

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0121-63

APN 162-03-115-001

Location W of 3rd Pl, S of Charleston

Applicant William Urga

Subject

Reclassification of property legally
described as Lots 9 and 10, Block 1, Beckley
Subdivision.



August 19, 1963

City Attorney

Planning Department

**Request for Ordinance Preparation
(Reclassifications)**

continued from page 1 ...

Parcel No. 3 - The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, save and except that which lies to the east of the west right-of-way line of Rancho Road.

Parcel No. 4 - The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

Parcel No. 5 - The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, excepting therefrom the West Charleston School site which is zoned C-V.

Robert C. Clemmer
Senior Planner

RCC:eb

August 19, 1963

CITY ATTORNEY

PLANNING DEPARTMENT

**Request for Ordinance Preparation
(Reclassifications)****Will you please prepare an Ordinance on the following rezonings:****Z-113-63 From R-3 to C-1**

The west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, MDB&M.

Z-114-63 From R-R to R-1

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, MDB&M.

Z-115-63 From R-4 to C-1

Lots 23 through 24 (inclusive), Block 4, Meadows Addition

Z-121-63 From R-1 to R-4

Lots 9 and 10, Beckley Subdivision

Z-92-63 From R-E to R-A

Parcel No. 1 - The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, save and except that which lies east of the West right-of-way line of Rancho Road.

PARCEL No. 2 - The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

continued on page 2.....

PROPERTY OWNERS

PROTESTS

APPROVALS

Alma Remington
Bek1 - Lot 23/24

FILE No. L-~~121~~-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:

2-121-63

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-121-63

WILLIAM URGAS FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS ~~EX~~ LOTS 9 AND 10,
BLOCK 1, BECKLEY SUBDIVISION AND GENERALLY
LOCATED ON THE WEST SIDE OF 3rd PLACE SOUTH OF
CHARLESTON BOULEVARD

FROM: R-1 (Single Family Residence)

TO: R-4 (Apartment Residence)
R_x

OK - 100

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. 934-41

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

FROM R-3 to C-1 (Z-113-63)

The west 145.14 feet of the east 981.10 feet of the north 169.98 feet of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-R to R-1 (Z-114-63)

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B.&M.

FROM R-4 to C-1 (Z-115-63)

Lots 22 through 24 (inclusive), Block 4, Meadows Addition.

FROM R-1 to R-4 (Z-121-63)

Lots 9 and 10, Beckley Subdivision.

FROM R-E to R-A (Z-92-63)

Parcel No. 1

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B.&M., save and except that which lies east of the West right-of-way line of Rancho Road.

Parcel No. 2

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.

Parcel No. 3

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B.&M., save and except that which lies to the east of the west right-of-way line of Rancho Road.

Parcel No. 4

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B.&M.

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
Sixteenth
1963

Mr. William Urga
1491 South Eighth Street
Las Vegas, Nevada

Re: Zone Change - Z-121-63

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 west side of Third Place south of Charleston Boulevard, from R-1 to R-4.

By motion duly made, seconded and carried, this application (Z-121-63) was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

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

**William Urga
1491 South 8th Street
Las Vegas, Nevada**

Dear Mr. Urga:

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 west side of Third Place south of Charleston Boulevard, from R-1 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.

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-121-63

TO: City Clerk
FROM: Planning Department

DATE: August 9, 1963

ITEM FOR CITY COMMISSION AGENDA ON 15
August 14, 1963

ZONE CHANGE -- Z - 121-63

Application of William Urga, 1491 South 8th St., Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends approval on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

eb

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:

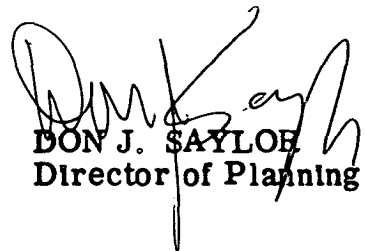
Z-121-63

**WILLIAM URGAS 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 (Single Family 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

11

NOTICE OF PUBLIC HEARING

August 8, 1963

Approval

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-121-63

WILLIAM URGAS 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 (Single Family Residence)

TO: R-4 (Apartment Residence)

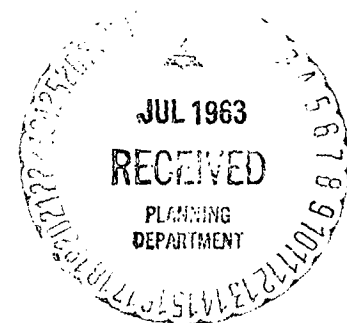
Any and all interested persons may appear before the City Planning Commission either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

Don J. Saylor
DON J. SAYLOR
Director of Planning

DJS:eb

Dear Sir:

In my opinion, it would seem better for Mr. William Urgas to change his property from R-1 to C-1 since most of the property around that vicinity is being changed to C-1. Sincerely, Alma W. Pennington



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-1 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 \$ 50.00.

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

BLOCK 1, LOTS 9 & 10, BECKLEY SUBDIVISION

Generally located on the west side of Third Place
south of Charleston Blvd.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

✓ I, WILLIAM URGAS

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.

W. J. Urgas

1491 S 8th

384-6457

Subscribed and sworn to before me this 15th day of July, 1963

Stanley Pyman
Notary Public in and for said County and State
Notary Public in and for the County of Clark,
State of Nevada

My Commission Expires May 12, 1966

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.: 62134

CASE NO. Z-121-63

BY: REP

8/8/63

Director of Planning