

Planning & Development Department Scanning Cover Sheet

Case No Z-0127-63

APN 139-31-410-126

Location NEC of Decatur & Charleston

Applicant City of Las Vegas

Subject

Reclassification of property legally
described as Lots 358 and 359, Block 17,
Hyde Park Subdivision No. 3.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-127-63

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: *Z-127-63*

MEETING DATE: *Sept 12, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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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-127-63

CITY OF LAS VEGAS FOR THE RECLASSIFICATION 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 BLVDS.

FROM: R-4 (Apartment Residence)

TO: R-1 (Single Family Residence)

7/29/63

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.

eb

DJS:

DON J. SAYLOR
Director of Planning

1 RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

2 WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public
3 interest; and

4 WHEREAS, the Board of City Commissioners deems it appropriate and in the inter-
5 est of the public health, safety, welfare and convenience that an
6 intention to rezone be indicated so long as conditions and stipulations
7 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 20th day of November, 1963, the
14 following parcel of real property shall be rezoned as follows at the
15 time of completion of the said purpose of the rezoning and the condi-
16 tions attached thereto.

17 FROM R-4 to PR (Z-127-63)

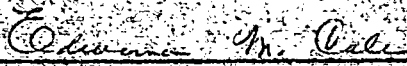
18 Lots 358 and 359, Block 17, Hyde Park Subdivision
19 No. 3.

20 Subject to being in accord with the Plot Plan submitted
21 with the approved Use Permit Application No. U-31-62.

22 PASSED, ADOPTED AND APPROVED this 20th day of November, 1963.

23
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25 
26 Alan K. Meyer

27 ATTEST:

28 
29 Edwina M. Cole
30 City Clerk
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32

ZONE CHANGE
Z-127-63

Adopted Resolution of Intent to Rezone, subject to condition listed.

ZONE CHANGE - Z-127-63 - APPLICATION OF THE CITY OF LAS VEGAS for reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, legally described as:

Lots 358 and 359, Block 17, Hyde Park Subdivision No. 3.

The Director of Planning, Mr. Donald J. Saylor: This application is for rezoning of property on the northeast corner of Decatur and West Charleston. This property was formerly owned by Mr. Hansen. Two or three years ago, he applied for commercial zoning and the neighbors protested this and finally agreed to an R-4 zoning, if it were to be for a one-story professional office. At that time, we did not have the P-R zone, nor did we have the Resolution of Intent; and the only restricting element was the fact that Mr. Hansen agreed to these conditions. However, they were not binding in any sense of the word. We found recently that he had sold the property -- in fact the property owners in the area brought it to our attention and requested that we take action to zone it back, or to zone it in a manner that would control that it could only be used for a professional office, one-story in height. The Planning Commission took action to zone it back to R-1. However, at their meeting, the new owner appeared and in agreement with him, they amended this to zoning it to P-R in accord with the plot plan that had been approved, showing a one-story professional office building.

Mayor Gragson asked if there was anyone present who wanted to be heard on this application, to which there was no response; whereupon Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to P-R, be ADOPTED, subject to the following condition:

1. Being in conformance with the plot plan submitted with the approved Use Permit Application No. U-31-62.

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

ZONE CHANGE
Z-144-63

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

ZONE CHANGE - Z-144-63 - APPLICATION OF NEVADA TITLE INSURANCE COMPANY for reclassification of property generally located on the southwest corner of 25th Street and Searles Avenue, from R-1 to C-2, legally described as:

The north 261 feet of the east 270 feet of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 26, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This is an application for rezoning on property at the southwest corner of 25th and Searles Avenue. The property to the north is zoned C-2, and to the northeast is zoned C-2, with a strip of R-4 here, and this parcel is owned by a church. You will note that the parcel on which they have requested rezoning falls within a subdivision, and on that basis would not fit in. However, to propose to redesign this subdivision so that all lots would back up to the commercial -- no lots siding nor fronting on it. There were no protests at the meeting, and the Planning Commission recommended approval, provided it be C-1 instead of C-2 by means of a Resolution of Intent and that development commence within 18 months.

of the east/west alley joining First and Second Streets, between Fremont Street and Ogden Avenue. Mr. Saylor gave the Staff report pointing out the general location. In reviewing the history of this item, Mr. Saylor stated that it was first heard by the Board of City Commissioners where a date for a public hearing was set. This was later found to be in error as it had not been before this Commission. When heard by this Commission this item was held in abeyance, and later a special meeting was set up, however, due to the small number of members in attendance, it was referred back to the Board of City Commissioners with no recommendation. As this is in conflict with the State Statutes, it is imperative that the Commission make a recommendation at this meeting. Briefly reiterating the comments from the various departments, Mr. Saylor stated that the Parking and Traffic Commission recommended denial on the basis of the traffic problem. The Fire Department recommended denial on the basis that this vacation would impair their fire fighting services. The Department of Public Works stated that a sewer main would have to be relocated and also commented on the traffic situation. The Utility Companies have no objections if the Petitionee relocates their service facilities in accord with their requirements. And, the Police Department recommended denial on the basis of the traffic problem.

Attorney Herbert Jones appeared in behalf of the Horseshoe Operating Company. He strongly requested that the Commission approve this item. Further, he stated that the proposed plan was to utilize this area for expansion of the present club facilities.

Attorney William Boyd, representing the Sahara Nevada Cor., lessees of the Mint, appeared opposing approval of this vacation.

Attorney Jones stated that perhaps some type of a cul de sac turn around within the north/south alley could be worked out.

Attorney Boyd stated that if the unloading and delivery problem could be worked out, they would not oppose this vacation.

Mr. Sam Boyd appeared to oppose this vacation.

After a lengthy discussion on the problems involved, the Commission felt that the major portion of the problems could be taken care of with a 43 x 50 foot turn-around area at the end of the north/south alley.

Mr. Longley, Sr. thereby moved that the Petition of the HORSESHOE OPERATING CLUB for the vacation of a portion of the east/west alley joining First and Second Streets and between Fremont and Ogden Avenues be approved subject to the following conditions:

- (1) That all utilities be relocated in accord with the requirements of each utility company.
- (2) That the existing sewer main be relocated in accord with the requirements of the Department of Public Works.
- (3) That the Vacation Petition be amended to exclude the westerly fifteen (15) feet of the northerly ten (10) feet of said alley.
- (4) That a completely open area at ground level be maintained on the south twenty-three (23) feet of the west fifteen (15) feet of said Lot 23.

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

14. Z-127-63

Approved as amended

Application of the CITY OF LAS VEGAS for the reclassification 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.

Mr. Saylor gave the Staff report pointing out the general location. Reviewing the history of this particular parcel, Mr. Saylor stated that sometime ago the former owner, Mr. Hansen, applied for reclassification to R-4 zoning, which was approved, more or less, on the basis of his statements that the parcel would be utilized for a one-story professional office building. A Use Permit for same was applied for and also approved. The property owners in the adjacent Hyde Park area withdrew their objections to this rezoning on the basis that this parcel would be utilized for a one-story professional office building. However, in the meantime, the ownership has changed and we have no control on the development of this parcel within the range of the R-4 classification. At the request of the property owners in the Hyde Park area, and after review by this Commission, this application to zone back to its original classification was instigated. Mr. Saylor reiterated the opinion of both Staff and the Commission that this parcel should not necessarily remain R-1, but the use should be controlled. Further, along this line, Mr. Saylor suggested that the Commission may deem it feasible to approve this parcel to the new PR zone classification, with the condition that it be in accord with the plot plan submitted with the Use Permit approved by the Board of Zoning Adjustment. He further stated that the Public Hearing was conducted at the regular meeting of the Planning Commission held September 12, 1962 where no one appeared to protest.

Attorney Milton Keefer appeared in behalf of the present owners of this parcel, Tre Associates, Inc. He stated that the PR classification would be agreeable, however questioned if the said plot plan did not suit his client, could they be changed and reviewed by the Commission. Vice-Chairman Tiberti stated that if changes were made the plot plan could be resubmitted for review.

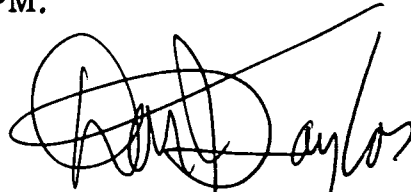
After discussion, Mr. Johnston moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1 be approved by means of a Resolution of Intent to PR classification, subject to the following condition:

- (1) Being in conformance with the plot plan submitted with the approved Use Permit application No. U-31-62.

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

ADJOURNMENT:

Upon motion duly made, seconded and carried, the regular meeting of the City Planning Commission adjourned at 10:30 PM.



DON J. SAYLOR
Secretary

DJS:eb

November 26, 1963

City Attorney

Planning Department

Request for Resolution of Intent
to reclassify

✓ Z-127-63
Z-144-63
Z-146-63
City Attorney File
Current Planning

Will you please prepare a Resolution of Intent to rezone the following described properties:

Z-127-63 From R-4 to P-R

Lots 358 and 359, Block 17, Hyde Park Subdivision #3.

#11
Subject to: 1. Being in accord with the Plot Plan
submitted with the approved Use Permit
Application No. U-31-62.

Z-144-63 From R-1 to C-1

The North 261.00 feet of the East 270.00 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B.&M.

Subject to: 1. The development commencing within 18 months hence.
2. Fire Department requirements; i.e., wider turning radius and possible revision of water plans.

Z-146-63 From R-1 and R-2 to P-R

Lot 45, Paradise Village #2.

Subject to: 1. Being in accord with the Amended Plot Plan.

ROBERT C. CLEMMER
Senior Planner

RCC:mb

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**Planning Department
400 Stewart Avenue**

November 18, 1963

**Trb Associates, Inc.
Attn: Abraham Schwartz, Secretary/Treasurer
2419 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. Schwartz:

At the regular meeting of the City Planning Commission held on November 14, 1963 consideration was given to Item No. Z-127-63, the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved to the PR classification by means of a Resolution of Intent subject to the following condition:

- (1) Being in conformance with the plot plan submitted with the approved Use Permit application No. U-31-62.**

This item will be heard by the Board of City Commissioners at 6:00 PM, November 20, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-127-63

cc: Attorney Keefer

commercial use to the east, to the southeast, and to the south. Staff finds this a logic application of the new PR classification. The plot plan indicates ingress into the property from Oasis Avenue, and egress into Washington Avenue, a 6 foot block fence along the north property line, and the proposed reduction of the existing fence along the Tonopah Highway and Washington Avenue to 30 inches. Staff recommended approval in accord with the plot plan. The Chairman declared the public hearing open. Mr. Screen appeared for clarification of the plot plan. Mrs. Charlotte Taylor, 2128 Washington Avenue, appeared to protest.

Mrs. Jean Carrington appeared to protest.

Mr. R. R. Jacobson appeared to protest.

Attorney Dickerson appeared in behalf of the applicant.

He requested that the following letter be made a part of the record:

"Las Vegas, Nevada, October 10, 1963.

"Honorable Al Cahlan, Chairman, City Planning Commission, Las Vegas, Nevada.

"Dear Al: Before a vote is taken by the Planning Commission on application Z-143-63, I wish to declare my interest in this application for the purpose of the record and I, of course, will pass my vote.

"I ask that this note in its entirety be made a part of the official Minutes of the Planning Commission meeting held on October 10, 1963.

"Very Truly Yours, /S/ E. W. Fountain."

Mr. Screen again appeared to approve this application.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr., moved that the application of ED FOUNTAIN for the reclassification of property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR, be approved by means of a resolution of intent, subject to the following condition:

- (1) Being in accord with the plot plan.

Mr. Matteucci 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. Matteucci		
Mr. Longley, Sr.		
V-Chrm. Tiberti		
Mr. Johnston		
Chrm. Cahlan		

The motion carried.

OLD BUSINESS:

15. Z-127-63

Abeyance

Application of the CITY OF LAS VEGAS for the reclassification 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.

Mr. Saylor stated that the present owner of this parcel has again requested that this item be continued in abeyance until the November 14, 1963 meeting due to conflicting appointments.

Vice-Chairman Tiberti moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, be continued in abeyance to the meeting of November 14, 1963.

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

M I N U T E S
CITY PLANNING COMMISSION

September 24, 1963

The regular meeting of the City Planning Commission was called to order by Chairman Cahlan at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT:

Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Johnston, Gilday, and Matteucci.

ABSENT:

Messrs. Fountain, Longley, Sr., and Uehling, and City Manager Fletcher.

STAFF PRESENT:

Director of Planning Don J. Saylor and Recording Secretary Esther Borden.

MINUTES:

The Minutes of the regular meeting of August 27, 1963 and August 29, 1963 were approved by motion made by Vice-Chairman Tiberti and seconded by Mr. Johnston and carried by a unanimous vote.

OLD BUSINESS:

1. Z-122-63 (Amended)

Denied

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. He reviewed the history of this application, stating further that at the last meeting Staff had requested this item be held in abeyance pending a meeting between Officials of the County, North Las Vegas, and the City to determine the proposed right-of-way widths and locations of common thoroughfares. At this meeting it was decided to maintain Jones Boulevard as a 100 foot street with the proposed right-of-way to run through the easterly portion of this particular parcel to connect the City right-of-way of Jones Boulevard with that of the County's. This raises the question of whether it would be proper to zone to commercial property that would have to be acquired for right-of-way purposes. Staff recommended if the Commission saw fit to approve commercial zoning at this location that it be restricted to only that portion lying west of the proposed extension of Jones Boulevard, and requiring the applicant to dedicate a 50 foot half-street for the Jones Boulevard right-of-way. The City would then have to negotiate for the other half. 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 C-1 be denied. Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

2. Z-127-63

Abeyance

Application of the CITY OF LAS VEGAS for the reclassification 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.

Mr. Saylor gave the Staff report and pointed out the general location. He further stated that the present owner of this parcel had requested through his attorney that this item be continued in abeyance until the next regular meeting of the Commission. Staff has no objections, and would not issue any building permit until the action has been consummated.

After discussion, Vice-Chairman Tiberti moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, be continued in abeyance.

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

**3. CHARLESTON HEIGHTS
NO. 50-B (2nd Revision)**

Final Map

Denied

Mr. Saylor presented the final map of CHARLESTON HEIGHTS NO. 50-B (2nd Revision). He pointed out the general location, stating that this item had been held in abeyance from the last meeting, pending the meeting between the Officials from the County, North Las Vegas, and the City to determine the proposed right-of-way widths and locations of common thoroughfares. It was agreed that Smoke Ranch Road, which is shown as a 40 foot half-street on this plat, would be maintained as a 100 foot right-of-way. As this final map is not in accord with the tentative, Staff recommended denial. After discussion, Vice-Chairman Tiberti moved that the final map of CHARLESTON HEIGHTS NO. 50-B (2nd Revision) be denied.

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

NEW BUSINESS:

**4. TWIN LAKES VILLAGE
NO. 14**

Tentative Map

Abeyance

TWIN LAKES VILLAGE NO. 14A

Tentative Map

Approved

Mr. Saylor presented the tentative map of TWIN LAKES VILLAGE NO. 14, pointing out the general location. He further stated that a tentative map had been submitted on this same parcel under different ownership over a year ago. The present design is better, however, there are several changes that Staff would recommend. The lot sizes are not all the required width as specified in our Subdivision Ordinance, but Staff recommended that the Commission consider this tentative map with the width lots as proposed. The Ordinance does allow the Commission to waive this requirement. Referring to the changes that Staff would recommend, one is that there is a row of lots shown fronting on Jones Boulevard a major street. The Subdivision Ordinance requires that residential lots fronting on a major street must be 120 feet in depth with a front setback of 35 feet. Further, it is not good planning to have residential lots fronting on major streets. Staff recommended that the developer could rectify this by extending the cul-de-sacs with access from Corona Del Mar Drive to include this row of lots, thereby backing the lots up to Jones Boulevard. This brings up the problem of having cul-de-sacs longer than our maximum requirements, however, Staff is of the opinion that a deeper depth may be warranted. In some Cities they are permitted up to an 800 foot depth. Secondly, Staff recommended that the cul-de-sacs with access from Cheyenne Road, another major street, be reversed so as the access would be from an interior street, namely Santa Monica Avenue. And last, the Clark County School District requests that the school site be moved westerly, using Corona Del Mar as the west boundary.

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.

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.

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.

6. Z-126-63

Approved

7. Z-127-63

Abeyance

Mr. Saylor gave the Staff report pointing out the general location. He reviewed the history of this particular parcel, stating that it had been rezoned to R-4 with the understanding that the owner, Mr. Hansen, proposed to use for professional offices. The parcel was not developed and since has been sold, and there is no controlling factor with the new owner. Mr. Saylor further stated that the new owner, Mr. Schwartz, requested that this item be held in abeyance. He was not notified in the customary fashion as his name was not turned up under the ordinary procedures. Staff requested that the Commission defer their action until the next regular meeting giving the new owner sufficient notification time. However, as this was advertised for a public hearing, Staff suggests that the public hearing be conducted now. The Chairman declared the public hearing open. No one appeared. The Chairman declared the public hearing closed. After discussion, Mr. Johnston moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1 be held in abeyance. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

8. Z-128-63

Approved

Application of CONWAY, POSIN & HELMREICH for the reclassification of property legally described as the west 90 feet of Lots 1 through 4 (inclusive), Block 27, Clark's Las Vegas Townsite, and generally located on the southeast corner of Third Street and Lewis Avenue, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. Again, the question arises whether to extend the southerly boundary of the downtown area to Lewis Avenue. In the past the Commission has insisted that in this area we maintain a limited commercial zoning, thus providing offstreet parking. However, if we continue to grow, it will not be long until the whole of the general area between Las Vegas Boulevard South, Main Street, Charleston Boulevard, the the Interstate Freeway will become general commercial. The applicant proposes to construct a five story office building, with limited offstreet parking on the ground floor and also to use a lot nearby for additional offstreet parking. But, there is no guarantee of a continuing use of this particular lot. Staff is trying to establish whether it is best to expand the downtown area or to keep rigid control of the parking situation. Staff has no objections against general commercial zoning nor the proposed office building but wants the Commission to be completely aware of the offstreet parking situation. Unless the Commission deems it feasible to extend the southerly boundary of the downtown area, Staff would have to recommend denial because of no guarantee of sufficient offstreet parking.

The Chairman declared the public hearing open. Mr. Bernard Posin appeared in his own behalf. Mr. Henry Conway appeared in his own behalf. Mr. Fidler, the applicant's architect, appeared in their behalf. He stated that there would 42 offstreet parking spaces in the building, plus an additional 20 spaces on the lot. There will be 25 or 26 suites in the building.

The Chairman declared the public hearing closed. After discussion, Mr. Matteucci moved that the

**Planning Department
400 Stewart Avenue**

October 14, 1963

**Tre Associates, Inc.
Attn: Abraham Schwartz, Secretary/Treasurer
2419 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. Schwartz:

At the regular meeting of the City Planning Commission held on October 10, 1963, item Z-127-63, the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, was scheduled to be considered.

Pursuant to your request, the Planning Commission voted to continue this item in abeyance.

This item will be scheduled to heard by the City Planning Commission at 7:30 PM, November 14, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-127-63

cc: Milton W. Keefer, Attorney-at-law

MILTON W. KEEFER
ATTORNEY AT LAW
SUITE 15-17 CORNET BUILDING
401 FREMONT STREET
LAS VEGAS, NEVADA
DUDLEY 2-2660

October 4th, 1963

Don J. Saylor
Director of Planning
City Planning Commission
City Hall
Las Vegas, Nevada

Dear Mr. Saylor:

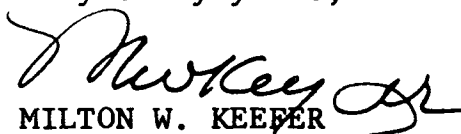
You will recall that on September 23rd, 1963 I requested a continuance of the time for Public Hearing for Abraham Schwartz, Secretary-Treasurer of Tre Associates, Inc, which owns the property in the area of Charleston and Decatur and described as Lots 358 and 359 in Block 17, Hyde Park Subdivision No. 3, which hearing was for the purpose of re-classification of said property from R-4 to R-1, your zoning application Z-127-63.

This continuance was requested so I might appear on behalf of Tre Associates, Inc.. The Planning Commission very graciously continued the matter to October 10, 1963. Although I didnot include the problems of my calendar at the time, and perhaps I should have, unfortunately I will be in Los Angeles October 10th, 11th and 12th, 1963 and presiding as Chairman of the Nevada Gaming Commission in Carson City on October 21st and 22nd, 1963, thus being unable to return to Las Vegas until Wednesday, October 23rd, 1963.

It is requested that the Planning Commission grant me one final extension of time, continuing this matter over until the 1st Thursday meeting on November 14th, 1963 at which time I will be available without any possibility of interference by other commitments.

Please let me hear from you at your earliest convenience regarding this request.

Very truly yours,


MILTON W. KEEFER

MWK/lw

MILTON W. KEEFER
ATTORNEY AT LAW
SUITE 15-17, CORNET BUILDING
401 FREMONT STREET
LAS VEGAS, NEVADA
DUDLEY 2-2660

October 4th, 1963

Don J. Saylor
Director of Planning
City Planning Commission
City Hall
Las Vegas, Nevada

Dear Mr. Saylor:

You will recall that on September 23rd, 1963 I requested a continuance of the time for Public Hearing for Abraham Schwartz, Secretary-Treasurer of Tre Associates, Inc, which owns the property in the area of Charleston and Decatur and described as Lots 358 and 359 in Block 17, Hyde Park Subdivision No. 3, which hearing was for the purpose of re-classification of said property from R-4 to R-1, your zoning application Z-127-63.

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Please let me hear from you at your earliest convenience regarding this request.

Very truly yours,

MILTON W. KEEFER

MWK/lw

C
O
P
Y

**Planning Department
400 Stewart Avenue**

September 25, 1963

**Tre Associates, Inc.
Attn: Abraham Schwartz, Secretary/Treasurer
2419 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. Schwartz:

At the regular meeting of the City Planning Commission held on September 24, 1963, Item Z-127-63, the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 (Apartment Residence) to R-1 (Single Family Residence) was scheduled to be considered.

Pursuant to your request, the Planning Commission voted to continue this item in abeyance.

This item will be scheduled to be heard by the City Planning Commission at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

cc: Attorney Keefer

Z-127-63

Rec'd
9/23/63 - 5:pm

MILTON W. KEEFER
ATTORNEY AT LAW
SUITE 15-17 CORNET BUILDING
401 FREMONT STREET
LAS VEGAS, NEVADA
DUDLEY 2-2660

2-127-63

September 23rd, 1963

241920 Blvd So.

Don J. Saylor
Director of Planning
City Planning Commission
City Hall
Las Vegas, Nevada

Dear Mr. Saylor:

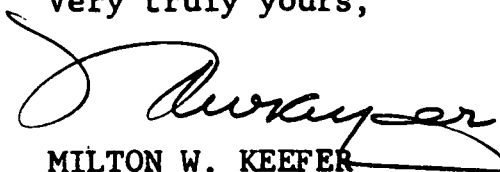
Today Mr. Abraham Schwartz, Secretary-Treasurer of Tre Associates, Inc., which owns the property in the area of Charleston and Decatur and which I believe is described as Lots 358 and 359, Block 17, Hyde Park Subdivision No. 3, came to my office and stated that shortly before the hearing of the City Planning Commission set for September 12th, 1963, he received notice of the intention of the Planning Commission to rezone his property from R-4 (Apartment Residence) to R-1 (Single Family Residence), your zoning application Z-127-63.

He desires to oppose this reclassification and has asked me to represent him.

I understand also that at his request you continued the matter from the early hearing to the evening of September 24, 1963.

I will not have time to prepare for hearing on that date and therefore request that possibly this matter could be continued to the next meeting which apparently would be about October 9th or 10th, 1963.

Very truly yours,


MILTON W. KEEFER

MWK/lw
Hand delivered.

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-4 Use District to a R-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 \$ _____.

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

Lots 358 and 359, Block 17, Hyde Park Subdivision No. 3

generally located on the northeast corner of Decatur and West Charleston Blvds.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, CITY OF LAS VEGAS

By R. Bayler Director of Planning

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.

Subscribed and sworn to before me this

31st

day of

July

, 19 63

Alvin B. Engelson

Notary Public in and for said County and State

June 4 1964

(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:

7/29/63

, 19

FEE: \$

CASE NO.

Z-127-63

BY:

Director of Planning

Sept 12, 1963

NOTICE OF PUBLIC HEARING

July 12, 1962

July 2, 1962

Notice is hereby given that on July 12, 1962, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-65-62 HARRY AND ERNA HANSEN FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOTS 358 AND 359, BLOCK 17, HYDE PARK
SUBDIVISION NO. THREE AND GENERALLY LOCATED ON THE NORTH-
EAST CORNER OF DECATUR AND CHARLESTON,
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-4 (APARTMENT RESIDENCE)

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



FRANKLIN J. BILLS
Director of Planning

FJB:ss