

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0131-63

APN 139-36-402-009

Location N of Charleston btw 28th & 30th

Applicant Jack C. Cherry & Ralph Mosa

Subject

See Notice of Public Hearing.



FILE HISTORY

INITIAL

PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-131-63

2. Z-48-80
(CONTINUED)

conceivable that these parcels to the west may be combined so they'll have access onto Del Rey and there will not be a need for Holmby to be extended west. Staff is in agreement as they would like to see what happens on the parcels on the west, but would recommend there be an Assessment District Agreement signed by the developer so he would participate in an assessment district if they ever need that street.

MR. JONES asked who is going to be responsible for maintaining the street from the property line.

CHARLEY JOHNSON, 2800 West Sahara Avenue, appeared to represent the applicant. Holmby is at present a 60' dedicated street. The City owns the right-of-way. There are two houses on this street and the owners have agreed that if this street ever has to be improved they will participate in an Assessment District Agreement. The City does not feel they should be responsible for maintaining the road just to serve the two houses and not know how it is going to be developed in the future. The City staff and developer have agreed this is the best possible solution.

MR. JONES made a Motion for APPROVAL of Z-48-80, Waiver of Off-Site Improvements, subject to the following condition:

1. Entering into an Assessment District Agreement for future street improvements, if needed, on Holmby Avenue as required by the Department of Public Services.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Jones, Mr. Guthrie,
Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 20, 1981 at 2:00 P.M.

3. Z-131-63
PLOT PLAN
REVIEW
APPROVED

Request of JOHN PETER LEE, LTD. for a Plot Plan Review on property generally located on the north side of East Charleston Boulevard, between 28th Street and 30th Street, C-1 zone (under Resolution of Intent to C-2).

MR. FOSTER presented the staff report stating the applicant is proposing to develop in a C-2 zone 232 apartments. This will be a density of about 51 units per acre. There will be 3-story buildings and the parking is based on 1.5 spaces per apartment. All the units will have access to a driveway on Charleston Boulevard. Staff feels there should be another access onto Charleston Boulevard. Also, there should be a block wall around the property. There is some existing block wall next to the Housing Authority development on the other side. There would also be a condition of off-site improvements on Charleston Boulevard as required by the Department of Public Services; parking and driveway locations according to the Traffic Engineer's requirements. There is one parcel of land deleted from this and that will require Land Division approval. There may be some drainage easements that will have to be worked out according to the requirements of the Department of Public Services and conformance to the elevations that were submitted.

3. Z-131-63
(CONTINUED)

JOHN PETER LEE, Valley Bank Plaza, appeared for the application stating the application should be in the name of Charleston Arms East, which is a partnership, and not in his name alone. Gary Kent is also present who represents the same partnership.

MR. SWESSEL made a Motion for APPROVAL of Z-131-63, Plot Plan Review, subject to the following conditions:

1. Construct 6' block walls on the north, east and west property lines.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Provision of a second means of access to Charleston Boulevard.
4. Install off-site improvements on Charleston Boulevard as required by the Department of Public Services.
5. Parking and driveway design according to the requirements of the Traffic Engineer.
6. Land Division approval shall be required for the parcel deleted on the southwest portion of the property.
7. Approval of the abandonment of the drainage easement as required by the Department of Public Services.
8. Conformance to elevations.
9. Conformance to the plot plan.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
13. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Jones, Mr. Guthrie, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 20, 1981 at 2:00 P.M.

4. Z-51-78
PLOT PLAN REVIEW
APPROVED

Request of AUTO INSURANCE CENTERS for a Plot Plan Review on property located at 1920 East Sahara Avenue, C-1 zone.

MR. FOSTER said this is a minor addition to the west side of the existing building. Staff recommends approval.

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.

eb

FILE NO: *L-131-63*

MEETING DATE: *Sept 12, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
A
F
T

NOTICE OF PUBLIC HEARING

September 12, 1963

D
R
A
F
T

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-131-63

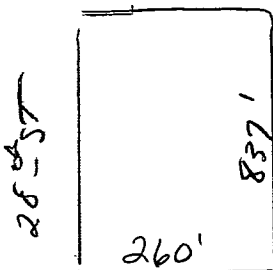
JACK C. CHERRY & RALPH MOSA FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS BEING A PORTION OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 36,
T20S, R61E; MDB&M, AND MORE PARTICULARLY
DESCRIBED AS FOLLOW:

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 $1^{\circ}12'30''$ EAST ALONG
THE WEST LINE THEREOF, A DISTANCE OF 887.06 FEET
THENCE SOUTH $89^{\circ}32'30''$ EAST 622.01 FEET TO THE
TRUE POINT OF BEGINNING; THENCE SOUTH
 $1^{\circ}12'30''$ WEST 837.06 FEET TO A POINT;
THENCE SOUTH $89^{\circ}32'30''$ EAST A DISTANCE OF
260.24 FEET TO A POINT; THENCE NORTH
 $1^{\circ}12'30''$ EAST 837.06 FEET TO A POINT;
THENCE NORTH $89^{\circ}32'30''$ WEST A DISTANCE
OF 260.24 FEET TO THE TRUE POINT OF
BEGINNING, AND GENERALLY LOCATED ON THE
NORTH SIDE OF EAST CHARLESTON BOULEVARD
BETWEEN 28th AND 30th STREETS.

FROM: C-1 (Limited Commercial)

TO: C-2 (general Commercial)

8/9/63



E. Charleston

30th St

OK-Rae

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 25, 1982

TO:

CITY ATTORNEY

FROM:

[Signature]
RICHARD L. WILLIAMS, SENIOR PLANNER
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-131-63 ✓
ASSESSOR
DON BROWN
JIM ROBISON
REQ. FOR ORDINANCE

Please prepare an Ordinance to rezone the following property:

Z-131-63

From C-1 to C-2

Legally described as:

LOT ONE (1) OF FILE 35, PAGE 36 OF PARCEL MAPS. (PM-40-81)

RLW:hj

TENTATIVE LICENSE

2900 E. Charleston
address

Z-131-63
zoning file number

Charleston Arms East Apts.
business name

COMMENTS

Types of business

Chadron Dems East
applicant name phone

DATE TENTATIVE APPROVAL GIVEN: 20 Sept 81

[illegible]

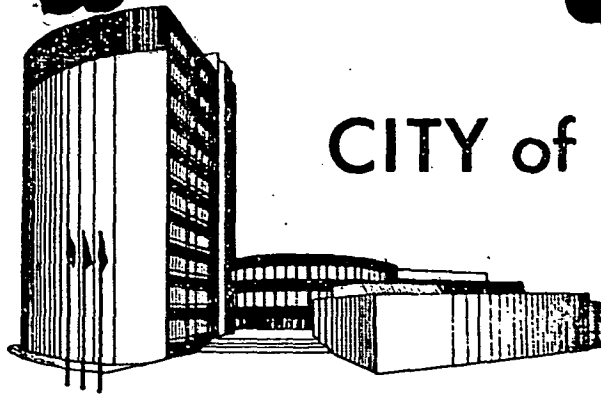
DATE FINALED: 10 Feb 82

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN

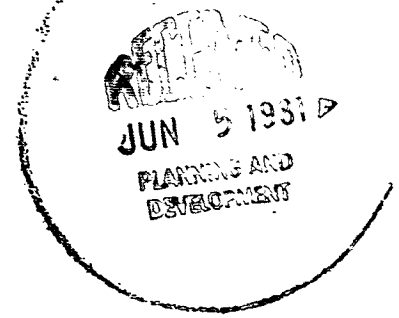


CITY of LAS VEGAS

May 22, 1981

John Peter Lee, Ltd.
Valley Bank Plaza, Suite 1501
300 South 4th Street
Las Vegas, Nevada 89101

Re: Z-131-63
PLOT PLAN REVIEW



Gentlemen:

The Board of City Commissioners at a regular meeting held May 20, 1981, APPROVED your request on behalf of Charleston Arms East for a plot plan review on property generally located on the north side of East Charleston Boulevard, between 28th Street and 30th Street, C-1 Zone (under Resolution of Intent to C-2), subject to the following conditions:

1. Construct 6' block walls on the north, east and west property lines.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Provision of a second means of access to Charleston Boulevard.
4. Install off-site improvements on Charleston Boulevard as required by the Department of Public Services.
5. Parking and driveway design according to the requirements of the Traffic Engineer.
6. Land division approval shall be required for the parcel deleted on the southwest portion of the property.



7. Approval of the abandonment of the drainage easement as required by the Department of Public Services.
8. Conformance to elevations.
9. Conformance to the plot plan.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development).
13. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,



CAROL ANN HAWLEY
CITY CLERK

CAH:mpk

cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Building & Safety
Dept. of Fire Services

AGENDA

City of Las Vegas

May 20, 1981

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

✓ L. PLOT PLAN REVIEW - Z-131-63 - JOHN PETER LEE,
LTD., ON BEHALF OF CHARLESTON ARMS EAST

Request for a plot plan review on property generally located on the north side of East Charleston Boulevard, between 28th Street and 30th Street, C-1 Zone (under Resolution of Intent to C-2).

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Construct 6' block walls on the north, east and west property lines.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Provision of a second means of access to Charleston Boulevard.
4. Install off-site improvements on Charleston Boulevard as required by the Department of Public Services.
5. Parking and driveway design according to the requirements of the Traffic Engineer.
6. Land division approval shall be required for the parcel deleted on the southwest portion of the property.
7. Approval of the abandonment of the drainage easement as required by the Department of Public Services.
8. Conformance to elevations.

Staff Recommendation: APPROVAL

Christensen -
APPROVED as recom-
mended by Planning
Commission.
Unanimous
(Lurie excused)

Clerk to notify
and Planning
to proceed.

John Peter Lee
appeared for
the application.

No one spoke
in opposition.

APPROVED AGENDA ITEM

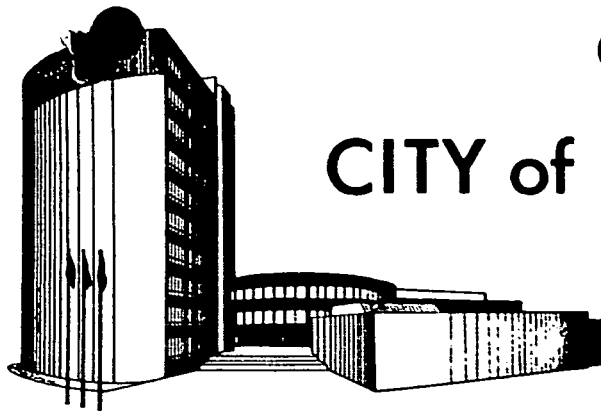


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 30, 1981

John Peter Lee, Ltd.
Valley Bank Plaza, Suite 1501
300 S. 4th Street
Las Vegas, Nevada 89101

RE: Z-131-63

Gentlemen;

Your request on behalf of Charleston Arms East for a plot plan review on property generally located on the north side of East Charleston Boulevard, between 28th Street and 30th Street, C-1 Zone (under Resolution of Intent to C-2), was considered by the City Planning Commission on April 28, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Construct 6' block walls on the north, east and west property lines.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Provision of a second means of access to Charleston Boulevard.
4. Install off-site improvements on Charleston Boulevard as required by the Department of Public Services.
5. Parking and driveway design according to the requirements of the Traffic Engineer.
6. Land division approval shall be required for the parcel deleted on the southwest portion of the property.
7. Approval of the abandonment of the drainage easement as required by the Department of Public Services.
8. Conformance to elevations.
9. Conformance to the plot plan.



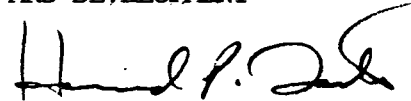
John Peter Lee, Ltd.
April 30, 1981
Page Two

10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development).
13. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on May 20, 1981 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

INTER-OFFICE MEMORANDUM

Date

April 21, 1981

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

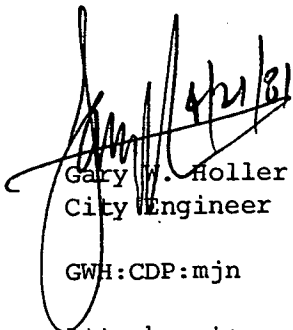
John Peter Lee, Ltd.
Z-131-63

COPIES TO:

Quality Control
Right-of-Way
Subdivisions & Permits
Traffic Engineering

Your memorandum dated April 16, 1981 requested comments from this Department prior to April 23, 1981 concerning the request of John Peter Lee, Limited for a plot plan review of the proposed development on property generally located on the north side of East Charleston Boulevard in a land use zone designated C-1 (Limited Commercial) under Resolution of Intent to C-2 (General Commercial).

This Department will have no objections to this proposed development as depicted provided that at the time of development, all off-site improvements on Charleston Boulevard are installed and the parking and driveways meet City of Las Vegas standards.


Gary W. Holler, P.E.
City Engineer

GWH:CDP:mjn

Attachments

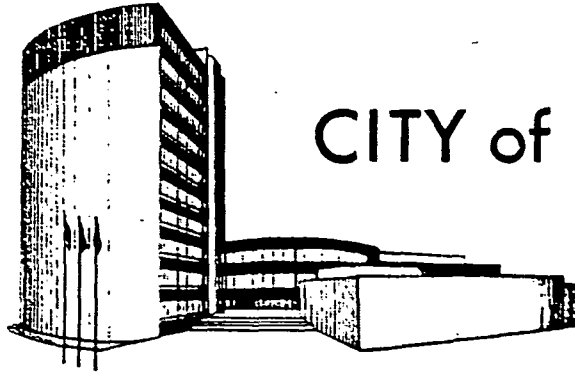
APR 21 1981
PLANNING AND
DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 20, 1981

John Peter Lee, Ltd.
Valley Bank Plaza, Suite 1501
300 S. 4th Street
Las Vegas NV 89101

RE: Z-131-63 - Plot Plan Review

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on April 28, 1981.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

INTER-OFFICE MEMORANDUM

April 16, 1981

TO: PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

FROM: Harold P. Foster
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

Z-131-63 - JOHN PETER LEE, LTD.

COPIES TO:

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

Generally located north side of E. Charleston Blvd., C-1 Zone (ROI to C-2)

CITY PLANNING COMMISSION MEETING: April 28, 1981

Your remarks regarding this application should be received prior to
April 23, 1981.

HPF:cme
attachment (plot plan)

JOHN PETER LEE, LTD.

ATTORNEYS AT LAW

JOHN PETER LEE
JAMES C. MAHAN
RICHARD MCKNIGHT

VALLEY BANK PLAZA, SUITE 1501
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

AREA CODE 702
382-4044

April 16, 1981

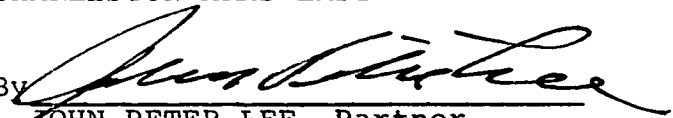
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada

Gentlemen:

The property the subject of the attached map is under resolution of intent C-2, and we are applying for a plot plan review of our intended development of such property.

CHARLESTON ARMS EAST

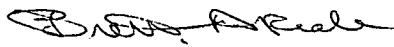
By


JOHN PETER LEE, Partner

Z-131-63

04009

\$25⁰⁰


16 APR 81

4/28 PW
supp.



Date

September 30, 1963

INTER-OFFICE MEMORANDUM

TO: City Attorney

Z-131-63

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° 12' 30" east along the west line thereof, a distance of 837.06 feet; thence south 89° 32' 30" east 632.01 feet to the true point of beginning; thence south 01° 12' 30" west 837.06 feet to a point; thence south 89° 32' 30" east 260.24 feet; thence north 01° 12' 30" east 837.06 feet; thence north 89° 32' 30" west 260.24 feet to the true point of beginning.

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

ROBERT C. CLEMMER
Senior Planner

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.

Z-131-63

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1684 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, the intention to reclassify real property shall become final and zoning 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 C-1 to C-2 (Z-131-63)

A portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 28 South, Range 51 East, M.D.B. & M., and more particularly described as follows:

Commencing at the Southwest (SW) corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; thence North 01°12'30" East along the West line thereof, a distance of 887.06 feet; thence South 89°32'30" East 622.01 feet to the true point of beginning; thence South 01°12'30" West 837.06 feet to a point; thence South 89°32'30" East 260.24 feet; thence North 01°12'30" East 837.06 feet; thence North 89°32'30" West 260.24 feet to the true point of beginning.

Subject to:

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

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

Dean K. Morgan
Mayor

Edwina M. Allen
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:

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 1° 12' 30" east along the west line thereof a distance of 887.06 feet; thence south 89° 32' 30" east 622.01 feet to the true point of beginning; thence south 1° 12' 30" west 837.06 feet to a point; thence south 89° 32' 30" east a distance of 260.24 feet to a point; thence north 1° 12' 30" east 837.06 feet to a point; thence north 89° 32' 30" west a distance of 260.24 feet to the true point of beginning. Generally located on the north side of East Charleston Boulevard between 28th and 30th Streets, from C-1 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. In essence this request is to allow a mortuary and mausoleum on this parcel. Staff had adhered to the policy that such should be located in the general area of a cemetery, but evidently this policy is not in accord with the people in this business. Staff feels that this use would be appropriate at this location and recommended approval by means of a resolution of intent subject to being in accord with the plot plan, and that the 100 foot strip fronting Charleston Boulevard, as shown on the plot plan, be landscaped. The Chairman declared the public hearing open. Mr. Ralph Mosa appeared in his own behalf. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of JACK C. CHERRY AND RALPH MOSA for the reclassification of property generally located on the north side of East Charleston Boulevard between 28th and 30th Streets from C-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.
- (2) That the strip between the proposed building and the East Charleston Boulevard right-of-way be landscaped.

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

RECESS:

Chairman Chalan declared a ten minute recess.

12. Z-132-63

Application of FAYE WAITS, ET AL for the reclassification of property legally described as follows, all in the Amended Plat of Metropolitan Addition:

Denied

and

13. Z-113-62

Block 7 - Lots 29, 30, 33, 39 through 42 (inclusive), & 47;

Denied

Block 8 - Lots 9, & 33 through 42 (inclusive);

Block 9 - Lots 1 through 9 (inclusive), & 19 through 25 (inclusive);

Commission recommended further action.

Block 10 - Lots 8 through 12 (inclusive), 15 through 20 (inclusive), & 37 through 45 (inclusive);

Block 11 - Lots 2 through 5 (inclusive), 12 through 21 (inclusive), 30 & 31;

FROM - R-1 TO - C-1.

AND

Block 7 - Lots 21 through 23 (inclusive), 27, & 28;

Block 8 - Lots 21 & 22;

Block 10 - Lots 24 & 25;

Block 11 - Lots 22, 23, & 25 through 29 (inclusive);

FROM - R-2 TO - C-1.

Generally located as bounded by Exley Avenue, Eastern Avenue, Sahara Avenue, and Burnham Avenue.

Application of VEGAS VALLEY CORPORATION for the reclassification of property legally described as

September 26, 1963

Mr. Jack C. Cherry
Mr. Ralph Mosa
109 South 3rd Street
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-131-63

The Board of City Commissioners, at their regular meeting on September 25, 1963, considered your application (Z-131-63) for property reclassification.

By motion duly made, seconded and carried, a Resolution of Intent to Rezone from C-1 to C-2 property generally located on the north side of East Charleston Boulevard, between 28th and 30th Streets, was 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.

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 - 131-63

Application of Jack C. Cherry and Ralph Moss, 109 South 3rd Street, Las Vegas, Nevada
(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.
- (2) That the strip between the proposed building and the East Charleston Blvd. right-of-way be landscaped.

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-131-63

JACK C. CHERRY & 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: 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 $1^{\circ}12'30''$ EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 887.06 FEET; THENCE SOUTH $89^{\circ}32'30''$ EAST 622.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $1^{\circ}12'30''$ WEST 837.06 FEET TO A POINT; THENCE SOUTH $89^{\circ}32'30''$ EAST A DISTANCE OF 260.24 FEET TO A POINT; THENCE NORTH $1^{\circ}12'30''$ EAST 837.06 FEET TO A POINT; THENCE NORTH $89^{\circ}32'30''$ WEST A DISTANCE OF 260.24 FEET TO THE TRUE POINT OF BEGINNING. GENERALLY LOCATED ON THE NORTH SIDE OF EAST CHARLESTON BOULEVARD BETWEEN 28th AND 30th STREETS.

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

**Planning Department
400 Stewart Avenue**

September 13, 1963

**Jack C. Cherry
and Ralph Mosa
109 South Third Street
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 the reclassification of property generally located on the north side of East Charleston Boulevard between 28th and 30th Streets, 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 by means of a resolution of intent 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 Blvd. right-of-way be landscaped.**

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-131-63

That portion of the Southeast Quarter SE $\frac{1}{4}$, of the Southwest Quarter SW $\frac{1}{4}$ of Section 36, T20 S, R61 E, MDB & M. more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter SE $\frac{1}{4}$, of the Southwest Quarter SW $\frac{1}{4}$, of ^{Sec} 36, thence N $1^{\circ}12'30''$ E along the west line thereof, a distance of 887.06 ft., thence S $89^{\circ}32'30''$ E ~~780.01 ft. to a point, thence continue~~ 622.01 ft. to the true point of beginning; thence S $1^{\circ}12'30''$ W 837.06 ft to a point, thence S $89^{\circ}32'30''$ E a distance of 260.24 ft. to a point, thence N $1^{\circ}12'30''$ E 837.06 feet to a point, thence N $89^{\circ}32'30''$ W a distance of 260.24 feet to the true point of beginning. Generally located on the N side of E Charleston Blvd. between 28th & 30th Sts.

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 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 \$ 50.00.

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

See Exhibits "A" and "B" attached hereto. Generally located on

the North side of East Charleston between 28th & 30th Streets

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, JACK C. CHERRY and RALPH MOSA

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.
<u>[Signature]</u>		<u>109 So. 3rd St.</u>	<u>384-3263</u>
<u>Ralph Mosa</u>		<u>1227 So. Main</u>	<u>DU4-1723</u>

Subscribed and sworn to before me this 9th day of August, 19 63.

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

January 21, 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: 8/9/63, 19 63

FEE: \$ 50⁰⁰

RECEIPT NO.: 64807

CASE NO. 2-131-63

BY: [Signature]

Sept 12, 1963

Director of Planning

August 8, 1963

EXHIBIT "A"

LV-90097-B

That portion of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, Mount Diablo Meridian, in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 36; thence North $1^{\circ} 12' 30''$ East along the West line thereof, said West line also being the East line of Sunrise Acres as shown by map thereof in Book 2 of Plats, page 23, recorded in the Office of the County Recorder of Clark County, Nevada, a distance of 887.06 feet; thence South $89^{\circ} 32' 30''$ East a distance of 70.01 feet to a point in the East right-of-way line of 28th Street, said point also being the Northwest corner of that certain parcel of land conveyed by the City of Las Vegas to Chester H. Lyon as described by Parcel Two (2) of that deed recorded February 11, 1960 as Document No. 187859 of Official Records of Clark County, Nevada; thence South $89^{\circ} 32' 30''$ East, along the North line of said Parcel Two (2), a distance of 552.00 feet to the Northeast corner of said Parcel Two (2), the TRUE POINT OF BEGINNING; thence along the East line of said Parcel Two (2) and the East line of Parcel Three (3) of said Document No. 187859, South $1^{\circ} 12' 30''$ West, a distance of 837.06 feet to a point in the North right-of-way line of East Charleston Boulevard, said point being 50 feet North, measured at right angles, of the South line of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 36; thence South $89^{\circ} 32' 30''$ East, along said North right-of-way line, a distance of 260.24 feet; thence North $1^{\circ} 12' 30''$ East, parallel with the aforementioned East line of Sunrise Acres, a distance of 837.06 feet; thence North $89^{\circ} 32' 30''$ West, parallel with the South line of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section 36, a distance of 260.24 feet to the TRUE POINT OF BEGINNING.

552
70.01

622.01