

Planning & Development Department Scanning Cover Sheet

Case No Z-0123-63

APN 138-36-803-009

Location N of Charleston btw Decatur & Mohawk

Applicant Ron & Donna Rudin

Subject

Reclassification of property legally
described as the North 150' of the West 300'
of the South 200' of Government Lot 60,
Section 36, Township 20 South, Range 60
East, MDB&M.



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

PROTESTS

APPROVALS

FILE No. L-123-63

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-123-63*

MEETING DATE: *August 8, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
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NOTICE OF PUBLIC HEARING

August 8, 1963

D
R
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F
T

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-123-63

RON AND DONNA RUDIN FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THE NORTH 150 FEET
OF THE WEST 300 FEET OF THE SOUTH ~~XXXXXXX~~ 200 FEET
OF GOVERNMENT LOT 60, SECTION 36, T20S, R60E, MDB&M
AND GENERALLY LOCATED ON THE NORTH SIDE OF
WEST CHARLESTON BOULEVARD BETWEEN DECATUR
BOULEVARD AND MOHAWK STREET.

FROM: R-1 (Single Family Residence)

TO: C-1 (Limited Commercial)

OK. RCB

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: e b

INTER-OFFICE MEMORANDUM

TO:

RL

FROM:

SUBJECT:

*2-123-63
Permit for Retail Stores*

COPIES TO:

*For Manmarch was issued Bldg permit for
3 stores E 105 of South 200 feet of East lot
60 3rd-20, 60*

Number 5100-02-04 W. Chas.

Check back 3 months Apr. 15, 65

*(Not being built.)
4/25/65 RL*

*Permit expired by Bldg. Dept. 4/28/65 ^{City/Hymen} RL
Placed on P.C. Card as expired.*

of the land study in the Vegas Heights area. Further, he stated that the proposed R-2 zoning is predicated upon the prohibition of trailer parking zoning. Staff feels that this is not appropriate land use in this area and Staff shall recommend that they be denied. And further, under our Ordinance, it would be extremely difficult to receive a Variance for trailer park use as has been done from the County. And further, Mr. Saylor stated that perhaps the existing trailer park use may be prohibited in time through legal channels. In conclusion, Mr. Saylor stated that this is only the first step and study will be continued to determine which vacant properties would be appropriate for higher use.

After further discussion, Mr. Matteucci moved that Staff proceed with the reclassification of the Vegas Heights area of all those parcels less than R-2 classification to an R-2 classification, which public hearing date was previously set for the regular meeting of February 23, 1965.

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

6. Z-29-65
Z-123-63

Plot Plan Review

Approved

Property generally located on the northwest corner of West Charleston Boulevard and Brush Street, approved to C-1 classification by means of a Resolution of Intent.

Mr. Saylor stated that this parcel is located in the Homesite Area, and pointed out the general location. He stated further that this general area fronting West Charleston is transitioning to commercial type use. Several parcels were approved by means of a Resolution of Intent subject to submittal of plot plans, and other parcels have been approved subject to conformance to plot plans. This particular item involves property for which the plot plan has been approved and a portion is pending submittal of plot plans.

Referring to this specific item, Mr. Saylor stated the proposed use is a plant nursery and the plan indicates it is adequate, showing sufficient offstreet parking and landscaping. Staff recommended approval subject to the policy conditions of the area.

After discussion, Mr. Johnston moved that the plot plan be approved as follows: That that portion of the plot plan revised from that approved under application File No. Z-123-63 be approved, plus the portion under File No. Z-29-64 i.e., that portion described as the north 130 feet of the east 105 feet of Government Lot 60, Section 36, T20S, R60E, MDB&M be approved by means of a Resolution of Intent subject to the following conditions:

- (1) Being in accord with the plot plan amended to include a six (6) foot block wall along the entire length of the north property line.
- (2) That no ingress/egress be allowed from Alpine Place.
- (3) That no service be permitted from Alpine Place relative to any commercial building, particularly the restriction of signs.

- (4) That the proposed future building be so designed to have an architectural treatment on the Alpine Place exposure, and said plans be submitted to the Director of Planning for approval of said treatment and elevation prior to issuance of a Building Permit.
- (5) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (6) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (7) That this Resolution of Intent be restricted to a six (6) months time limit.

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

7. Z-61-64

Plot Plan Review

Approved

Property generally located on the west side of Decatur Boulevard between Evergreen and West Charleston approved to C-1 by means of a Resolution of Intent.

Mr. Saylor pointed out the general location. Mr. Saylor stated that this time had been approved for a drive-in restaurant. The revised plot plan indicates the same use with a different arrangement of the offstreet parking. Staff recommended approval of the plot plan amended to provide an eleven foot landscaped planting strip along the entire frontage abutting Decatur Boulevard. After discussion, Mr. Uehling moved that relative to property generally located on the west side of Decatur Boulevard between Evergreen and West Charleston Boulevard, File No. Z-61-64, the revised plot plan be approved.

Mr. Longley, Sr. seconded the motion and it was carried by a unanimous vote.

8. TWIN LAKES VILLAGE
No. 14C

Final Map

Approved

Mr. Saylor presented the final map of TWIN LAKES VILLAGE NO. 14C, pointing out the general location. Mr. Saylor stated there are a substantial number of lots involved in this final map, and further that the offsites are bonded. Mr. Saylor pointed out two lots where the frontage is indicated on the wrong side to be in accord with the Ordinance. However, he stated that in this particular case it appeared better design to have them face as shown. One further stipulation that must be entered on the final plat is that homes which back up to major streets cannot, by Ordinance, have any access to the major street. Therefore, there cannot be any access from Cheyene or Jones Boulevard. Also, there are some street names in conflict with existing street names plus the front setbacks are shown to be 20 feet and should be shown as 25 feet. Other than these minor changes, the final map is in accord with the tentative map, and Staff recommended approval subject to incorporation of the minor conditions listed into the final map prior to recordation. Mr. Kraemer appeared in behalf of the developer. He stated that there are 206 lots involved. City Manager Trelease inquired relative to the

Planning Department
400 Stewart Avenue
January 27, 1965

Mr. Ron Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada

Dear Mr. Rudin:

At the regular meeting of the City Planning Commission held January 26, 1965, consideration was given to the plot plan relative to property generally located on the northwest corner of Brush Street and West Charleston Boulevard, tentatively approved to C-1 classification.

The parcel involved in this item falls under two applications, i.e., Z-29-64, the North 130 feet of the East 105 feet of Government Lot 60, T20S, R60E, MDB&M, which requires Board of City Commission consideration; plus, Z-123-63 under which the remainder of the parcel has been approved by means of a Resolution of Intent subject to conditions, one of which is conformance to the plot plan. Due to the fact the proposed development was changed, a review, and approval, of the revised plot plan was mandatory. Thus, it was voted by the Planning Commission to approve this revised plot plan, and further to refer that portion described as the north 130 feet of the east 105 feet of Government Lot 60, Section 36, T20S, R60E, MDB&M to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

- (1) Being in accord with the plot plan amended to include a six (6) foot block wall along the entire length of the north property line.
- (2) That no ingress/egress be allowed from Alpine Place.
- (3) That no service be permitted from Alpine Place relative to any commercial building, particularly the restriction of signs.
- (4) That the proposed future building be so designed to have an architectural treatment on the Alpine Place exposure, and said plans be submitted to the Director of Planning for approval of said treatment and elevation prior to issuance of a Building Permit.
- (5) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (6) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (7) That this Resolution of Intent be restricted to a six(6) months time limit.

This item will be heard by the Board of City Commissioners at 6:00 PM, February 3, 1965, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-29-64
Z-123-63

September 30, 1963

INTER-OFFICE MEMORANDUM

TO: City Attorney

2-123-63

FROM: Planning Department

SUBJECT:

Request for the preparation of
Resolutions of Intent

COPIES TO:

Z-116-63 (continued)

Parcel No. 5 - From R-1 to R-3

The north 320.00 feet of the south 943.00 feet of the east
1129.00 feet of the west 1319.20 feet of the southwest quarter
(SW 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S,
R00E, MDB&M.

Parcel No. 6 - From R-1 to R-3

The east 165.00 feet of the west 1319.20 feet of the south
623.00 feet of the southwest quarter (SW 1/4) of the northwest
quarter (NW 1/4) of Section 24, T20S, R00E, MDB&M.

Parcel No. 7 - From R-1 to R-3.

The north 100.00 feet of the south 1043.00 feet of the east
100.00 feet of the west 290.00 feet of the southwest quarter
(SW 1/4) of the northwest quarter (NW 1/4) of Section 24,
T20S, R00E, MDB&M.

Z-123-63 From R-1 to C-1

The north 150.00 feet of the south 200.00 feet of the east 75.00
feet of the west 300.00 feet of Government Lot 60, Section 36,
T20S, R00E, MDB&M.

Subject to: (1) Being in accord with the plot plan.
(2) Signing an offsite improvement agreement and
posting a bond for the installation of offsite
improvements, as required by the Department
of Public Works.

continued on page 3-----

Date

September 30, 1963

INTER-OFFICE MEMORANDUM

TO: City Attorney

FROM: Planning Department

SUBJECT: Request for the preparation of
Resolutions of Intent

COPIES TO:

Z-123-63 (continued)

- (3) Signing an agreement to enter into the proposed assessment district.
- (4) The dedication of the proper rights-of-way, as required by the Department of Public Works.
- (5) That the proposed development commence within eighteen (18) months.

Z-130-63 From R-3 to C-1

Lots 14, 15, and 16, Block 9, Ladd's Addition.

Subject to: (1) Being in accord with the plot plan.

Z-131-63 From C-1 to C-2

A portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 36, T30S, R61E, MDB&M, and more particularly described as follows:

Commencing at the southwest (SW) corner of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 36; thence north 01° 12' 30" east along the west line thereof, a distance of 887.06 feet; thence south 89° 32' 30" east 632.01 feet to the true point of beginning; thence south 01° 12' 30" west 837.06 feet to a point; thence south 89° 32' 30" east 260.24 feet; thence north 01° 12' 30" east 837.06 feet; thence north 89° 32' 30" west 260.24 feet to the true point of beginning.

- Subject to: (1) Being in accord with the plot plan.
(2) That the strip between the proposed building and the East Charleston Boulevard right-of-way be landscaped.

ROBERT C. CLEMMER
Senior Planner

along the major streets, which would be Smoke Ranch Road and Lake Mead Boulevard, and for a proposed shopping center at the intersection of Lake Mead Boulevard and Jones, both of which are major streets; and the applicant also requested commercial zoning at the northeast corner of the property, for a service station. However, the Planning Commission did not feel that that would be proper and wouldn't fit into the over-all pattern and they recommended that the rest of the application be approved, but that this request for commercial be amended to R-3 and I believe the applicant agreed to that.

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

Commissioner Levy moved that a Resolution of Intent to Rezone property generally located at the northeast corner of Jones Boulevard and Lake Mead Boulevard, and along the south side of Smoke Ranch Road, between Jones Boulevard and Michael Way, be ADOPTED, subject to the following condition:

That Parcel #2, located at the northwest corner of the property, be rezoned R-3, rather than C-1 as requested.

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

ZONE CHANGE
Z-123-63

Adopted Resolution of Intent to Rezone to C-1, subject to conditions listed.

ZONE CHANGE - Z-123-63 - APPLICATION OF DON & DONNA RUDIN for reclassification of property generally located on the north side of West Charleston Boulevard, between Decatur Boulevard and Mohawk Street, from R-1 to C-1, legally described as:

The north 150 feet of the west 300 feet of the south 200 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: On your Agenda, you will notice several conditions listed on the approval of this application of Don and Donna Rudin. The applicants are agreeable to these conditions. The plot plan actually leaves the 100 feet to the north for residential purposes, which is in accord with the general treatment that we've been giving the development along Charleston, so that the property fronting on the interior streets would be residential. The plans involve actually only the east 75 feet, and the applicant has agreed to having this amended to include only 75 feet. There were no protests, and subject to the conditions listed, the Planning Commission recommends approval.

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

Commissioner Fountain moved that a Resolution of Intent to Rezone only the east 75 feet of the west 300 feet of the north 150 feet of the south 200 feet of property generally located on the north side of West Charleston Boulevard, between Decatur Boulevard and Mohawk Street, from R-1 to C-1, be ADOPTED, subject to the following conditions:

1. Being in accord with the plot plan.

(continued)

2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of the proper rights-of-way as required by the Department of Public Works.
5. That this proposed development commence within 18 months hence.

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

ZONE CHANGE
Z-125-63

Denied

ZONE CHANGE - Z-125-63 - APPLICATION OF CHESNEY H. CARVER for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Drive, from R-E to C-1. (Complete legal description on file in the Office of the City Clerk).

The Director of Planning, Mr. Donald J. Saylor: This application is for reclassification of property at the southeast corner of Charleston and Rancho Road. This is a large vacant lot adjacent to Rancho, and across the street from the commercial zoning that lies within the Rancho Road Realignment, Rancho Road and Charleston. The property involved in the application has 175 feet of frontage on Charleston and 260 feet in depth. One of the points brought out at the Planning Commission meeting was the fact that if it were for a service station, this depth of 260 feet would not be needed. Since that time, a new plot plan has been submitted, which shows the rear 100 feet being used for service parking. During the discussion before the Planning Commission, it was brought out that we have held in abeyance and still hold in abeyance several applications for a change in rezoning from Rancho to Highland. The Planning Commission discussed the advisability of holding this application in abeyance to be considered with the other pending applications. However, it was decided that there was no need to hold it in abeyance as they were opposed to commercial zoning on that corner and definitely for a service station, and they recommended denial. I believe there were 5 protests.

Attorney Paul L. Larson, representing the owner-applicant: It is our position that this rezoning from R-1 to C-1 is the next logical step that should be taken, and that the view of the Planning Commission should not be up-held at this time.

Mr. Larsen distributed a written outline of the main points to be considered on this application for property reclassification, and spoke at considerable length on the following points:

1. The reclassification was initiated under the procedure outlined in the Zoning Ordinance, which states as its purpose "to encourage the utmost property uses of the land" and "that initiation of reclassification can be made by petition of one or more of the owners within the area proposed for reclassification."

Road between Sunny Place and Clarkway Drive, from R-E to R-4.

The following motion was made due to the fact that the applicant was not present.

Mr. Matteucci moved that the application of ROY & WANDA THRUSH for the reclassification of property generally located on the south side of Bonanza Road between Sunny Place and Clarkway Drive, from R-E to R-4 be continued in abeyance.

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

19. Z-123-63

Revised Plot Plan

Approved

Mr. Saylor presented the revised plot plan of RON & DONNA RUDIN'S application, File No. Z-123-63. He stated that they proposed to increase the size of the building. Staff has no objections to this new plot plan, however, recommended that a 6 foot block wall fence be included along the north line of the commercial area.

After discussion, Vice-Chairman Tiberti moved that the revised plot plan in reference to the application of RON & DONNA RUDIN, Z-123-63, be approved as amended to include a 6 foot block wall fence along the north line of the commercial area.

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

20. Z-6-61

Discussion

Application of WALTERS, ET AL. Property generally located in the area bounded by Rancho Road, Rancho Road realignment, and West Charleston Boulevard, approved to C-1 classification. Mr. Saylor stated that, as the Commission had requested, he had consulted with the City Attorney regarding the agreement made to the City Planning Commission when this parcel was recommended for approval to commercial zoning. It was the opinion of the City Attorney that this agreement is not binding as it was made to the Planning Commission and was never made a part of the approval by the Board of City Commissioners. Also, in his opinion, all Building Permits would have to be honored wherein such use is permitted in this zone.

21. WEST
CHARLESTON.
STUDY

Progress Report

Mr. Saylor stated that the "West Charleston Boulevard Study" is complete, and the report had been forwarded to the Commissioners. He further stated that Staff is requesting permission to present the results of the study, plus the items in the area that have been held in abeyance pending completion of this study, to the Commission at their regular meeting of October 22, 1963.

Mr. Johnston moved that the "West Charleston Boulevard Study" and the items held in abeyance pending the study's completion be heard at the Planning Commission Meeting of October 22, 1963.

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

Mr. Jack Screen appeared in regard to the Petition filed with the Commission concerning the reclassification of the whole of West Charleston Boulevard in March, 1963.

Chairman Cahlan informed Mr. Screen that the City Attorney had advised the Planning Director that this was not a legal application, whereby the Commission had ruled there was nothing before them as a result of this Petition.

Mr. Fountain stated that in his opinion a map showing the present land use along West Charleston Boulevard from Rancho Road to the City Limits should be made and presented along with the study report, and that the Commission consider sending notices to each property owner involved that this area is to be discussed.

After discussion of this suggestion, Mr. Fountain moved that a land use map of both sides of West Charleston Boulevard

7-123-63

1 RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

2 WHEREAS, Ordinance No. 1914 provides for an intention of rezoning in the
3 public interest; and

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

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

12 NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of
13 City Commissioners held on the 25th day of September, 1963, the fol-
14 lowing parcel of real property shall be rezoned as follows at the time of
15 completion of the said purpose of the rezoning and the conditions attached
16 thereto:

17 FROM R-1 to C-1 (2-123-63)

18 The North 150.00 feet of the South 200.00 feet of the East
19 75.00 feet of the West 300.00 feet of Government Lot 60,
20 Section 36, Township 20 South, Range 60 East, M.D.B. & M.

21 Subject to:

- 22 1 - Being in accord with the plot plan;
- 23 2 - Signing an offsite improvement agreement and posting a
24 bond for the installation of offsite improvements, as
25 required by the Department of Public Works;
- 26 3 - Signing an agreement to enter into the proposed assessment
27 district;
- 28 4 - The dedication of the proper rights-of-way, as required by
the Department of Public Works; and
- 29 5 - That the proposed development commence within eighteen (18)
months.

30 PASSED, ADOPTED AND APPROVED this 26th day of September 1963.

31 ATTEST:

32 Dean K. Ingram
Mayor

Olivia M. Cole
City Clerk

September 26, 1963

Don and Donna Rudin
616 Las Vegas Blvd., South
Las Vegas, Nevada

Re: ZONE CHANGE APPLICATION - Z-123-63

The Board of City Commissioners of the City of Las Vegas, Nevada, at Their regular meeting on September 25, 1963, considered your application for reclassification of property generally located on the north side of West Charleston Boulevard, between Decatur Boulevard and Mohawk Street.

By motion duly made, seconded and carried, A Resolution of Intent to Rezone from R-1 to C-1 only the east 75 feet of the west 300 feet of the north 150 feet of the south 200 feet, was ADOPTED, subject to the following conditions:

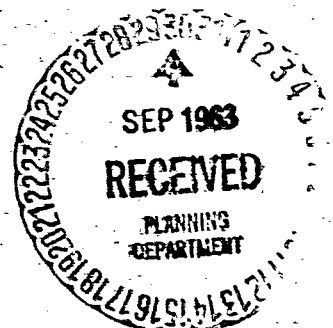
1. Being in accord with the plot plan.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of the proper rights-of-way, as required by the Department of Public Works.
5. That this proposed development commence within eighteen (18) months hence.

Very truly yours,

Mrs. Vyrna Loparco
Assistant City Clerk

vml

cc - Planning
cc - Public Works



These items were held in abeyance from a previous meeting from which three questions arose: one was the advisability of zoning commercial-industrial along 2nd Street, and it was the feelings of the Commission that zoning to general commercial with the applicant applying for a Variance to operate the proposed expansion of the facilities would be more feasible. The applicant at present is operating upon a portion of this area in the request for rezoning with an approved Variance. Two, as 2nd Street will become a major traffic carrier upon the completion of the freeway, the Commission was concerned from an aesthetic angle. And, three, from extending the alley out into 2nd Street whether or not this would create a traffic hazard. The Traffic Engineer was contacted and has no objections. Referring to the Vacation Petition, Staff recommended approval, based upon the following conditions: the dedication of an east/west alley right-of-way; provision for an adequate turning radius as recommended by the Fire Department; the relocation of the sewer lines as required by the Department of Public Works and relocation of the power lines in accord with the power company. Further, in referring to the request for reclassification, Staff recommended that the zone change to C-2 be approved, thus the applicant would have to also apply for a Variance to expand their existing facilities. Mr. Gardner, representing American Linen Supply Co. concurred with the recommendations of Staff. After discussion, Mr. Fountain moved that the application of STEINER AMERICAN CORPORATION, dba American Linen Supply Co. for the reclassification of property generally located on the southwest corner of Coolidge Avenue and Second Street, be approved to C-2; and, that the Petition for vacation of 150 feet of alley right-of-way located southerly of Coolidge Avenue between First and Second Streets be approved subject to the following conditions:

- (1) That an east/west alley right-of-way be dedicated.
- (2) That an adequate turning radius be provided in the east/west alley right-of-way as required by the City Fire Department.
- (3) That the existing sewer lines be relocated as required by the Department of Public Works.
- (4) That the existing power lines be relocated in accord with the requirements of the Nevada Power Co.

Vice-Chairman Tiberti seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Matteucci		Mr. Gilday
Mr. Johnston		(because he is a member
Mr. Fountain		of the Board of Zoning
V-Chrm. Tiberti		Adjustment which will
Chrm. Cahlan		hear the Variance
		request)

The motion carried.

17. Z-123-63

Approved as amended.

Application of RON & DONNA RUDIN for the reclassification of property legally described as the north 150 feet of the west 300 feet of the south 200 feet of Government Lot 60, Section 36, T20S, R60E, MDB&M, and generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street from R-1 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. Mr. Saylor reviewed the history of this immediate area, where several of the requests for rezoning had been held in abeyance and others approved with conditions. He stated that this particular request is the only one being held in abeyance at this item. The plot plan has maintained the adopted policy of these similar requests however, the application is for the whole 300 foot frontage along West Charleston and the plot plan shows only 75 feet of proposed development. Staff recommended approval by means of a resolution of intent to include only the portion outlined on the plot plan, subject to being in accord with the plot plan, the offsite improvements, signing an assessment district agreement and the dedication of the proper rights-of-way. After discussion, Vice-Chairman Tiberti moved that the application of RON & DONNA RUDIN for the reclassification of property generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street, from R-1 to C-1 be approved by means of a resolution of intent, but to include only the east 75 feet of the west 300 feet of the north 150 feet of the south 200 feet of Government Lot 60 Section 36 T20S R60E MDB&M and subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (3) Signing an agreement to enter into the proposed assessment district.
- (4) The dedication of the proper rights-of-way as required by the Department of Public Works.
- (5) That this proposed development commence within eighteen (18) months hence.

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

18. Z-122-63 (amended)
Abeyance

Application of KENGLA & FARMER for the reclassification of property legally described as the north 288.5 feet of Government Lot 11, Section 1, T21S, R60E, MDB&M and generally located on the south side of West Charleston Boulevard and the west side of Red Rock Road from R-E to C-1.

Mr. Saylor gave the Staff report pointing out the general location. Further Mr. Saylor stated that this application had been before the Commission previously and was referred to the Board of City Commissioners with the recommendation of denial whereupon it was referred back to the Commission for further study. The applicant has submitted new plot plans, deleting the R-3 area and locating the building on the west side of the property. There is a problem of the extension of Jones Boulevard and whether the alignment will be located on the eastern portion of this parcel when it is extended to meet the existing alignment of Jones in the County. There are no permanent buildings shown on the eastern portion of the parcel in the newly submitted plot plan. In reviewing the previous recommendation of the Commission, Mr. Saylor stated it was predicated on the basis that there was sufficient commercial zoning in this general area, and not on the basis of where the alignment of Jones Boulevard would be. Further Mr. Saylor stated that a meeting with the County

**Planning Department
400 Stewart Avenue**

October 14, 1963

**Ron & Donna Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. & Mrs. Rudin:

Your revised plot plan in reference to your request for reclassification of property generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street, Z-123-63, which was approved by the Board of City Commissioners by means of a resolution of intent, was presented to the City Planning Commission for consideration at their regular meeting, October 10, 1963.

It was voted by the Planning Commission to approve the revised plot plan, amended to show a six (6) foot block wall to be erected along the north line of the commercial area.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-123-63 Revised Plot Plan

TO: City Clerk

DATE: September 16, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON September 25, 1963

ZONE CHANGE -- Z - 123-63

Application of Don & Donna Rudin, 616 Las Vegas Blvd. South, L.V., Nev.
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

**approval only of the east 75 feet of the west 300 feet
of the north 150 feet of the south 200 feet**

Planning Commission recommends _____ on the basis of _____

resolution of intent

subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements, as required by the Dept. of Public Works.
- (3) Signing an agreement to enter into the proposed assessment district.
- (4) The dedication of the proper rights-of-way as required by the Dept. of Public Works.
- (5) That this proposed development commence with eighteen (18) months hence.

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-123-63

**RON & DONNA RUDIN FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE
NORTH 150 FEET OF THE WEST 300 FEET OF THE
SOUTH 200 FEET OF GOVERNMENT LOT 60,
SECTION 36, T20S, R60E, MDB&M, AND GENERALLY
LOCATED ON THE NORTH SIDE OF WEST
CHARLESTON BOULEVARD BETWEEN DECATUR
BOULEVARD AND MOHAWK STREET.**

FROM: R-1 (Single Family 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

Planning Department
400 Stewart Avenue

September 13, 1963

Ron & Donna Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada

Dear Mr. & Mrs. Rudin:

At the regular meeting of the City Planning Commission held on September 12, 1963, consideration was given to your request for reclassification of property generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation of approval only of the ~~west~~ 75 feet of the west 300 feet of the north 150 feet of the south 200 feet, by means of a resolution of intent subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements, as required by the Dept. of Public Works.
- (3) Signing an agreement to enter into the proposed assessment district.
- (4) The dedication of the proper rights-of-way as required by the Dept. of Public Works.
- (5) That this proposed development commence within eighteen (18) months hence.

This item will be heard by the Board of City Commissioners at 4:00 PM, September 25, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-123-63

approximately 50 feet east of the right-of-way of Jones Boulevard where it intersects the north side of Charleston Boulevard within the City. Further, he stated that the Wilbur Smith Report stipulates Jones Boulevard as a major street, but until it is officially adopted, the alignment at this point cannot be worked out with the County. Therefore, if the Commission has any favorable considerations toward this request, Staff would recommend that this item be held in abeyance pending the outcome of where the alignment of Jones Boulevard will be.

The Chairman declared the public hearing open.

Mr. Farmer appeared in his own behalf.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of KENGLA & FARMER for the reclassification of property generally located on the south side of West Charleston Boulevard and the west side of Red Rock Road, from R-E to R-3 and C-1, be denied.

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

16. Z-123-63

Abeyance

Application of RON & DONNA RUDIN for the reclassification of property legally described as the north 150 feet of the west 300 feet of the south 200 feet of Government Lot 60, Section 36, T20S, R60E, MDB&M, and generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street, from R-1 to C-1. Mr. Saylor gave the Staff report pointing out the general location. Mr. Saylor stated this parcel is located in the area where the policy has been that the requested reclassifications be held in abeyance pending the formation of an assessment district; submittal of a plot plan showing the northerly 100 feet maintained for residential use, and, with an east/west street parallel to Charleston Boulevard (Alpine); and, an immediate development plan. The criteria has been met with the exception that the formation of the assessment district has not been finalized. Staff recommended that this item be held in abeyance, pending the consummation of the assessment district.

The Chairman declared the public hearing open.

Mr. Ron Rudin appeared in his own behalf.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of RON & DONNA RUDIN for the reclassification of property generally located on the north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street, from R-1 to C-1, be held in abeyance pending the formation of the assessment district.

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

17. Z-124-63

Denied

Application of LILLIAN K. HILDE for the reclassification of property legally described as Lots 27 through 32 (inclusive) Block 6, Boulder Dam Homesite Addition No. 4, and generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated further that for several years this Commission has refused to recommend approval for any commercial zoning along 25th Street on the theory that it was not to become a commercial strip. There are several "4 corner" commercial areas along 25th Street, at Owens Avenue, however a portion is in the County; at Bonanza, where Vegas Plaza proposes to utilize the southwest corner for expansion. Under ordinary circumstances, Staff does not agree with "4 corner" zoning, however, in this

Planning Department
400 Stewart Avenue

August 9, 1963

Ron & Donna Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada

Dear Mr. & Mrs. Rudin:

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 north side of West Charleston Boulevard between Decatur Boulevard and Mohawk Street, from R-1 to C-1.

It was voted by the Planning Commission to hold this item in abeyance pending the formation of an assessment district in this area.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-123-63

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 RI Use District to a C1 - ~~RE~~ 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:

Generally located on the ~~south~~ north side of West Charleston between Decatur and Mohawk.

N 150' of the west 300 feet of the S 200' of Government Lot 60; Section 36, T20S, R60E.

STATE OF NEVADA } ss:
COUNTY OF CLARK }

I, Ron Rudin and Donna Rudin

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.

616 Las Vegas Blvd South
Las Vegas, Nevada

385-1528

Subscribed and sworn to before me this 1st day of July, 1963

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/, 1963

FEE: \$ 75⁰⁰

RECEIPT NO.: 62136

CASE NO. 2-123-63

BY: RPP

Director of Planning

8/8/63

Qu