Planning & Development Department
Scanning Cover Sheet

Case No Z-0135-63

APN 139-34-410-049

Location E of 2nd St btw Coolidge & Charleston

Applicant Coluse, Katz & Shaw

Subject

Reclassification of property legally described as Lots 7 through 10 (inclusive), Block 14, South Addition.

123456

PROPERTY OWNERS

PROTESTS

APPROVALS

Quincy Fortier
1005 So 3rd

FILE No. Z-135-63

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-135-63

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, Nevada, the City Planning Commission will hear the application of:

Z-135-63 COLUSE, KATZ, AND SHAW FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 7 THROUGH 10 (INCLUSIVE), BLOCK 14, SOUTH ADDITION, AND GENERALLY LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN COOLIDGE AVENUE AND CHARLESTON BOULEVARD,

FROM: R-4 (Apartment Residence)
TO: C-2 (General Commercial)

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

DON J. SAYLOR
Director of Planning

DJS:eb

Planning Department
400 Stewart Avenue

October 11, 1963

Howard Coluse, Philip J. Shaw,
and Eugene D. Katz
1101 Franklin Avenue
Las Vegas, Nevada

Dear Sirs:

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 east side of Second Street between Coolidge Avenue and Charleston Boulevard, from R-4 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 to C-1 (Limited Commercial) 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.

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-135-63

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 4 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 $ 65.00.

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

Lots 7, 8, 9, 10 in block 14 South Addition City of Las Vegas, book 1 of Plats, Page 51, located at 1015, 1019 South Second St., Las Vegas, Nevada generally located on the E. side of 2nd between Coolidge Ave & Charleston Blvd.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Howard Coluse, Eugene D. Katz, Philip J. Shaw

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.
Philip J. Shaw	4005 Via Vaquero	878-3908
Howard Coluse	1101 Franklin	~~382-8343~~
Eugene D Katz	1109 Vernon Ave.	~~878-3689~~

Subscribed and sworn to before me this 27th day of August, 1963

Anna Moss
Notary Public in and for said County and State

Mar. 12, 1966
My Commission expires

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 27, Chapter 24, of the Las Vegas City Code.

FILED: 9/9/63, 1963 FEE: $ 65.00

RECEIPT NO.: 64821 CASE NO. Z-135-63

BY: [illegible] Oct 10, 1963

Director of Planning

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

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.

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

At the hour of 4:20 p.m., Mayor Gragson declared a 5 minute recess. The meeting was reconvened at the hour of 4:25 p.m. with all members present as at the opening session.

ZONE CHANGE
Z-137-63

Adopted Resolution of Intent to Rezone to P-R, subject to conditions listed.

ZONE CHANGE - Z-137-63 - APPLICATION OF GEORGE L. LYNCH for reclassification of property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to P-R, legally described as:

Lot 7, Block A, Las Vegas Development Company Addition.

The Director of Planning, Mr. Donald J. Saylor: This is a request for Professional Office zoning. This particular parcel has frontage across from commercial. You have a plot plan showing conformance under the P-R zone, and the Planning Commission recommends approval by means of a Resolution of Intent, subject to being in accord with the plot plan; and that a 6 foot block fence be erected along the west property line in accordance with the Ordinance.

Commissioner Mirabelli: Is it the intent to allow this P-R zoning to continue on west?

Mr. Saylor: I would say yes, if these people wish to change theirs to a P-R zone, they would have the same privilege.

Commissioner Mirabelli: How would you feel about the property immediately behind it?

Mr. Saylor: No. The orientation is completely different. The use of the P-R zone is to try to buffer the interior residential against that which is exposed to the commercial, by backing up the P-R to the R-1. Notices were sent out on this and it was posted also.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to P-R, be ADOPTED, subject to the following conditions:

1. Being in accord with the plot plan.

2. That a six (6) foot block fence be erected along the west property line, in accord with the Ordinance.

and further that this is not an indication that this Commission will consider nor use this as a rezoning for the property north of this parcel, in the block behind it.

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date October 28, 1963

~~Page 1 of 3~~

TO: CITY ATTORNEY

Z-135-63

FROM: PLANNING DEPARTMENT

SUBJECT: Resolution of Intent Preparation

COPIES TO: C.C. action 10/23/63 app. Resolution

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

45 — Z-60-63 - From R-E to R-3

A portion of the southeast quarter (SE 1/4) of Section 29, T20S, R61E, MDB&M and being more particularly described as commencing at the intersection of the west line of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of said Section 29 with the south line of Bonanza Road; thence east along the south line of Bonanza Road a distance of 524.50 feet to the Point of Beginning; thence east a distance of 200.00 feet along the south line of Bonanza Road; thence south a distance of 378.00 feet; thence west a distance of 200.00 feet; thence north a distance of 378.00 feet to the Point of Beginning.

Subject to:

Signing an agreement to enter into an assessment district; or, the formation of an assessment district; or, the installation of offsite improvements on an individual basis, whichever appears to be most practical and feasible.

46 — Z-135-63 - From R-4 to C-1

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

Subject to:

1. Being in accord with the plot plan.
2. That all residential use cease before the issuance of any Business License.

47 — Z-137-63 - From R-1 to PR

Lot 7, Block A, Las Vegas Development Company Addition

Subject to:

1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

cL 1

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 23rd day of October, 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-4 to C-1 (Z-135-63)

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

Subject to:

1. Being in accord with the plot plan; and
2. That all residential use cease before the issuance of any business license.

PASSED, ADOPTED AND APPROVED this 23rd day of October, 1963.

Oran K. Gragson
Mayor

ATTEST:

Edwin M. Cate
City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date October 28, 1963

TO: CITY ATTORNEY	FROM: PLANNING DEPARTMENT
SUBJECT: Resolution of Intent Preparation	COPIES TO:

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

Z-60-63 - From R-E to R-3

A portion of the southeast quarter (SE 1/4) of Section 29, T20S, R61E, MDB&M and being more particularly described as commencing at the intersection of the west line of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of said Section 29 with the south line of Bonanza Road; thence east along the south line of Bonanza Road a distance of 524.50 feet to the Point of Beginning; thence east a distance of 200.00 feet along the south line of Bonanza Road; thence south a distance of 378.00 feet; thence west a distance of 200.00 feet; thence north a distance of 378.00 feet to the Point of Beginning.

Subject to:

Signing an agreement to enter into an assessment district; or, the formation of an assessment district; or, the installation of offsite improvements on an individual basis, whichever appears to be most practical and feasible.

Z-136-63 - From R-4 to C-1

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

Subject to:

1. Being in accord with the plot plan.
2. That all residential use cease before the issuance of any Business License.

Z-137-63 - From R-1 to PR

Lot 7, Block A, Las Vegas Development Company Addition

Subject to:

1. Being in accord with the plot plan.
2. That a six (6) foot block fence be erected along the west property line in accord with the Ordinance.

October 24, 1963

Messrs. Howard Coluse
Philip J. Shaw
Eugene D. Katz
1101 Franklin Avenue
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-135-63

The Board of City Commissioners at their regular meeting on October 23, 1963, considered your application for rezoning (Z-135-63).

By motion duly made, seconded and carried, 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, was ADOPTED, 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 License.

Very truly yours,

Vyrna M. Loparco

Assistant City Clerk

cc - Planning Department
cc - Public Works Department

OCT 1988
RECEIVED
PLANNING
DEPARTMENT

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

approve

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, Nevada, the City Planning Commission will hear the application of:

Z-135-63 COLUSE, KATZ, AND SHAW FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 7 THROUGH 10 (INCLUSIVE), BLOCK 14, SOUTH ADDITION, AND GENERALLY LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN COOLIDGE AVENUE AND CHARLESTON BOULEVARD,

FROM: R-4 (Apartment Residence)
TO: C-2 (General Commercial)

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

DON J. SAYLOR
Director of Planning

DJS:eb

I agree to this change.
1005 So 2nd St. Las Vegas Nevada.

OCT 1963
RECEIVED
PLANNING
DEPARTMENT

TO: City Clerk

DATE: October 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - 135-63

Application of Howard Colusa, Philip J. Shaw, and Eugene D. Katz
(Name and Address) 1101 Franklin Avenue
Las Vegas, Nevada

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends approval to C-1 on the basis of _____

by means of a resolution of intent

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.

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

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 October 10, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, ~~xxx~~ PC will hear the application of:

Z-135-63

COLUSE, KATZ, & SHAW FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 7 THROUGH 10 (INCLUSIVE), BLOCK 14, SOUTH ADDITION, AND GENERALLY LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN COOLIDGE AVENUE AND CHARLESTON BOULEVARD

FROM: R-4 (Apartment Residence)
TO: C-2 (General Commercial)

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

DON J. SAYLOR
Director of Planning

DJS: