were contemplated.

Commissioner Mirabelli: When they recommended Resolution of Intent, did they request that a Plot Plan or any changes be brought back to the Planning Commission?

Mr. Saylor: No, I think perhaps it was the feeling that at the time it went to the Board of Zoning Adjustment for the use permit that this would be the condition -- that it be tied in to the Plot Plan -- at that time.

Commissioner Mirabelli: We wouldn't want any development on the back of it.

Mr. Saylor: No, I think it is understood by the applicants, too, that they use the existing buildings, with perhaps some architectural features in front.

Commissioner Levy moved that a Resolution of Intent to rezone property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to R-4, be ADOPTED, subject to the condition that this be for professional office use only.

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

ZONE CHANGE
Z-120-63

Denied

ZONE CHANGE - Z-120-63 - APPLICATION OF MARVIN R. MILLER for reclassification of property generally located on the east and west sides of South Second Street, between Colorado and Imperial Streets, from R-4 to C-2, legally described as:

Lot 4, Block 15, and Lot 14, Block 9, all in Boulder Addition.

The Director of Planning, Mr. Donald J. Saylor: This request for rezoning is for two lots, one on each side of the street. Several months ago, this same application was before you and was denied. The Planning Commission has recognized that this entire area will

June 11, 1963

Mr. Sidney Whitmore
City Attorney

Don J. Saylor
Director of Planning

Request for
Ordinance Preparation

Will you please prepare an ordinance on the following re-zoning:

Z-119-62 From R-1 to R-4, Lots 1-5, Block 3,
and Lots 9-12, Block 1, Edgeview Manor.

Z-77-63 From R-3 to R-4, Lot 3, Block 18,
Buck's Subdivision.

Robert C. Clemmer, for
Don J. Saylor

RCC:JDS:nc

August 16, 1963

Messrs. Jerry Engel
Philip Engel
Julius Gabriele
1420 Las Vegas Boulevard South
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-119-63

At their regular meeting on August 15, 1963, the Board of Commissioners of the City of Las Vegas ADOPTED a Resolution of Intent to Rezone property generally located on the east side of Paradise Road, between St. Louis Avenue and Sahara Avenue, from R-3 to R-4, subject to the following condition:

1. That this be for professional office use only.

Very truly yours,

Mrs. Vyrna Loparco
Acting Assistant City Clerk

vml

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 Sellenett 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

**Jerry Engel, Philip Engel
and Julius Gabriele
1420 Las Vegas Boulevard South
Las Vegas, Nevada**

Gentlemen:

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 east side of Paradise Road between St. Louis Avenue and Sahara (San Francisco) Avenue, from R-3 to R-4.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a resolution of intent subject to the following condition:

(1) That it will be only for professional office use.

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

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-119-63

TO: City Clerk
FROM: Planning Department

DATE: August 9, 1963

ITEM FOR CITY COMMISSION AGENDA ON August 15, 1963

ZONE CHANGE -- Z - 119-63

Application of Jerry Engel, Phillip Engel, and Julius Gabriele
(Name and Address) 1420 Las Vegas Blvd. South
for reclassification of property legally described as: Las Vegas, Nevada

Generally located: see attached

From: _____

To: _____

Planning Commission recommends approval on the basis of _____
a resolution of intent

subject to the following conditions:

1. That will be only for professional office use.

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

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:

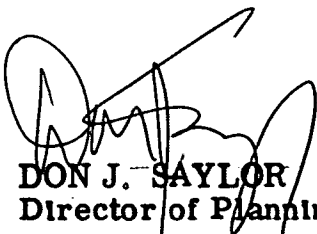
Z-119-63

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 (Limited Multiple Residence)

TO: R-4 (Apartment Residence)

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

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 R-4 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 \$ 55⁰⁰.

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

LOTS 21 AND 22 OF PARADISE VILLAGE TRACT #1
AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 3 OF PLATS PAGE 2 IN OFFICE OF
COUNTY RECORDER OF CLARK COUNTY, NEVADA
Generally located on the east side of Paradise Road between
St. Louis Ave and Sahara Ave.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 COUNTY OF CLARK) ss:

Engle, Engle & Gabriele

I, We, Jerry Engel, Julius Gabriele, Philip Engel

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.

Julius Gabriele

1420 L.V. BLVD SO. L.V.

384-2052

Jerry Engel Philip Engel

212 L.V. BLVD SO. C.V.

385-2525

Subscribed and sworn to before me this 10th day of July, 1963

Julius M. Kern

Notary Public in and for said County and State

My Commission expires 4-2-66

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: 7/5, 1963

FEE: \$ 55⁰⁰

RECEIPT NO.: 62431

CASE NO. Z-119-63

BY: RP

8/8/63

Director of Planning

Professional office 2-

*Prof Plans Requested
 Will submit - 12/11/63
 Engel*