

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0134-63

APN 162-03-401-003

Location N of Sahara btw Beverly & S 6th St

Applicant W.T. & Artimesia S. Stewart

Subject

Reclassification of property legally
described as Lots 21 through 23 (inclusive),
Paradise Plaza Tract No. 1.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-134-63
Oct 10, 1963

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: 2-134-63

MEETING DATE: October 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

October 10, 1963

September 25, 1963

Notice is hereby given that on October 10, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, the City Planning Commission will hear the application of:

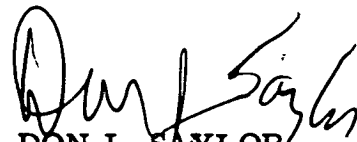
Z-134-63

W. T. & ARTIMESIA S. STEWART FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 21 THROUGH 23 (INCLUSIVE), PARADISE PLAZA TRACT NO. 1, AND GENERALLY LOCATED ON THE NORTH SIDE OF SAHARA AVENUE BETWEEN BEVERLY WAY AND SOUTH SIXTH STREET,

FROM: R-2 (Two Family Residence)

TO: C-1 (Limited Commercial)

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


DON J. SAYLOR
Director of Planning

DJS:eb

**Planning Department
400 Stewart Avenue**

October 11, 1963

**W. T. and Artimesia S. Stewart
2006 Van Patten Place
Las Vegas, Nevada**

Dear Mr. & Mrs. Stewart:

At the regular meeting of the City Planning Commission held on October 10, 1963, consideration was given to your request for reclassification of property generally located on the north side of Sahara Avenue between Beverly Way and South Sixth Street, from R-2 to C-1.

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

This item will be heard by the Board of City Commissioners at 4:00 PM, October 23, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-134-63

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-2 R-2 Use District to a C-1 C-1 Use District, as established by Section 10, Chapter 24 of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 60.00.

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

Lots Twenty-one (21), Twenty-two (22), and Twenty-three (23), Paradise Plaza

Tract No. 1, of the City of Las Vegas generally located on the N side
of Sahara between Beverly Way & S. 6th St.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, W. T. Stewart, and Artimesia S. Stewart, husband and wife

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.

W.T. Stewart
Artemesia S. Stewart

2006 Van Patten Place
Las Vegas, Nevada

735-6559

Subscribed and sworn to before me this 30th day of August, 1963

Lawrence J. Stecher

My Commission Expires June 28, 1965

Notary Public in and for said County and State

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: Sept, 4, 1963

FEE: \$ 60⁰⁰

RECEIPT NO.: 64814

CASE NO. Z-134-63

BY: RL

Oct 10, 1963

Director of Planning

Plan of Sec. Station
Site to be submitted

D
R
A
F
T

NOTICE OF PUBLIC HEARING

October 10 1963

D
R
A
F
T

Notice is hereby given that on September 25, 1963
Oct. 10, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, CPC
will hear the application of:

✓ Z-134-63

W. T. & ARTIMESIA S. STEWART for THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS LOTS 21 THROUGH 23 (INCLUSIVE)
X PARADISE PLAZA TRACT NO. 1, AND
GENERALLY LOCATED ON THE NORTH SIDE
OF SAHARA AVENUE BETWEEN BEVERLY WAY
AND SOUTH SIXTH STREET

FROM: R-2 (Two Family Residence)
TO: C-1 (Limited Commercial)

207

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:

ZONE CHANGE
Z-134-63

Denied

ZONE CHANGE - Z-134-63 - APPLICATION OF W. T. AND ARTIMESIA S. STEWART for reclassification of property generally located on the north side of Sahara Avenue, between Beverly Way and South Sixth Street, from R-2 to C-1, legally described as:

Lots 21 through 23 (inclusive), Paradise Plaza Tract No. 1.

The Director of Planning, Mr. Donald J. Saylor: Some time ago, when the rezoning request for commercial on property between 6th and Maryland Parkway came up, after several hearings, the majority of it was approved, but this 100 foot buffer strip along South 6th Street was left R-2 and R-1 and at that time it was indicated that it was the intent to keep it that way. We have a request for commercial zoning across the street. The Planning Commission felt that if this was approved, it would then put this buffer strip between the two commercial zonings, and it would be extremely difficult to hold that as residential property. At the meeting of the Planning Commission, one person appeared in protest, representing other protestants, and he has just submitted to me a petition of protest of some 64 property owners in that general area. The Planning Commission recommended denial.

Mr. Robert Powell, 2200 South 6th Street, appeared in protest and stated that it was the feeling of the property owners in the area that increased commercial would generate more traffic on 6th Street and that if commercial once breaks through the buffer zone established, there would be further infiltration into the area, which would greatly depreciate the value of these homes, having an average value in excess of \$25,000.

Commissioner Whipple moved that the application of W. T. and Artimesia S. Stewart (Z-134-63) be DENIED.

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

ZONE CHANGE
Z-135-63

Adopted Resolution of Intent to Rezone to C-1

ZONE CHANGE - Z-135-63 - APPLICATION OF HOWARD COLUSE, PHILIP J. SHAW, AND EUGENE D. KATZ for reclassification of property generally located on the east side of Second Street, between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2, legally described as:

Lots 7 through 10 (inclusive), Block 14, South Addition.

The Director of Planning, Mr. Donald J. Saylor: This is a request for C-2 zoning on these four lots, which are presently occupied by apartment units. They propose to change the use to offices essentially, and are agreeable to amending the application to C-1, rather than C-2. The Planning Commission recommends approval by means of a Resolution of Intent, subject to the condition that it be in accord with the plot plan, and before they start using it for business purposes that all residential use cease.

Mayor Gragson asked if anyone wished to be heard on this rezoning, to which there was no response; whereupon Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the east side of Second Street, between Coolidge Avenue and Charleston Boulevard, from R-4 to C-1, be ADOPTED, subject

October 24, 1963

W. T. and Artimesia S. Stewart
2006 Van Patten Place
Las Vegas, Nevada

ZONE CHANGE APPLICATION - Z-134-63

The Board of City Commissioners, at their regular meeting on October 23, 1963, considered your request for rezoning (Z-134-63) of property generally located on the north side of Sahara Avenue, between Beverly Way and South Sixth Street, from R-2 to C-1.

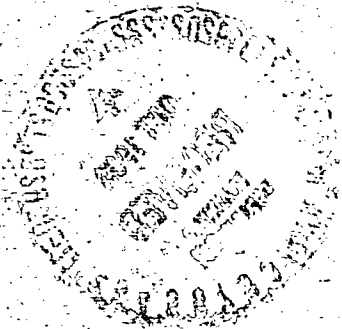
By motion duly made, seconded and carried, this application for rezoning was DENIED.

Very truly yours,

Vyrna M. Loparco

Assistant City Clerk

cc - Planning Department
cc - Public Works Department



M I N U T E S
CITY PLANNING COMMISSION
October 10, 1963

A 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. Fountain, Johnston, Matteucci, Longley, Sr., and Uehling.

ABSENT: Mr. Gilday and City Manager Fletcher.

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

NEW BUSINESS: **PUBLIC HEARINGS**

4. Z-133-63

Denied

Application of ROUND-UP REAL ESTATE, INC. for the reclassification of property legally described as the south half (S 1/2) of the northeast quarter (NE 1/4) of the southwest quarter (SW 1/4) of Section 20, T20S, R61E, MDB&M, save and except the south 166.42 feet of the west 530 feet, and the north 153.58 feet of the south 320.00 feet of the west 170.00 feet thereof, and generally located on the northwest corner of the proposed extension of Simmons Road and Holly Avenue, from R-3 to R-T.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that from a thorough survey of the area, Staff found the primary characteristic to be that of residential developments of various densities. Staff does not feel that trailer residence in this location would be compatible to the surrounding area. Staff recommended denial. The record indicated a Petition of Protest with 115 names listed.

The Chairman declared the public hearing open.

James L. Wadsworth, Attorney, appeared to protest, stating that he represented, in general, the property owners whose names appeared on the Petition of Protest.

Mr. Dean Petersen appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ROUND-UP REAL ESTATE, INC. for the reclassification of property generally located on the northwest corner of the proposed extension of Simmons Road and Holly Avenue, from R-3 to R-T be denied.

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

5. Z-134-63

Denied

Application of W. T. and ARTIMESIA S. STEWART for the reclassification of property legally described as Lots 21 through 23 (inclusive), Paradise Plaza Tract No. 1, and generally located on the north side of Sahara Avenue between Beverly Way and South Sixth Street, from R-2 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. Mr. Saylor stated that approximately two years ago this general area had been under study. After several hearings and confronted with many protesting property owners, the Commission adopted the policy to keep the frontage along St. Louis Avenue R-1, and to retain a 100 foot buffer strip along the east side of 6th Street low residential. The south portion of this strip is R-2. Referring to this particular request for a service station and a shoe repair shop, as shown on the plot plan submitted, which is located in the buffer strip, Staff felt that any change in zoning would put the buffer strip in a precarious position, based on the fact that a higher use classification would encroach to the

north. Staff recommended denial.

The Chairman declared the public hearing open.

Mr. Robert Powell, 2200 South 6th Street, appeared to protest stating that he represented many other protestants in the area. He also stated that several conditions placed upon the existing commercial zoning at the time it was reclassified had not, as yet, been fulfilled.

Mr. Lawrence T. Stecker appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Fountain moved that the application of W. T. AND ARTIMESIA S. STEWART for the reclassification of property generally located on the north side of Sahara Avenue between Beverly Way and South Sixth Street, from R-2 to C-1, be denied.

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

6. Z-135-63

Approved as amended

Application of COLUSE, KATZ, AND SHAW for the reclassification of property legally described as Lots 7 through 10 (inclusive), Block 14, South Addition, and generally location on the east side of Second 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 area is in transition to commercial classification. Referring to the plot plan submitted showing the proposed development, he stated there is sufficient offstreet parking for a C-1 classification. Staff recommended approval, by means of a resolution of intent to C-1, subject to being in accord with the plot plan, and that all residential use should cease prior to any commercial use.

The Chairman declared the public hearing open.

Mr. Coluse appeared in his own behalf, stating that he concurred with the recommendation of Staff.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of COLUSE, KATZ AND SHAW for the reclassification of property generally located on the east side of Second Street between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2 be approved by means of a resolution of intent, to C-1 subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That all residential use cease before the issuance of any business licenses.

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

7. Z-136-63

Stricken from the agenda

Application of BLATT & VALMED for the reclassification of property legally described as Lot 27, Block 12, Clark's Las Vegas Townsite, and generally located on the west side of Second Street between Bridger and Lewis Avenues, from C-1 to C-2.

Mr. Saylor stated that this item should be stricken from the agenda. Due to a Staff error, the application is void as the parcel is presently zoned C-2.

Chairman Cahlan ruled that Item 7, Z-136-63 be stricken from the agenda.

8. Z-137-63

Approved

Application of GEORGE L. LYNCH for the reclassification of property legally described as Lot 7, Block A, Las Vegas Development Company Addition, and generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to PR.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this is one of a tier of lots across the street from an existing commercial area. The plot plan indicates sufficient offstreet parking, and the applicant

TO: City Clerk

DATE: October 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - **134-63**

Application of W. T. & Artimesia S. Stewart, 2006 Van Patten Place, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends denial on the basis of _____

subject to the following conditions:

Number of protests: 1

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb