

Planning & Development Department Scanning Cover Sheet

Case No Z-0126-63

APN 139-34-210-033

Location W of 2nd St btw Lewis & Bridger

Applicant Blatt & Engel

Subject

Reclassification of property legally
described as Lots 21 through 26 (inclusive),
Block 12, Clark's Las Vegas Townsite.



PROPERTY OWNERS

PROTESTS

APPROVALS

L Argyle
321 So 1st

FILE No. L-126-63

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: *I-126-63*

MEETING DATE: *Sept 12, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
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NOTICE OF PUBLIC HEARING

September 12, 1963

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August 28, 1963

Notice is hereby given that on September 12, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

Z-126-63

BLATT & ENGEL FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 21 THROUGH
26 (INCLUSIVE), BLOCK 12, CLARK'S LAS VEGAS TOWNSITE,
AND GENERALLY LOCATED ON THE WEST SIDE OF SECOND
STREET BETWEEN LEWIS AND BRIDGER AVENUES.

FROM: C-1 (Limited Commercial)

TO: C-2 (General Commercial)

7/25/63

OK-Reg

Any and all interested persons may appear before the PC
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

DJSb

ORDINANCE NO. 934-45

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-104-63)

Lots 25 through 32, inclusive, Block 9, South Addition.

FROM C-1 to C-2 (Z-126-63)

Lots 21 through 26, inclusive, Block 12, Clark's Las Vegas Townsite.

FROM R-4 to C-2 (Z-128-63)

The West 90.00 feet of Lots 1 through 4, inclusive, Block 27, Clark's Las Vegas Townsite.

FROM R-4 to C-1 (Z-129-63)

Lots 5 and 6, Block 18, South Addition.

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 Commissioners on the 9th day of October, 1963 and referred to the following committee composed of Commissioners Levy and Minabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 23rd day of October 1963 which was a regular meeting of said Board; that at said regular meeting the

Advertised 10/24/63 and 11/2/63.

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

Mayor Gragson: I voted aye on the theory that there is going to be an over-all picture or program on this whole area. Otherwise, I would have favored this rezoning as presented.

ZONE CHANGE
Z-126-63

Approved

ZONE CHANGE - Z-126-63 - APPLICATION OF JACK BLATT AND JERRY ENGEL for reclassification of property generally located on the west side of Second Street, between Lewis and Bridger Avenues, from C-1 to C-2, legally described as:

Lots 21 through 26 (inclusive) Block 12, Clark's Las Vegas Townsite.

The Director of Planning, Mr. Donald J. Saylor, stated that the property for reclassification is within the area that has been agreed upon as the "downtown area" and which is gradually changing to C-2; that there were no protests and the Planning Commission recommended approval.

Commissioner Mirabelli moved that the application of Jack Blatt and Jerry Engel (Z-126-63) be APPROVED.

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

ZONE CHANGE
Z-128-63

Approved

ZONE CHANGE - Z-128-63 - APPLICATION OF HENRY CONWAY, BERNARD POSIN, AND EDMUND HELMREICH for reclassification of property generally located on the southeast corner of Third Street and Lewis Avenue, from R-4 to C-2, legally described as:

The west 90 feet of Lots 1 through 4 (inclusive), Block 27, Clark's Las Vegas Townsite.

The Director of Planning, Mr. Donald J. Saylor: The applicants, I believe, propose to build a five story office building on the property. A portion of the ground level floor would be devoted to offstreet parking. In addition, they have a 50 foot parcel to the south of this piece, on which they have a use permit application on file for use for offstreet parking. There were no protests, and the Planning Commission recommended approval. This use would be permitted under C-1 zoning, but they could not satisfy the offstreet parking requirements. The Planning Commission discussed this quite thoroughly and I believe it was their opinion that although there was no way to guarantee the continued use of this 50 foot lot for offstreet parking for this building, nor the proposed parking on the ground floor, they felt that the parking would be available far enough into the future so that when it was no longer available, the whole complexion of this area would have changed anyhow.

Mr. Fiddler, architect for Mr. Conway and Mr. Posin: Mr. Saylor is a little in error. We are contemplating two floors of parking. The area in the building will be used for 25 or 26 suites, and with two floors for parking, there will be 42 car spaces in the building itself, notwithstanding the added space down the street.

and more particularly described as follows:
Commencing at the northwest corner of said Section 4:
thence south 1°00'45" west a distance of 40.00 feet
to the true point of beginning; thence east a distance
of 175.00 feet; thence south a distance of 260.00 feet;
thence west a distance of 179.88 feet; thence north
1°00'45" east a distance of 260.04 feet to the true
point of beginning, and generally located on the
southeast corner of West Charleston Boulevard and
Rancho Drive, from R-E to C-1.

Mr. Saylor gave the Staff report pointing out the
general location. This parcel is surrounded by
residential property. This also is in the area on
West Charleston where several requests for rezoning
have been held in abeyance pending the completion of a
land use study, which Staff is near ready to present to
the Commission. Staff would recommend that this
request be denied, if the proposed development is a
service station, however, the Commission may deem
it best to hold the item in abeyance until the report
is complete.

The Chairman declared the public hearing open.

Major Riddle appeared to protest.

Attorney Rudiak appeared to protest, presenting 2
letters of protest from Connie Hurley and Antonio and
Marion Casasa. He also stated that he represented
Mr. Art Johnston and Mr. A. S. Thomas.

Mr. Chesney Carver appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the
application of CHESNEY H. CARVER for the reclassi-
fication of property generally located on the southeast
corner of West Charleston Boulevard and Rancho Drive
from R-E to C-1 be denied.

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

Mr. Bruner appeared requesting the status of the land
use study of West Charleston Boulevard from Rancho
Road easterly.

6. Z-126-63

Approved

Application of BLATT & ENGEL for the reclassification
of property legally described as Lots 21 through 26
(inclusive), Block 12, Clark's Las Vegas Townsite,
and generally located on the west side of Second Street
between Lewis and Bridger Avenues, from C-1 to C-2.

Mr. Saylor gave the Staff report pointing out the
general location. He stated that previously the
Commission had maintained Bridger Avenue as the
southerly boundary of the downtown area, however,
if the Commission deemed it feasible to extend the
boundary to Lewis Avenue, Staff would recommend
approval. The record indicated no protests.

The Chairman declared the public hearing open.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion Mr. Fountain moved that the
application of BLATT & ENGEL for the reclassification
of property generally located on the west side of
Second Street between Lewis and Bridger Avenues
from C-1 to C-2 be approved.

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

7. Z-127-63

Abeyance

Application of the CITY OF LAS VEGAS for the reclassi-
fication of property legally described as Lots 358 and
359, Block 17 Hyde Park Subdivision No. 3, and
generally located on the northeast corner of Decatur
and West Charleston Boulevards, from R-4 to R-1.

September 30, 1963

INTER-OFFICE MEMORANDUM

TO: CITY ATTORNEY	FROM: PLANNING DEPARTMENT
SUBJECT: Request for the preparation of an Ordinance - Reclassification of property.	COPIES TO:

Will you please prepare an Ordinance on the following rezonings:

Z-104-63 From R-4 to C-2

Lots 25 through 32 (inclusive), Block 9, South Addition.

Z-126-63 From C-1 to C-2

Lots 21 through 26 (inclusive), Block 12, Clark's Las Vegas Townsite.

Z-128-63 From R-4 to C-2

The west 90.00 feet of Lots 1 through 4 (inclusive), Block 27, Clark's Las Vegas Townsite.

Z-129-63 From R-4 to C-1

Lots 5 and 6, Block 18, South Addition.

ROBERT C. CLEMMER
Senior Planner

RCC:eb

September 26, 1963

Mr. Jack Blatt
Mr. Jerry Engel
212 Las Vegas Boulevard South
Suite 1
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-126-63

At their regular meeting on September 25, 1963, the Board of City Commissioners considered your request for reclassification of property generally located on the west side of Second Street, between Lewis and Bridger Avenues, from C-1 to C-2.

By motion duly made, seconded and carried, this application for rezoning (Z-126-63) was APPROVED.

Very truly yours,

Mrs. Vyrna Loparco
Assistant City Clerk

vml

cc - Planning
cc - Public Works

TO: City Clerk

DATE: September 13, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON September 25, 1963

ZONE CHANGE -- Z - **126-63**

Application of Jack Blatt and Jerry Engel, 212 LV Blvd So., Suite 1, LV, Nev.
(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: _____

DON J. SAYLOR
Director of Planning

NOTICE OF PUBLIC HEARING

September 12, 1963

August 28, 1963

Notice is hereby given that on September 12, 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:

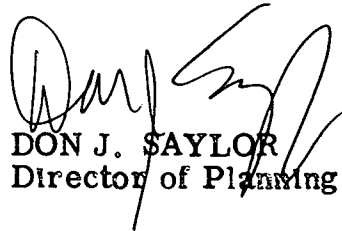
Z-126-63

**BLATT & ENGEL FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 21 THROUGH
26 (INCLUSIVE), BLOCK 12, CLARK'S LAS VEGAS
TOWNSITE, AND GENERALLY LOCATED ON THE WEST
SIDE OF SECOND STREET BETWEEN LEWIS AND
BRIDGER AVENUES.**

FROM: C-1 (Limited Commercial)

TO: C-2 (General Commercial)

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


DON J. SAYLOR
Director of Planning

DJS:eb

**Planning Department
400 Stewart Avenue**

September 13, 1963

**Jack Blatt
and Jerry Engel
212 Las Vegas Blvd. South, Suite 1
Las Vegas, Nevada**

Dear Sirs:

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 west side of Second Street between Lewis and Bridger Avenues, from C-1 to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved.

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-126-63

NOTICE OF PUBLIC HEARING

September 12, 1963

August 28, 1963

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Z-126-63

BLATT & ENGEL FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 21 THROUGH 26 (INCLUSIVE), BLOCK 12, CLARK'S LAS VEGAS TOWNSITE, AND GENERALLY LOCATED ON THE WEST SIDE OF SECOND STREET BETWEEN LEWIS AND BRIDGER AVENUES.

FROM: C-1 (Limited Commercial)

TO: C-2 (General Commercial)

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

DJS:eb

Approved

L. Engle
321 S 1st

Don J. Saylor
DON J. SAYLOR
Director of Planning



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 C-1 Use District to a C-2 Use District, as established by Section 10, Chapter 24 of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 90.00 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 ~~21, 22, 23, 24, 25, 26~~ Block 12 of Clark's Las Vegas Townsite, Book 1

of Plots, page 37

west side 2nd between Lewis
+ Bridger

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Jack Blatt and Jerry Engel, partners in Blatt and Valmed

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.

Jack Blatt ✓ Suite 1, 212 Las Vegas Blvd. So. 385-2525

Jerry Engel

Subscribed and sworn to before me this 25TH day of July, 1963

John M. Kerr
Notary Public in and for said County and State

April 2, 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: 7/26, 1963

FEE: \$ 75.00

RECEIPT NO.: 62141

CASE NO. Z-126-63

BY: [Signature]

Director of Planning