

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0130-63

APN 139-35-310-052

Location W of N 14th btw Fremont & Ogden

Applicant John J. Rapp

Subject

Reclassification of property legally
described as Lots 14 through 16 (inclusive),
Block 9, Ladd's Addition.



PROPERTY OWNERS

PROTESTS

APPROVALS

2-385-09 *Gilda & Rose Fontana*

FILE No. 2-130-63

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-130-63*

MEETING DATE: *September 13, 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 Sept 12, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

Z-130-63

JOHN J. RAPP FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS
LOTS 14 THROUGH 16 (INCLUSIVE), BLOCK 9,
LADD^S ADDITION, AND GENERALLY LOCATED
ON THE WEST SIDE OF NORTH 14th STREET
BETWEEN FREMONT AND OGDEN STREETS,

FROM: R-3 (Limited Multiple Residence)

TO: C-2 (General Commercial)

8/8/63

On-Rep.

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

DJS: eb

After discussion, Mr. Matteucci moved that the application of MELBURN COOPER for the reclassification of property generally located approximately 350 feet east of Las Vegas Boulevard South and approximately 350 feet south of Park Paseo, from R-1 to C-2, be approved by means of a resolution of intent subject to the following conditions:-

- (1) Being in accord with the plot plan to include the specific conditions that follow:
 - (a) That the fence as shown on the south property line be a 6 foot block wall fence.
 - (b) That the easterly building, shown on the plot plan as Building No. 3, be limited to two stories in height with no windows constructed into the east wall nor the south wall.
 - (c) That the north building be set back 22 feet from the east property line, with no windows facing the east.
 - (d) That a 6 foot block wall fence be constructed on the north property line from the north building to the east property line, a distance of 22 feet.

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

12. TWIN LAKES VILLAGE
NO. 14 (Revised)

Tentative Map

Approved

Mr. Saylor presented the tentative map of TWIN LAKES VILLAGE NO. 14, (Revised), pointing out the general location. He stated that this map had been before the Commission previously and at that time it was held in abeyance and was to be resubmitted incorporating several conditions, which were briefly to lengthen the cul de sacs to include the tier of lots which were fronting Jones Boulevard so that they would back up to this major street, to move the school site westerly, and to redesign the tier of cul de sac lots fronting Cheyenne so access would be from the interior of the subdivision rather than from this major street. Mr. Saylor stated that all conditions had been complied with, and recommended approval, subject to a 60 foot radius at the intersection of Cheyenne and Jones Boulevard.

Referring to the commercial zoned area lying adjacent to the east of this subdivision, Mr. Saylor stated that although this is not a part of this subdivision, he would like to point out that the street pattern as shown is not acceptable, and that approval of this tentative map does not approve the treatment of Gowan Boulevard at this point.

After discussion, Mr. Johnston moved that the tentative map of TWIN LAKES VILLAGE NO. 14, (Revised) be approved subject to the following condition:

- (1) That a 60 foot radius be provided at the northeast corner of Jones Boulevard and Cheyenne Road.

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

13. Z-130-63

Revised Plot Plan

Approved

R-3-

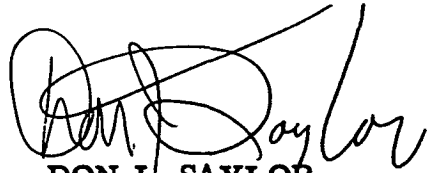
Application of JOHN J. RAPP for the reclassification of property legally described as Lots 14 through 16, (inclusive), Block 9, Ladd's Addition, and generally located on the west side of North 14th Street between Fremont and Ogden Streets, from R-3 to C-2.

Mr. Saylor stated that this item had been approved to C-1 zoning by means of a resolution of intent

subject to being in accord with the plot plan.
The applicant has requested approval of a revised plot plan which Mr. Saylor presented to the Commission. Staff has no objections.
After discussion, Mr. Matteucci moved that the revised plot plan in reference to Item Z-130-63, be approved.
Mr. Gilday seconded the motion and it was carried by a unanimous vote.

ADJOURNMENT:

Upon motion by Mr. Matteucci, seconded by Mr. Gilday, and carried unanimously, the regular meeting of the City Planning Commission was adjourned at 9:50 PM.


DON J. SAYLOR
Secretary

DJS:eb

Date

September 30, 1963

INTER-OFFICE MEMORANDUM

TO:

City Attorney

Z-130-63

FROM:

Planning Department

SUBJECT:

Request for the preparation of
Resolutions of Intent

COPIES TO:

Z-123-63 (continued)

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

Z-130-63

From R-3 to C-1

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

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

Z-131-63

From C-1 to C-2

A portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 36, T20S, R61E, MDB&M, and more particularly described as follows:

Commencing at the southwest (SW) corner of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 36; thence north 01° 13' 30" east along the west line thereof, a distance of 887.06 feet; thence south 89° 32' 30" east 632.01 feet to the true point of beginning; thence south 01° 13' 30" west 837.06 feet to a point; thence south 89° 32' 30" east 260.24 feet; thence north 01° 13' 30" east 837.06 feet; thence north 89° 32' 30" west 260.24 feet to the true point of beginning.

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

ROBERT C. CLEMMER
Senior Planner

ZONE CHANGE
Z-130-63 (amended)

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

ZONE CHANGE - Z-130-63 (amended) - APPLICATION OF J. JULIUS RAPP for reclassification of property generally located on the west side of North 14th Street, between Fremont and Ogden Streets, from R-3 to C-2, legally described as:

Lots 14 through 16 (inclusive) Block 9, Ladd's Addition.

The Director of Planning, Mr. Donald J. Saylor: The original application was for a change to C-2. This is Fremont, North 13th and 14th. The Fremont frontage is developed for commercial use. Immediately to the west of this property is an area recently rezoned for an hotel, and I believe there is an hotel on it. Mr. Rapp has apartments on this property now and wishes to convert them to a motel use. He has submitted a plot plan which shows more than the required amount of parking and he has agreed to the application being amended to a change to C-1. The Planning Commission recommended approval by a Resolution of Intent to Rezone to C-1 in accord with the plot plan. There were two protestants, I believe, but their main objection was parking, and they were satisfied that sufficient offstreet parking was being provided.

Commissioner Mirabelli moved that a Resolution of Intent to Rezone property generally located on the west side of North 14th Street, between Fremont and Ogden Streets, from R-3 to C-1, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

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-131-63

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

ZONE CHANGE - Z-131-63 - APPLICATION OF JACK C. CHERRY AND RALPH MOSA for reclassification of property generally located on the north side of East Charleston Boulevard, between 28th and 30th Streets, from C-1 to C-2, (Complete legal description on file in the office of the City Clerk).

The Director of Planning, Mr. Donald J. Saylor: This entire area is zoned for commercial. The reason for the requested change is to permit the construction and operation of a mortuary and, I believe, mausoleum. During the Planning Commission hearing, one of the members asked the applicant if the installation of the mortuary and mausoleum would serve as a basis of them protesting any light industrial development that might take place to the east of them. The applicants stated they would have no objection. There were no protests and the Planning Commission recommended approval by Resolution of Intent, subject to the two conditions listed on the Agenda.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located on the north side of East Charleston Boulevard, between 28th and 30th Streets, from C-1 to C-2, be ADOPTED, subject to the following conditions:

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

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

7-130-63

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

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

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

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

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

FROM R-3 to C-1 (3-130-63)
Lots 14, 15 and 16 of Block 9, Ladd's Addition.
Subject to being in accord with the plat plan.

PASSED, ADOPTED AND APPROVED this 25th day of September, 1963.

ATTEST:

Clarence K. Grogan
Mayor

Edwina M. Case
City Clerk

application of CONWAY, POSIN & HELMREICH for the reclassification of property generally located on the southeast corner of Third Street and Lewis Avenue, from R-4 to C-2, be approved. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

9. Z-129-63

Approved as amended

Application of MILDRED SMYTH for the reclassification of property legally described as Lots 5 and 6, Block 18 South Addition, and generally located on the east side of South Third Street between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2. Mr. Saylor gave the Staff report pointing out the general location. He further stated that this parcel abuts general commercial which fronts on East Charleston Boulevard. The Master Plan does propose that this area will be commercial, and Staff recommended approval to C-1, or limited commercial. The Chairman declared the public hearing open. Mr. Ron Fiore appeared representing the applicant, stating that he concurred with the recommendation of Staff. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of MILDRED SMYTH for the reclassification of property generally located on the east side of South Third Street between Coolidge Avenue and Charleston Boulevard be approved to C-1. Mr. Fountain seconded the motion and it was carried by a unanimous vote.

10 Z-130-63

Approved as amended

Application of JOHN J. RAPP for the reclassification of property legally described as Lots 14 through 16 (inclusive), Block 9, Ladd's Addition, and generally located on the west side of North 14th Street between Fremont and Ogden Streets, from R-3 to C-2. Mr. Saylor gave the Staff report pointing out the general location. He stated that there has been several rezonings in this general area to general commercial, one of which has a motel on it. The applicant proposes to convert the existing apartments on this parcel into a motel. Mr. Saylor stated that limited commercial zoning instead of general commercial would suffice, and recommended approval to C-1 by means of resolution of intent subject to being in accord with the plot plan. The Chairman declared the public hearing open. Mr. John Rapp appeared in his own behalf, stating he concurred with the recommendation of Staff. Rev. Carl Freezin appeared for clarification of the plot plan in regard to offstreet parking. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of JOHN J. RAPP for the reclassification of property generally located on the west side of North 14th Street between Fremont and Ogden Streets, from R-3 to C-2 be approved to C-1 by means of a resolution of intent subject to the following condition:

(1) Being in accord with the plot plan.

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

11. Z-131-63

Approved

Application of JACK C. CHERRY AND RALPH MOSA for the reclassification of property legally described as being a portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 36, T20S, R61E, MDB&M, and more particularly described as follows:

September 26, 1963

Mr. J. Julius Rapp
105-B North Fourteenth Street
Las Vegas, Nevada

Dear Mr. Rapp:

ZONE CHANGE APPLICATION - Z-130-63 (amended)

The Board of City Commissioners, at their regular meeting on September 25, 1963, considered the subject application for property reclassification.

By motion duly made, seconded and carried, a Resolution of Intent to Rezone property generally located on the west side of North 14th Street, between Fremont and Ogden Streets, from R-3 to C-1 (as amended) was ADOPTED, subject to the condition that this be developed in accord with the plot plan submitted.

Very truly yours,

Mrs. Vyma Loparco
Assistant City Clerk

vmi

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 - **130-63 (Amended)**

Application of **J. Julius Rapp, 105 b North Fourteenth Street, L.V., 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 _____
resolution of intent

subject to the following conditions:

(1) Being in accord with the plot plan.

Number of protests: **0**

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

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-130-63

JOHN J. RAPP FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 14 THROUGH 16 (INCLUSIVE) BLOCK 9, LADD'S ADDITION, AND GENERALLY LOCATED ON THE WEST SIDE OF NORTH 14th STREET BETWEEN FREMONT AND OGDEN STREETS.

FROM: R-3 (Limited Multiple Residence)

TO: ~~C-2 (General Commercial)~~ C-1 (Limited Commercial)

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



DON J. SAYLOR
Director of Planning

DJS:eb

**Planning Department
400 Stewart Avenue**

September 13, 1963

**J. Julius Rapp
105 b North Fourteenth Street
Las Vegas, Nevada**

Dear Mr. Rapp:

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 North Fourteenth Street between Fremont and Ogden Streets, from R-3 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 by means of a resolution of intent, as amended, i. e., to rezone from R-3 to C-1, subject to the following conditions:

(1) Being in accord with the plot plan.

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

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-130-63

Approval Aug 30-1963
Mr Hon J. Saylor
Director of Planning

I am writing to
let you know that we
favor the reclassification
the John J. Rapp property
from R-3 - to C2. We
would like to see the
change made in the interest
of the neighborhood. We want
the change approved.
Gilo Gene Frantino
Rose V Frantino



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-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 \$ 60.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit: BLK 9

Lots 14-15-16 - 150' x 140' each in
Ladd Addition Generally located on The
West Side of N 14th between Fremont & Ogden Streets

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 COUNTY OF CLARK) ss:

I, John Julius Rapp

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.

J. Julius Rapp 105 B. No 14th St 384-7814
 Subscribed and sworn to before me this 8th day of AUGUST, 1963

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

My Commission Expires May 14, 1967

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: 8-8, 1963FEE: \$ 60.00RECEIPT NO.: 64806CASE NO. Z-130-63BY: [Signature]

Director of Planning

Sept 12, 1963

Plans to be
submitted 8/18/63