

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0121-62

APN 139-27-603-007

Location W of LV Blvd btw Adams & Foremaster

Applicant Vegas Valley Corporation

Subject

See Notice of Public Hearing.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	Mfr
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:

2-121-62

MEETING DATE:

Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 1962, at 7:30 P. M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-121-62

VEGAS VALLEY CORPORATION FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A CONCRETE MONUMENT MARKED "V. R. 23"; THENCE NORTH ALONG THE SECTION LINE 615.5 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DEED FROM MINA STEWART AND HELEN J. STEWART TO DOLLY RICHARDSON, RECORDED IN BOOK 22 OF DEEDS, PAGE 203, CLARK COUNTY, NEVADA, RECORDS; THENCE AT RIGHT ANGLES WEST 360 FEET ALONG THE NORTH LINE OF SAID DOLLY RICHARDSON PARCEL; THENCE AT RIGHT ANGLES NORTH 139.75 FEET TO A POINT; THENCE AT A RIGHT ANGLE EASTERLY A DISTANCE OF 360 FEET TO THE SAID SECTION LINE; THENCE SOUTH ALONG SAID SECTION LINE 139.75 FEET TO THE POINT OF BEGINNING.

GENERALLY LOCATED ON THE WEST SIDE OF LAS VEGAS BOULEVARD NORTH BETWEEN ADAMS AVENUE AND FOREMASTER LANE,

FROM: R-1 (Single Family Residence)

TO: C-2 (General Commercial)

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:mfr

ORDINANCE NO. 934-143

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION 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 Edition, is hereby amended to read as follows:

FROM R-1 to R-4 (Z-121-62)

That portion of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows: commencing at the Southeast corner of the Northeast Quarter (NE-1/4) of said Section 27; thence North along the section line 615.5 feet to the point of beginning; thence at a right angle west 360 feet; thence at a right angle North 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said section line; thence South along said section line 139.75 feet to the point of beginning, excepting therefrom the East 200 feet.

FROM C-1 to C-2 (Z-100-64)

Lots 1 through 8 (inclusive), Block 22, Clarks Las Vegas Townsite.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED THIS 5th day of February, 1969.

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Edwina M. Cole

City Clerk

(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 15th day of January, 1969, and referred to the following committee composed of Commissioners Stewart and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance

on the 5th day of February, 1969, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Coray, Stewart, Mirabolli and
Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Edwina M. Cole
City Clerk

(SEAL)

January 7, 1969

City Attorney

Planning Department

Request for Ordinance
Preparation

Manager
Assessor
Req. for Ord.
Chrono
Boyd Miller/
Z-121-62 ✓

Would you please prepare an ordinance to rezone the following property:

Z-121-62 From R-1 to R-4.

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, NDEAN, described as follows: commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 27; thence North along the section line 615.5 feet to the point of beginning; thence at a right angle west 360 feet; thence at a right angle North 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said section line; thence South along said section line 139.75 feet to the point of beginning, excepting therefrom the East 200 feet.

Robert C. Clemmer
Senior Planner

RCC:jb

Apt. Dev.
1210 North 4th Street.

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

ZONE CHANGE
Z-121-62

Adopted Resolution of Intent to Rezone to C-1 and R-4 as recommended by Planning Commission.

ZONE CHANGE (Z-121-62) - APPLICATION OF VEGAS VALLEY CORPORATION for reclassification of property generally located on the west side of Las Vegas Boulevard North, between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4, legally described as follows:

That portion of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 27, Township 20 South, Range 61 East, MDB&M described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE-1/4) of said Section 27; thence north along the section line 615.5 feet to the point of beginning; thence at a right angle west 360 feet; thence at a right angle north 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said Section line; thence south along said section line 139.75 feet to the point of beginning.

The Director of Planning stated that the Planning Commission recommended approval of the zone change from R-1 to R-4 and C-1, rather than C-2.

Commissioner Mirabelli moved that a Resolution of Intent to Rezone property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from R-1 to R-4 and C-1 be ADOPTED.

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

ZONE CHANGE
Z-122-62

Denied

ZONE CHANGE (Z-122-62) - APPLICATION OF GRACE READ AND GUY MATHIS for reclassification of property generally located on the west side of South 4th Street, between Charleston Boulevard and 4th Place, from R-4 to C-1, legally described as:

The north 153 feet of Lot 17, Beckley Subdivision.

The Director of Planning stated that there were several protestants at the Planning Commission Meeting, and the Planning Commission recommended denial of this application.

Mayor Gragson asked if anyone wanted to be heard on this matter, to which there was no response.

Commissioner Levy moved that the application of Grace Read and Guy Mathis (Z-122-62) for reclassification of property generally located on the west side of South 4th Street, between Charleston Boulevard and 4th Place from R-4 to C-1 be DENIED.

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

December
Thirty-First
1962

Vegas Valley Corporation
229 Las Vegas Boulevard South, #101
Las Vegas, Nevada

Re: Zone Change - 2-121-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held December 26, 1962, consideration was given your application for reclassification of property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4.

Upon motion duly made, seconded and carried, a resolution of intent to rezone this property to C-1 was adopted as recommended by the Planning Commission.

Yours very truly,

(Mrs.) Juanita A. Frary
Records Clerk

jaf

cc - Public Works
cc - Planning

granted.

Mr. Eachus appeared in his own behalf.

Mr. Thomas Washington appeared to protest the application.

Mr. Mirabelli suggested that building plans be submitted so that the protestants as well as the Commission would know just what type of construction was intended.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of V. D. and ANN EACHUS for the reclassification of property generally located between 2nd and 3rd Streets, Washington and Adams, from R-1 and R-4 to R-5 be held in abeyance until such time that building plans are submitted to the Commission. Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

8. Z-120-62
Abeyance

Application of GRACE MC CALL for the reclassification of property legally described as lots 17, 18, and 19, Block 14, Wardie Addition, and generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4.

Mr. Saylor gave the staff report and stated that this parcel had for many years been used for professional offices, utilizing a Use Permit. Staff recommends that this application be held in abeyance until such time that plot plans are submitted, noting the additional professional offices and showing the off-street parking facilities.

The Chairman declared the public hearing open.

Grace McCall appeared in her own behalf.

Mr. R. D. Coleman appeared to protest the rezoning.

Mary Coleman appeared to protest.

Mr. Lynsom appeared and stated his approval.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of GRACE MC CALL for the reclassification of property generally located on the northwest corner of 9th Street and Cass Avenue, from R-1 to R-4 be held in abeyance pending submittal of plot plans. Mr. Johnston seconded the motion and the vote was carried unanimously.

9. Z-121-62
Approved

Application of VEGAS VALLEY CORPORATION for the reclassification of property legally described as that portion of the southeast quarter of the northeast quarter of Section 27, T20S, R61E, MDB&M described as follows: Commencing at the southeast corner of the northeast quarter of said section 27; thence north along the section line 615.5 feet to the point of beginning; thence at a right

angle west 360 feet; thence at a right angle north 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said section line; thence south along said section line 139.75 feet to the point of beginning, and generally located on the west side of Las Vegas Boulevard, North between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4.

Mr. Saylor gave the staff report. He gave no recommendation. The Chairman declared the public hearing open.

Mr. Thomas Washington appeared to protest, desiring a knowledge of the intentional plot plans.

Mr. Leavitt appeared in behalf of Vegas Valley Corporation. and suggested that the Commercial zone be C-1 instead of C-2.

Mr. Bill Williams appeared to ask the type of development intended for the commercial zoning.

Mr. Leavitt stated the pending plan was a restaurant type of development.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of VEGAS VALLEY CORPORATION for the reclassification of property generally located on the west side of Las Vegas Boulevard, North, between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4 read from R-1 to C-1 and R-4, and be approved. Mr. Longley, Sr. seconded the motion and the vote was carried unanimously by the Commission.

Application of GRACE READ and GUY MATHIS for the reclassification of property legally described as the north 153 feet of Lot 17, Beckley Subdivision and generally located on the west side of South 4th Street between Charleston Boulevard and 4th Place from R-4 to C-1.

Mr. Saylor gave the staff report. This area is in a transition period and in all probability will all be zoned commercial at a later date. Staff has no recommendation.

The Chairman declared the public hearing open.

Mr. Thomas Bellis appeared to protest this reclassification.

Mr. Ted Groves appeared to protest.

Mr. L. M. Mecham appeared to protest.

Mr. Madsen appeared to protest

Mr. Frehner appeared to protest.

Mr. Littleke appeared to protest.

Mrs. Read appeared in her own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application for reclassification of property generally located on the

10. Z-122-62

Denied

**Planning Department
400 Stewart Street**

December 17, 1962

**Vegas Valley Corporation
229 Las Vegas Boulevard, South, #101
Las Vegas, Nevada**

Dear Mrs. Mildred Leavitt,

At the regular meeting of the City Planning Commission held on December 13, 1962 consideration was given your request for the reclassification of property generally located on the west side of Las Vegas Boulevard, North between Adams Avenue and Foremaster Lane, from R-1 to C-2 and 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 subject to the following condition:

- 1. That the commercial zoning be changed from C-2 to C-1.**

This item will be heard by the Board of City Commissioners on December 26, 1962 at 4:00 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-121-62

TO: City Clerk

DATE: December 17, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 121-62

Application of Vegas Valley Corporation, 229 Las Vegas Boulevard, South, #101,
(Name and Address) Las Vegas, Nevada

for reclassification of property legally described as:

See attached

Generally located:

From: R-1

To: C-2 and R-4

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

1. That the commercial zoning be changed from C-2 to C-1.

Number of protests: none

PLANNING DEPARTMENT

BY: _____

cc: City Attorney

Z-121-62

VEGAS VALLEY CORPORATION FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF
THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE NORTHEAST
QUARTER ($NE\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, MDB&M DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER ($NE\frac{1}{4}$) OF SAID SECTION 27; THENCE NORTH ALONG
THE SECTION LINE 615.5 FEET TO THE POINT OF
BEGINNING; THENCE AT A RIGHT ANGLE WEST 360 FEET;
THENCE AT A RIGHT ANGLE NORTH 139.75 FEET TO A
POINT; THENCE AT A RIGHT ANGLE EASTERLY A DISTANCE
OF 360 FEET TO THE SAID SECTION LINE; THENCE SOUTH
ALONG SAID SECTION LINE 139.75 FEET TO THE POINT
OF BEGINNING.

GENERALLY LOCATED ON THE WEST SIDE OF LAS VEGAS BLVD.
NORTH BETWEEN ADAMS AVE. AND FOREMASTER LANE

FROM: R-1 (Single Family Residence)

TO: C-2 (General Commercial) EAST HALF OF PROPERTY

R-4 (Apartment Residence) WEST HALF OF PROPERTY

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. 7-121-62

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-1 Use District to a C-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 \$ 50.00.
/Change East Half to C-2, and change West Half to R-4.

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

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 27, a concrete monument marked "V.R. 23"; thence North along the Section line 615.5 feet to the point of beginning, being the Northeast corner of the parcel described in the Deed from Mina Stewart and Helen J. Stewart to Dolly Richardson, recorded in Book 22 of Deeds, page 203, Clark County, Nevada, Records; thence at right angles West 360 feet along the North line of said Dolly Richardson parcel; thence at right angles North 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said section line; thence South along said Section line 139.75 feet to the point of beginning.

~~Vegas Valley Corporation~~

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.:

Vegas Valley Corporation 229 Las Vegas Blvd So, #101 DU 41500

By Mildred H. Leavitt
Mildred H. Leavitt

Subscribed and sworn to before me this 22 day of October, 19 62

Elvin C. Leavitt
Notary Public in and for said County and State

1604.63
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: 10/23, 19 62

Fee: \$ 50.00

Receipt No.: 50506

Case No.: Z-121-62

By: [Signature]
Director of Planning

11/14/62

[illegible]