

Planning & Development Department
Scanning Cover Sheet

Case No Z-0120-63

APN 162-03-110-056

Location E & W of S 2nd btw Colorado & Imperial

Applicant Marvin R. Miller

Subject

Reclassification of property legally
described as Lot 4, Block 15, and Lot 14,
Block 9, all in Boulder Addition.



P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. L-120-63

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: 7-120-63

MEETING DATE: August 8, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

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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, CPC
will hear the application of:

Z-120-63

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 2nd STREET BETWEEN COLORADO
AND IMPERIAL STREETS

FROM: R-4 (Apartment Residence)

TO: C-2 (General Commercial)

Qq-Rep

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-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

gradually transition to commercial use. However, if the area is developed without offstreet parking being provided, in time we will be faced with the same problem here that we are encountering in our other general commercial areas wherein it becomes the obligation of somebody else to provide the offstreet parking. The Planning Commission, as a policy, has tried to make this transition in an orderly manner. This request is for one lot out of this block, and one lot out of this block, with the remainder being R-4, and the Planning Commission recommended denial.

Mayor Gragson asked if anyone wished to be heard on this matter, to which there was no response; whereupon Commissioner Fountain moved that the application of Marvin R. Miller (Z-120-63) 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, be DENIED.

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

Mayor Gragson: This should be developed as C-1.

Mr. Saylor: Right. This is the thing that the Planning Commission has in mind because of the parking demand.

ZONE CHANGE
Z-121-63

Approved

ZONE CHANGE - Z-121-63 - APPLICATION OF WILLIAM URGAS for reclassification of property generally located on the west side of Third Place, south of Charleston Boulevard, from R-1 to R-4, legally described as:

Lots 9 and 10, Block 1, Beckley Subdivision.

The Director of Planning, Mr. Donald J. Saylor: This application is for 2 lots on Third Place -- a little cul-de-sac that runs south of Charleston. The two lots immediately to the north were zoned commercial. At that time, it was pretty well agreed by the rest of the property owners that this would all go commercial in time. The express purpose here is to provide additional offstreet parking facilities. At the Planning Commission hearing, there were no protests, and one letter was received from Alma Remington approving this rezoning. The Planning Commission assumed it was being somewhat acknowledged by the rest of the property owners here that the change was going to take place, and on the basis of no protests, they recommend approval to R-4.

Commissioner Fountain moved that the application of William Urga (Z-121-63) for reclassification of property generally located on the west side of Third Place, south of Charleston Boulevard, from R-1 to R-4, 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 16, 1963

Mr. Marvin R. Miller
6399 Wilshire Boulevard
Los Angeles 48, California

Dear Mr. Miller:

ZONE CHANGE APPLICATION - Z-120-63

The Board of Commissioners of the City of Las Vegas, at their regular meeting on August 15, 1963, considered your request for a zone change on property generally located on the east and west sides of South Second Street, between Colorado and Imperial Streets, from R-4 to C-2.

By motion duly made, seconded and carried this rezoning was **DENIED.**

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 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

construct a hotel on one lot, using the lot across the street for parking facilities. Further, he stated that although this area is in transition to commercial use, basically this particular request does not present an orderly transformation. Also, the control of the lot for offstreet parking could develop into quite a problem. Staff's position has not changed, and recommended denial.

The Chairman declared the public hearing open. Mr. Marvin R. Miller appeared in his own behalf. No one appeared to protest.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of MARVIN R. MILLER for the 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, be denied.

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

14. Z-121-63

Approved

Application of WILLIAM URGa for the reclassification of property legally described as Lots 9 and 10, Block 1, Beckley Subdivision, and generally located on the west side of Third Place south of Charleston Boulevard, from R-1 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that very recently the lots lying northerly and adjoining this parcel were reclassified for commercial use. The tentative use for this particular parcel is for offstreet parking. Staff would recommend that there be no access from Third Place into this parking lot. Staff felt that if this area is to transition at this time, this is a logical use. Further, he stated that if the present residential use is to continue, this proposed use will infringe upon it. The record indicated no protests. The Chairman declared the public hearing open.

Mr. William Urga appeared in his own behalf. He stated he did not concur with the recommendation that there be no access into Third Place from the parking lot. No one appeared to protest.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of WILLIAM URGa for the reclassification of property generally located on the west side of Third Place south of Charleston Boulevard, from R-1 to R-4, be approved.

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

15. Z-122-63

Denied

Application of KENGLA & FARMER for the reclassification of property legally described as:

Parcel No. 1 - The south 315 feet of Government Lot 11, Section 1, T21S, R60E, MDB&M, from R-E to R-3.

Parcel No. 2 - The north 345 feet of Government Lot 11, Section 1, T21S, R60E, MDB&M, from R-E to C-1.

Generally located on the south side of West Charleston Boulevard and the west side of Red Rock Road.

Mr. Saylor gave the Staff report pointing out the general location. This parcel was recently annexed to the City. He stated the proposed plan is for commercial use on the front portion, with multiple family residential on the rear portion of the parcel. Mr. Saylor further stated that although the record showed no protests, he had had strong indication that many of the surrounding property owners were not in favor of this reclassification. The major portion of the surrounding area is zoned R-E, and is located in the County. Staff recommended denial.

However, in further comments concerning this parcel, Mr. Saylor stated that its easterly boundary is located

Planning Department
400 Stewart Avenue

August 9, 1963

Marvin R. Miller
6399 Wilshire Boulevard
Los Angeles 48, California

Dear Mr. Miller:

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 and west sides of South Second Street between Colorado and Imperial Streets, from R-4 to C-2.

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-120-63

TO: City Clerk

DATE: August 9, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON August 14, 1963

ZONE CHANGE -- Z 120-63

Application of Marvin R. Miller, 6399 Wilshire Blvd., Los Angeles 48, Calif.
(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: _____

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:

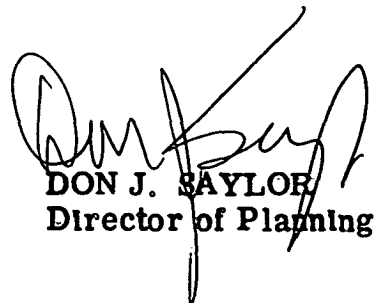
Z-120-63

**MARVIN R. MILLER FOR THE RECLASSIFICATION
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 (Apartment Residence)

TO: C-2 (General 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

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 6-2 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 \$ 55.00.

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

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 STREET *ek*

OWNER'S AFFIDAVIT

CALIFORNIA
STATE OF ~~NEVADA~~)
COUNTY OF ~~CLARK~~) ss:
LOS ANGELES

I, MARVIN R. MILLER

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.

Marvin R. Miller
MARVIN R. MILLER

6399 WILSHIRE L.A. (48) CALIF. 01-38240

Subscribed and sworn to before me this 8 day of July, 19 63

[Signature]
Notary Public in and for said County and State

7/19/66
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: \$ 55.00

RECEIPT NO.: 62133

CASE NO. Z-120-63

BY: Rep.
Director of Planning

8/8/63

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

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ADDITION, AND GENERALLY LOCATED ON THE EAST AND WEST
SIDES OF SOUTH SECOND STREET BETWEEN COLORADO AND
IMPERIAL STREET

OWNER'S AFFIDAVIT

CALIFORNIA
STATE OF ~~NEVADA~~) ss:
COUNTY OF ~~CLARK~~
LOS ANGELES

I, MARVIN R. MILLER

being duly sworn, depose and say that I am (~~WELLS~~) 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)

MARVIN R. MILLER

MAILING ADDRESS:

PHONE NO.

6399 WILSHIRE L.A. (48) CALIF. 01-38240

Subscribed and sworn to before me this 8 day of July, 19 63

Notary Public in and for said County and State

2/19/66
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: _____, 19 _____

FEE: \$ _____

RECEIPT NO.: _____

CASE NO. Z-

BY: _____

Director of Planning

LAW OFFICES
EDELBERG, MILLER & ROTHENBERG

LOUIS S. EDELBERG
MARVIN R. MILLER
OSCAR ROTHENBERG
TED T. WARD

6399 WILSHIRE BOULEVARD
LOS ANGELES 48, CALIFORNIA
OLIVE 3-8240

July 8, 1963

City Planning Commission
City Hall
Las Vegas, Nevada

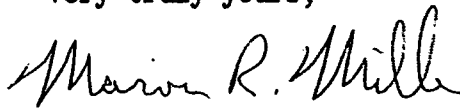
Gentlemen:

Enclosed please find two separate applications for reclassification of the properties located at 1309 South 2nd Street and 1318 South 2nd Street, Las Vegas, Nevada, together with my check in the amount of \$55.00.

I am having plans drawn up showing precisely what we intend to do with the properties in the event that our request for reclassification is granted. Generally, we intend to construct a small two-story hotel on one piece of property and use the remaining site for parking.

Please let me know when this matter will be heard by the commission, and if there is any further information I could submit that would assist you in this matter.

Very truly yours,


MARVIN R. MILLER

MRM:ss

Encl.

7/10/63
Called - Map Required
Tr. J. Gold. Fee
Previous Fee \$55.00
Sent Paid.