

Planning & Development Department Scanning Cover Sheet

Case No Z-0124-63

APN 139-35-612-044

Location NWC of 25th & Stewart

Applicant Lillian K. Hilde

Subject

Reclassification of property legally
described as Lots 27 through 32,
(inclusive), Block 6, Boulder Dam Homesite
Addition No. 4.



FILE HISTORY

[illegible]

Z-124-63

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

PROTESTS

APPROVALS

FILE No. L-124-63

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-124-63*

MEETING DATE: *August 8, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
A
F
T

NOTICE OF PUBLIC HEARING

August 8, 1963

D
R
A
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-124-63

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 ~~AND STEWART AVENUE~~
STREET AND STEWART AVENUE

FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited Commercial)

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

AGENDA

City of Las Vegas

February 19, 1986

Page 35

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

E. PLOT PLAN REVIEW

1. Z-124-63 - DONREY OUTDOOR ADVERTISING

Request for a Plot Plan Review to allow the construction of an off-premise sign at 2421 E. Stewart Avenue.

Planning Commission voted (5-1) to recommend DENIAL.

If approved, subject to:

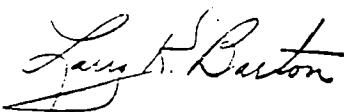
1. Conformance to plot plan and elevations.
2. The two existing off-premise signs be removed prior to a sign permit being issued for this off-premise sign.
3. That all structural elements, attached to the vertical support, of the sign shall be screened from view.
4. Display surface panels which are removed for the purpose of changing the advertising message at the same time be replaced with display panels containing a new advertising message or uniformly painted blank panels.
5. The sign be allowed to a height of 25 feet above the finished grade of the travel lanes of the freeway.

Staff Recommendation: DENIAL

Lurie -
DENIED
Unanimous
(Bunker excused)

Clerk to notify

APPROVED AGENDA ITEM

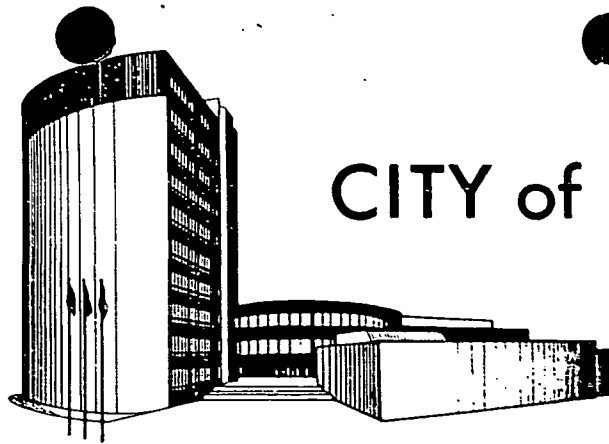


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 26, 1986

Mr. Tom R. Lego
Donrey Outdoor Advertising
P. O. Box 4491
Las Vegas, Nevada 89127-0491

RE: PLOT PLAN REVIEW
Z-124-63

Dear Mr. Lego:

The City Council at a regular meeting held February 19, 1986, DENIED the Plot Plan Review to allow the construction of an off-premise sign at 2421 East Stewart Avenue.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development and Flood Control



AGENDA

City of Las Vegas

February 19, 1986

Page 35

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

E. PLOT PLAN REVIEW

1. Z-124-63 - DONREY OUTDOOR ADVERTISING

Request for a Plot Plan Review to allow the construction of an off-premise sign at 2421 E. Stewart Avenue.

Planning Commission voted (5-1) to recommend DENIAL.

If approved, subject to:

1. Conformance to plot plan and elevations.
2. The two existing off-premise signs be removed prior to a sign permit being issued for this off-premise sign.
3. That all structural elements, attached to the vertical support, of the sign shall be screened from view.
4. Display surface panels which are removed for the purpose of changing the advertising message at the same time be replaced with display panels containing a new advertising message or uniformly painted blank panels.
5. The sign be allowed to a height of 25 feet above the finished grade of the travel lanes of the freeway.

Staff Recommendation: DENIAL

Lurie -
APPROVED as recommended
Unanimous
(Bunker excused)

Clerk to notify &
Planning to proceed

APPROVED AGENDA ITEM

Larry R. Burton

1748

AGENDA

City of Las Vegas

February 19, 1986

Page

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

E. PLOT PLAN REVIEW

1. Z-124-63 - DONREY OUTDOOR ADVERTISING

Request for a Plot Plan Review to allow the construction of an off-premise sign at 2421 E. Stewart Avenue.

Planning Commission voted (5-1) to recommend DENIAL.

If approved, subject to:

1. Conformance to plot plan and elevations.
2. The two existing off-premise signs be removed prior to a sign permit being issued for this off-premise sign.
3. That all structural elements, attached to the vertical support, of the sign shall be screened from view.
4. Display surface panels which are removed for the purpose of changing the advertising message at the same time be replaced with display panels containing a new advertising message or uniformly painted blank panels.
5. The sign be allowed to a height of 25 feet above the finished grade of the travel lanes of the freeway.

Staff Recommendation: DENIAL

To: The City Council
Re: Community Planning and Development Agenda Item
February 19, 1986 City Council Agenda

X.

E. PLOT PLAN REVIEW

1. Z-124-63 - DONREY OUTDOOR

The request is to allow a 14' x 48' (672 square foot) single pole off-premise sign at 2421 E. Stewart Avenue. The sign would be located on existing C-1 property. There is C-1 to the east and south, and R-E to the west. To the north is the I-515 Freeway. The sign would be oriented to the Freeway and is proposed to a height of 70 feet. At the Planning Commission meeting, staff indicated the maximum height that could be allowed would be 25 feet above the freeway. Staff indicated there are already two small billboards on the property which would have to be removed first before the new large billboard could be constructed there, if approved. The Planning Commission indicated there are no large billboards in this general area and the proposed location would not be compatible with the adjoining residential.

Planning Commission Recommendation: DENIAL

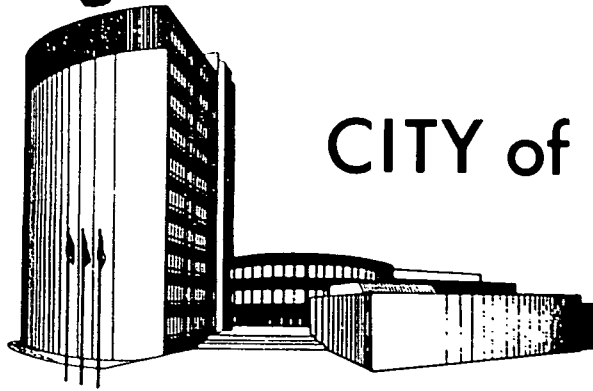
Staff Recommendation: DENIAL

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 30, 1986

Mr. Tom R. Lego
Donrey Outdoor Advertising
P. O. Box 4491
Las Vegas, NV 89127-0491

RE: Z-124-63 Plot Plan Review

Dear Mr. Lego:

Your request for a Plot Plan Review of property located at 2421 E. Stewart Avenue (northwest corner of Stewart Avenue and Eastern Avenue), C-1 Zone, was considered by the Planning Commission on January 28, 1986.

The Planning Commission voted to recommend DENIAL of this request.

This item will be considered by the City Council on February 19, 1986 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm



AGENDA

City of Las Vegas

January 28, 1986

PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. Z-124-63 - PLOT PLAN REVIEW -
DONREY OUTDOOR ADVERTISING

Request for a Plot Plan Review of property located at 2421 East Stewart Avenue (northwest corner of Stewart Avenue and Eastern Avenue), C-1 Zone.

Staff recommends DENIAL.

Mack -
DENIED

Motion carried with Bugbee voting "No." and Coleman "excused."

(First Motion: Bugbee - Approve 55 foot height of sign. Motion failed with Guthrie, Johnston and Mack voting "No.")

Mr. Foster stated this item was held in abeyance from the last meeting so the applicant could determine if the two off-premise signs on the property were going to be removed. This request is to place a billboard at the northwest corner of the property where Sullens Tire Center is located. The other billboards are on the southwest and northeast corners of the property. The billboard will be orientated toward the freeway. Staff recommended denial because a large billboard would not be compatible with the adjoining residential.

TOM LEGO, 1211 West Bonanza Road, appeared and represented the application. The sign will be 70 feet in height and the 6' x 12' off-premise signs will be removed, if this request is approved.

MR. FOSTER stated the height exceeds what the ordinance allows. The maximum height would be limited to no more than 30 feet above the roadway surface of the adjoining elevated expressway.

TOM LEGO said they would be agreeable to a 55 foot height; however, it would be more profitable at a higher height.

To be heard by the City Council on 2/19/86.

(7:34-7:43)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-124-63

JAN 3 1983

RECEIVED

- ☒ 1. No objections
- ☐ 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- ☐ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☐ 5. Hydrants are to be installed and charged with water before construction begins.
- ☐ 6. Must meet requirements of Uniform Fire Code.
- ☐ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☐ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☐ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☐ 3. The required fire flow shall be available at the most remote hydrant(s).
- ☐ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Pugh

12/30/85

INTER-OFFICE MEMORANDUM

December 17, 1985

TO:

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLOT PLAN REVIEW
Z-124-63 DONREY OUTDOOR

COPIES TO:

A request for a plot plan review has been received on the following described property:

located at 2421 E. Stewart Avenue, C-1 Zone,
request: one 14x48 single pole off-premise sign

CITY PLANNING COMMISSION MEETING: January 9, 1986

Your remarks regarding this application should be received prior to

December 27, 1985

HPF:lm

Attachment (Plot Plan)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 10, 1986

Mr. Tom R. Lego
Donrey Outdoor
P. O. Box 4491
Las Vegas, Nv 89127-0491

RE: Z-124-63 Plot Plan Review

Dear Mr. Lego:

Your request for a Plot Plan Review of property located at 2421 E. Stewart Avenue, C-1 Zone, was considered by the Planning Commission on January 9, 1986.

The Planning Commission voted to hold this item in ABEYANCE to determine if the existing billboards on the property are to be removed.

This item will be considered by the Planning Commission on January 28, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

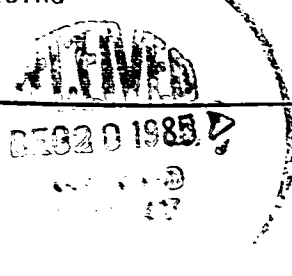
HAROLD P. FOSTER, DIRECTOR

HPF:lm



INTER-OFFICE MEMORANDUM

December 19, 1985

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	FROM: DEPARTMENT OF BUILDING AND SAFETY
SUBJECT: Z-124-63 Donrey	COPIES TO: 

In answer to your memorandum of December 17, 1985
on the above plot plan review

this department has no objections provided all required permits and inspections
are obtained.

Date _____

INTER-OFFICE MEMORANDUM

December 19, 1985

TO:

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

FROM

DEC 23 1985

PLANNING AND SURVEY DIVISION
DEVELOPMENT DEPARTMENT OF PUBLIC WORKS

SUBJECT:

APPLICATION NO. Z-124-63

APPLICANT Donrey Outdoor

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
~~SURVEY~~
TRAFFIC ENGINEERING

Reference your memorandum dated 12-17-85 requesting comments
from this Department prior to 12-27-85 concerning subject
application:

XX _____ This Department has no objections to the granting of this request./
subject to

_____ This Department requests that the following be made conditions of granting this request:

1. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

CDP:bjc

INTER-OFFICE MEMORANDUM

Date

December 17, 1985

TO:

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLOT PLAN REVIEW
Z-124-63 DONREY OUTDOOR

COPIES TO:

A request for a plot plan review has been received on the following described property:

located at 2421 E. Stewart Avenue, C-1 Zone,
request: one 14x48 single pole off-premise sign

CITY PLANNING COMMISSION MEETING: January 9, 1986

Your remarks regarding this application should be received prior to

December 27, 1985

HPF:lm

Attachment (Plot Plan)

DONREY OUTDOOR

ADVERTISING
COMPANY

1211 WEST BONANZA ROAD
POST OFFICE BOX 4491
LAS VEGAS, NEVADA 89127-0491
702-382-5020

December 16, 1985

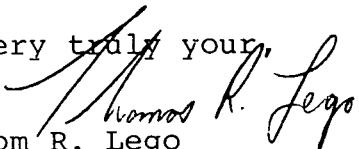
City of Las Vegas
Department of Planning
400 E. Stewart Avenue
Las Vegas, NV 89101

Gentlemen;

Donrey Outdoor Advertising hereby requests your consideration of a plot plan review on a piece of property generally located at 2421 East Stewart Avenue in Las Vegas. Donrey Outdoor would like to construct and maintain one 14'x48' (672 sq. ft.) single pole off-premise sign at this location for 515 Freeway frontage.

Thank you in advance for your consideration.

Very truly yours,


Tom R. Lego
Market Development

PPR
2500
GR 082719
PC 1/9/86



DONREY OUTDOOR

ADVERTISING
COMPANY



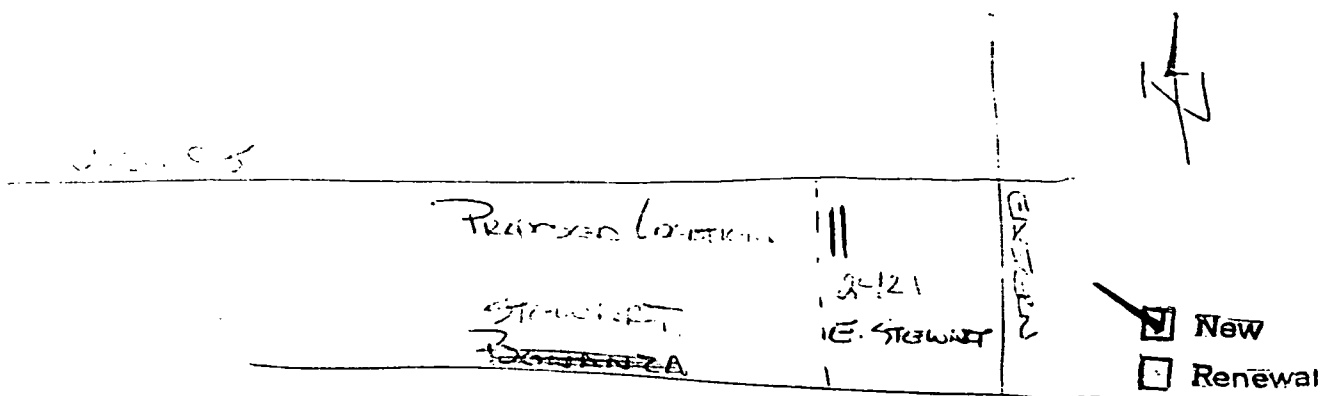
LEASE AGREEMENT

Address 1211 W. BONANZA City Las Vegas
State NEVADA Zip 89106 Date 2-9-83 Lease Number 8217

The undersigned Lessor, hereby leases to Donrey Outdoor Advertising Company, Lessee, a tract of land, approximately 14 feet by 48 feet, of the real property located at US 95 S/L 100' W / EASTERN L.V.
Street Address City

CLARK County, State of NEVADA, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s), together with necessary easements over and across Lessor's contiguous property for construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s).

AREA SKETCH OF LEASED PREMISES



1. The term of this Lease shall commence on Feb 1, 1983, 19 83, and unless terminated as hereinafter provided,

shall continue for a period of 5 years from the first day of the first month following erection of the advertising structure(s) and Lessee shall have an option to extend this Lease for a like period of years on the same terms and conditions by giving written notice of the exercise of such option at least sixty (60) days prior to the expiration of the initial term. This Lease shall be automatically extended for successive terms of one (1) year each from the expiration of the initial or extended term, until terminated by either Lessor or Lessee as of any anniversary date by written notice given not less than sixty (60) days prior to such anniversary date.

2. As rental for the premises, easements and rights herein provided, Lessee shall pay to Lessor the sum of \$ 1,200.00 per year from the date of the commencement of this Lease to the first day of the first month following erection of the advertising structure(s), and the sum of

\$ 1,200.00 per year thereafter for the full term of this Lease and any extensions thereof. Rental shall be paid to Lessor in (annual)

(semi-annual) (quarterly) (monthly) payments of \$ 1,200.00 each, in advance.

3. This Lease Agreement consists of this page and the additional provisions appearing on the back hereof.

4. Upon approval by the general manager of Donrey Outdoor Advertising Company, this Lease shall be binding upon the parties hereto and their respective heirs, personal representatives, successors, trustees or assigns.

Lease Manager [Signature]

Lessor's Name

APPROVED:

By

(Signature and Title)

DONREY OUTDOOR ADVERTISING COMPANY

(Social Security or Federal ID No.)

By [Signature]
(General Manager)

Mailing Address 2421 E Stewart

Date 3/31/83

City Las Vegas State NV Zip 89101

August
Twenty-Ninth
1963

George A. Cromer, Esquire
Suite 308, Nevada Building
109 South Third Street
Las Vegas, Nevada

Re: Zone Change - Z-124-63

Dear Sir:

The Board of City Commissioners, at their regular meeting on August 28, 1963, considered your request for a zone change on property generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1.

By motion duly made, seconded and carried this reasoning was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Erary
City Records Clerk

jaf

cc - Public Works
cc - Planning

1123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

AUG 1983
RECEIVED
PLANNING
DEPARTMENT

Z-124-63

ORDINANCE NO. 934-43

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 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-4 to C-2 (Z-7-63)

The south five feet (5') of Lot 4 and all of Lots 5 through 7, inclusive, Block 5, Pioneer Heights Addition.

FROM R-1 to C-1 (Z-111-63)

Parcel 1

A portion of the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 61 East, M.D.B. & M., and more particularly described as beginning at the northeast corner of the Northwest Quarter (NW 1/4) of Section 7; thence North 89° 32' 07" West a distance of 1035.34 feet; thence South 01° 15' 31" East a distance of 406.20 feet; thence South 89° 44' 09" East a distance of 1043.09 feet; thence North 02° 22' 30" West a distance of 402.86 feet to the point of beginning.

FROM R-1 to R-3 (Z-111-63)

Parcel 2

A portion of the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 61 East, M.D.B. & M., and more particularly described as commencing at the northeast corner of the Northwest Quarter (NW 1/4) of said Section 7; thence North 89° 32' 07" West a distance of 1035.34 feet to the true point of beginning; thence continuing North 89° 32' 07" West a distance of 300.14 feet; thence South 01° 15' 31" East a distance of 407.25 feet; thence South 89° 44' 09" East a distance of 300.11 feet; thence North 01° 15' 31" West a distance of 406.20 feet to the true point of beginning.

FROM R-1 to R-3 (Z-111-63)

Parcel 3

A portion of the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 61 East, M.D.B. & M., and more particularly described as commencing at the northeast corner of the Northwest Quarter (NW 1/4) of said Section 7; thence South 02° 22' 30" East a distance of 402.86 feet to the true point of beginning; thence continuing South 02° 22' 30" East a distance of 654.16 feet; thence North 89° 55' 54" West a distance of 426.77 feet; thence North 01° 48' 53" West a distance of 655.36 feet; thence South 89° 44' 09" East a distance of 420.42 feet to the true point of beginning.

FROM R-3 to C-1, (Z-124-63)

Lots 27 through 32, inclusive, Block 6, Boulder Dam
Homesite Addition, Tract No. 4

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

APPROVED:

ATTEST:

Mayor

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Com-
missioners on the 11th day of September, 1963 and referred to the following committee com-
posed of Commissioners _____ and _____
for recommendation; thereafter the said committee reported favorably on said ordinance on
the _____ day of _____, 1963, which was a _____ meeting of said
Board; that at said _____ meeting the proposed ordinance was read by title to the
Board of Commissioners as first introduced and adopted by the following vote:

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

APPROVED:

ATTEST:

Mayor

City Clerk



In response to Commissioner Fountain's inquiry, Mr. Petersen stated that there were 35 homes proposed in the area; that 27 of them had been sold and down payments had been made, but that escrows had not been closed and properties recorded in the names of the new owners, so that consequently they were not notified of this vacation petition.

Mayor Gragson: What does the Catholic Church intend doing with this land?

Mr. Saylor: I don't know, but I don't believe they propose any building that would go over onto this 30 foot strip.

Following a brief discussion, it was felt that these 27 home buyers in the Ranch Estates Subdivision should be notified of this vacation petition, and that as the remaining homes are sold, the prospective buyers should also be notified about this matter. Mr. Petersen stated that he would furnish a list of the names and addresses of these buyers to the Planning Department.

Commissioner Fountain moved that the public hearing on Vacation Petition (VAC-10-63) of the Roman Catholic Bishop of Reno be held in ABEYANCE to November 13, 1963 at 4:00 p.m. and that the Director of Planning be instructed to notify these new property owners in the Ranch Estates Subdivision.

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

ZONE CHANGE
Z-111-63 (Amended)

ZONE CHANGE
Z-124-63

Abeyance to
August 28,
1963.

ZONE CHANGE - Z-111-63 (Amended) - APPLICATION OF FRED B. ALLEN for reclassification of property generally located on the southwest corner of Sahara Avenue and Arville Street, from R-1 to C-1 on Parcel A; R-1 to R-3 on Parcel B; and R-1 to R-3 on Parcel C.

ZONE CHANGE - Z-124-63 - APPLICATION OF LILLIAN K. HILDE for reclassification of property generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1.

Mayor Gragson announced that requests had been received on the applications of Lillian K. Hilde (Z-124-63) and Fred B. Allen (Z-111-63 Amended) that these applications be held in abeyance to the next regular meeting.

Commissioner Levy moved that the following applications be held in ABEYANCE to the next regular meeting on August 28, 1963, and asked that the Planning Department send notices out to this effect to those persons who appeared in protest at the Planning Commission hearings:

1. ZONE CHANGE - Z-111-63 (Amended) - APPLICATION OF FRED B. ALLEN.
2. ZONE CHANGE - Z-124-63 - APPLICATION OF LILLIAN K. HILDE

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

Z-124-63

Commissioner Mirabelli: I've seen the same thing a number of times, Your Honor, and I don't think this would be detrimental to the property across the street. I move that the application (Z-111-63-Amended) be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Fountain, Whipple and Mayor Gragson voting aye; Commissioner Levy voting no.

Commissioner Fountain: Since the Planning Commission hearing, I went out and took another look at this, and without the fence that these gentlemen have up there, it would be unlivable. I think a mistake was made in building on Sahara.

Commissioner Whipple: I feel it is compatible with the commercial, but I want to go on record as having serious reservations about the service station.

ZONE CHANGE
Z-124-63

Approved

ZONE CHANGE - Z-124-63 - APPLICATION OF LILLIAN K. HILDE for reclassification of property generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1, legally described as:

Lots 27 through 32 (inclusive), Block 6, Boulder
Dam Homesite Addition No. 4.

The Director of Planning, Mr. Donald J. Saylor, briefly described the location of the property on which rezoning is requested, and stated: To the east is an existing shopping center which is under construction. The southeast corner is the National Guard Armory and to the south is vacant property. The application is for a change to C-1 on 6 lots of approximately 25 feet -- the end lot is perhaps a little wider than the others -- and 127 feet deep. I believe the intent is for a service station site. At the Planning Commission meeting there were three protests, and the Planning Commission recommends denial.

Mayor Gragson: Isn't that on two major streets?

Mr. Saylor: Yes, both are proposed as 100-foot streets.

Attorney George A. Cromer, representing Mrs. Hilde: I believe the Planning Staff recommended approval. I have an aerial photograph which shows very little residential in this area. It is mostly large apartment houses. We realize that there will have to be a subsequent application for a service station permit. This is a four-way stop sign and I feel it will be a stop light intersection very soon. We propose a neighborhood filling station -- one that closes at 8:00 or 9:00 o'clock in the evening -- for the convenience of a large segment of the apartment houses in the area. For the large area, three protests would not seem to be such a great protest. This is going to be one of the major intersections of the City.

Mr. Cromer briefly explained the various land uses in the area immediately adjacent to the property for rezoning.

Commissioner Fountain moved that the application of Lillian K. Hilde (Z-124-63) for reclassification of property generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1, be APPROVED.

City Attorney

Planning Department

Z-124-63

Request for Preparation of a Rezoning Ordinance

Z-7-63 From R-4 to C-2

The south five feet (5') of Lot 4 and all of Lots 5 thru 7, Block 5, Pioneer Heights Addition.

Z-111-63 Parcel 1 -- From R-1 to C-1

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., and more particularly described as beginning at northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7; thence N 89°32'07" W a distance of 1035.34 feet; thence S 01°15'31" E a distance of 406.20 feet; thence S 89°44'09" E a distance of 1043.09 feet; thence N 02°22'30" W a distance of 402.86 feet to the point of beginning.

Parcel 2 -- From R-1 to R-3

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., and more particularly described as commencing at the northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7; thence N 89°32'07" W a distance 1035.34 feet to the true point of beginning; thence continuing N 89°32'07" W a distance of 300.14 feet; thence S 01°15'31" E a distance of 407.25 feet; thence S 89°44'09" E a distance of 300.11 feet; thence N 01°15'31" W a distance of 406.20 feet to the true point of beginning.

Parcel 3 -- From R-1 to R-3

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, M.D.B.&M., and more particularly described as commencing at the northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 7; thence S 02°22'30" E a distance of 402.86 feet to the true point of beginning; thence continuing S 02°22'30" E a distance of 654.16 feet; thence N 89°55'54" W a distance

Continued on Page 2 --

City Attorney -- Request for Preparation of a Resoning Ordinance 8-29-63

of 426.77 feet; thence N $01^{\circ}48'53''$ W a distance of 655.36 feet;
thence S $89^{\circ}44'09''$ E a distance of 420.42 feet to the true
point of beginning.

Z-124-63 From R-3 to C-1

Lots 27 thru 32 (inclusive), Block 6, Boulder Dam Homesite
Addition Tract No. 4.

ROBERT C. CLEMMER

RCC:mb

GEORGE A. CROMER

ATTORNEY AT LAW
SUITE 308 NEVADA BUILDING
109 SOUTH THIRD STREET
LAS VEGAS, NEVADA
DUDLEY 4-4012

August 13, 1963

**Office of the City Commissioners
400 Stewart Street
Las Vegas, Nevada**

**Re: Zoning application Z-124-63
Lillian K. Hilde**

Gentlemen:

The above-captioned matter was heard by the City Planning Commission August 8, 1963. Under normal procedure, it will appear on your agenda for August 15, 1963, at 4:00 p. m.

I represented the applicant at the Planning Commission meeting, and intend to represent her at the City Commissioner's meeting; however, due to a prior commitment, I will be unavailable on the August 15 date.

I do, therefore, respectfully request that the matter be set over to the next regularly scheduled meeting of the City Commissioners.

Very truly yours,

George A. Cromer

GAC:jcz

cc: City Planning Department

August 16, 1963

George A. Cromer, Esquire
Suite 308, Nevada Building
109 South Third Street
Las Vegas, Nevada

Dear Mr. Cromer:

**ZONE CHANGE APPLICATION - Z-124-63
LILLIAN K. HILDE**

In accordance with your request, at their regular meeting on August 15, 1963, the Board of Commissioners of the City of Las Vegas, by motion duly made, seconded and carried, held the zone change application (Z-124-63) of Lillian K. Hilde in ABEYANCE.

The matter will again appear on the Meeting Agenda of the Board of Commissioners on August 28, 1963.

Very truly yours,

Mrs. Vyrna Loparco
Acting Assistant City Clerk

vml

cc - Planning
cc - Public Works

cc - Ms. Lillian K. Hilde
558 Gary
Las Vegas, Nevada

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

particular case, does recommend approval on the basis of the pattern previously established both at Bonanza Road and at Owens Avenue, keeping in mind that in so doing, and if approved, that a request to commercial on the southeast corner of 25th and Stewart Avenue will be forthcoming. The proposed plan on this particular parcel is for a service station. The record indicated no protests.

The Chairman declared the public hearing open.

Mrs. Betty Artese appeared to protest, representing herself and Mrs. Clement who was in the audience.

Mrs. Jack Barlow appeared to protest.

Mr. George Kromer appeared in behalf of the applicant.

Mr. Don Langson appeared to approve this item.

After discussion, Mr. Johnston moved that the application of LILLIAN K. HILDE for the reclassification of property generally located on the northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1, be denied.

Mr. Empey seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling	Mr. Fountain	
Mr. Empey		
Mr. Johnston		
Mr. Gilday		
V-Chrm. Tiberti		
Chrm. Cahlan		

The motion carried.

18. DISCUSSION

Proposed Amendment to the Zoning Ordinance re: Zone Classification for Professional Offices and Parking Lots.

Approved

Mr. Saylor stated that basically this amendment came about because of the several problems in the past that have come about; specifically, the Hyde Park Subdivision where you have homes fronting on West Charleston Boulevard and the owners are seeking a use other than single family residential as they feel it is no longer suitable for residential purposes; and, Frontier Fidelity, where an R-1 parcel was purchased adjacent to their commercial operation for use as a parking lot only. In these cases it has been found that we are trying to do a specific thing with a specific piece of property and our present Ordinance does not cover the situation completely to our satisfaction. Therefore, Staff proposes a new zone, which in itself is unique, because there are only two things it can be used for -- a professional office, or a parking lot.

It is set up with certain performance standards so that a reclassification to this zone would be as compatible with the surrounding residential area as possible, as in most cases that will be the situation. So as not to have a Classification that would immediately open the door for areas that shouldn't change, certain restrictions were listed in regard to location. And, to protect the surrounding property owners, restrictions as to signs, business hours, fence requirements, front yard landscaping, offstreet parking, and height limitation were listed. To control the use density, all prior use must cease so there could not be a combination of uses upon approval. Parking lot are not restricted as to location.

In essence, a property owner desiring this classification would have to submit plot plans in conformance with the standards as set forth, and when and if approved, the parcel would be for this use only, with a guarantee that it could be for no other use, as everything would be incorporated into the plot plan.

No Use Permit would be required.

During discussion, it was suggested that the hour that business operation should cease should be changed from 6 PM to 9 PM.

Planning Department
400 Stewart Avenue

August 9, 1963

Lillian K. Hilde
558 Gary
Las Vegas, Nevada

Dear Mrs. Hilde:

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 northwest corner of 25th Street and Stewart Avenue, from R-3 to C-1.

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-124-63

TO: City Clerk
FROM: Planning Department

DATE: August 9, 1963

15
ITEM FOR CITY COMMISSION AGENDA ON August 14, 1963

ZONE CHANGE -- Z - 124-63

Application of Lillian K. Hilde, 558 Gary, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends Dental on the basis of _____

subject to the following conditions:

Number of protests: 3

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:

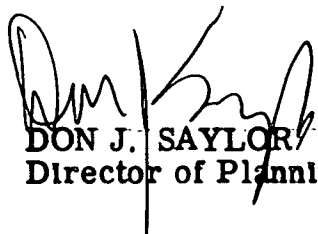
Z-124-63

**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 NORTH-
WEST CORNER OF 25th STREET AND STEWART
AVENUE.**

FROM: R-3 (Limited Multiple 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

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 3 Use District to a C 1 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 \$75.00*

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

Lots 27, 28, 29, 30, 31 and 32, Block 6, Boulder Dam Homesite Addition,

Tract 4, as recorded in the records of Clark County, Nevada.

The Northwest corner of 25th and Stewart Streets in Las Vegas, Nevada

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Lillian K. Hilde

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.

✓ Lillian K. Hilde

558 Gary, Las Vegas, Nevada

736-1374

Subscribed and sworn to before me this 15th day of July, 19 63

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

8-25-64

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: \$ 75.00

RECEIPT NO.: 62135

CASE NO. Z-124-63

BY: RLB

Director of Planning

8/8/63