

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0138-63

APN 162-01-111-032

Location S of Olive btw Euclid & Atlantic

Applicant Larry Linden Jensen

Subject

Reclassification of property legally
described as Lots 19 through 24 (inclusive),
Block 5, Fisher's Fremont Street - Boulder
Dam Highway First Addition.



PROPERTY OWNERS

PROTESTS

Leone E Pletcher
3600 Santa Ana St.
Mr & Mrs W W Pletcher
Mr & Mrs Raymond Manley
Mrs. John E Maulding
Frances A Maulding

APPROVALS

Mrs Iva E Armstrong
2519 Russell Ave
Bernard Hughes
PO Box 441
Bullhead City, Ariz.

FILE No. Z-138-63

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: *I-138-63*

MEETING DATE: *October 10, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

December 17, 1963

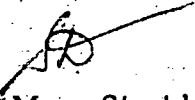
Mr. Larry L. Jensen
928 Maenpah Street
Las Vegas, Nevada

Dear Mr. Jensen:

Your request for a rehearing on your application for reclassification of property generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1, has been brought to the attention of the Mayor and the City Attorney.

This application was denied by the Board of City Commissioners at a regular meeting held on October 23, 1963. According to the City Attorney, any appeal to a decision of the Board must be filed with the City Clerk within 10 days; therefore, in order for you to get another hearing on this matter, it will be necessary for you to file a new application for rezoning with the Planning Department.

Very truly yours,


Mrs. Sigrid Dodgson
Assistant City Clerk

cc: Planning Department

Z-138-63

ZONE CHANGE
Z-138-63

Denied

ZONE CHANGE - Z-138-63 - APPLICATION OF LARRY LINDEN JENSEN for reclassification of property generally located on the south side of Olive Street, between Euclid Avenue and Atlantic Street, from R-4 to C-1, legally described as:

Lots 19 through 24 (inclusive) Block 5, Fisher's Fremont Street-Boulder Dam Highway First Addition.

The Director of Planning, Mr. Donald J. Saylor: This property is generally located on Atlantic and Olive. This is the Boulder Highway and this is the Showboat Hotel property. There is one apartment house development in here; otherwise, the rest of the block is vacant. The Planning Commission recommends approval, subject to the conditions shown on the Agenda.

Commissioner Mirabelli: That's all R-4 behind it?

Mr. Saylor: Yes.

Commissioner Mirabelli: If we approve this, I don't see how you can prevent the rest of that property from going commercial.

Mayor Gragson asked if anyone wanted to be heard on this rezoning application, to which there was no response; whereupon, Commissioner Mirabelli moved that the application of Larry Linden Jensen (Z-138-63) be DENIED.

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

Commissioner Fountain: I would like the record to show that I voted against this on the Planning Commission also.

ZONE CHANGE
Z-140-63

Abeyance

ZONE CHANGE - Z-140-63 - APPLICATION OF CARPENTER'S LOCAL NO. 1780 for reclassification of property generally located on the west side of Lamb Boulevard, between Bonanza Road and East Charleston Boulevard, from R-E to C-1. (Complete legal description on file in the office of the City Clerk).

The Director of Planning, Mr. Donald J. Saylor: The Carpenter's Union has a 30 acre parcel on which they propose a Union Hall Complex. I believe they propose their own Union Hall, plus several of the other building trades unions propose facilities in there. Also in time they hope to have a common medical facility and recreation hall. You have a plot plan before you which depicts somewhat their intent at this time. The Planning Commission recommended approval by means of a Resolution of Intent, subject to the conditions shown on the Agenda.

John W. Hunt, Attorney, 227 Las Vegas Boulevard North: I am appearing on behalf of the Union. There seems to be some question regarding the right-of-way going across the property. They are not aware of how wide this right-of-way is going to be; what kind of a ditch is going to be constructed; who is going to have to pay for this ditch; and other alternatives.

Mr. Saylor: It was my understanding that the architect had conferred with the Public Works Department prior to this submittal. I would say this: Regardless, it is going to have to be the obligation

proposes no changes in the outside characteristic of the building. Staff recommended approval by means of a resolution of intent subject to being in accord with the plot plan, and that a 6 foot block wall fence be erected along the west property line. The record indicated no protests. The Chairman declared the public hearing open. Mr. Charles L. Garner appeared in behalf of the applicant. The Chairman declared the public hearing closed. After discussion, Mr. Fountain moved that the application of GEORGE L. LYNCH for the reclassification of property generally located on the northwest corner of Clark Avenue and Fifteenth Street, from R-1 to PR be approved by means of a resolution of intent, 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.

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

9. Z-138-63

Approved

Application of LARRY LINDEN JENSEN for the reclassification of property legally described as Lots 19 through 24 (inclusive) Block 5, Fisher's Fremont Street - Boulder Dam Highway First Addition, and generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that the plot plan submitted indicated one store with the remainder of the area to be utilized for off-street parking. Staff recommended approval by means of a resolution of intent, subject to a six (6) block fence being constructed along both the west and south property lines prior to any commercial occupancy, being in accord with the plot plan, and a time limit of one year. The record indicated one letter of protest signed by 3 property owners and 3 letters of approval.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LARRY LINDEN JENSEN for the reclassification of property generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1, be denied. The motion died for lack of a second.

After further discussion, Vice-Chairman Tiberti moved that the application of LARRY LINDEN JENSEN for the reclassification of property generally located on the south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1, be approved by means of a resolution of intent subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block wall fence be erected along the south and west property lines prior to any commercial occupancy.
- (3) That this development be commenced within one (1) year hence.

Mr. Longley, Sr., seconded the motion and the vote by roll call was as follows:

AYE
Mr. Uehling
Mr. Matteucci
Mr. Longley, Sr.
Mr. Fountain
V-Chrm. Tiberti
Chrm. Cahlan

NAY
Mr. Johnston

ABSTAIN

The motion carried.

October 24, 1963

Mr. Larry Linden Jensen
928 Maenpah
Las Vegas, Nevada

Dear Mr. Jensen:

ZONE CHANGE APPLICATION - Z-138-63

The Board of City Commissioners at their regular meeting on October 23, 1963, considered your application (Z-138-63) for rezoning of property generally located on the south side of Olive Street, between Euclid Avenue and Atlantic Street, from R-4 to C-1.

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

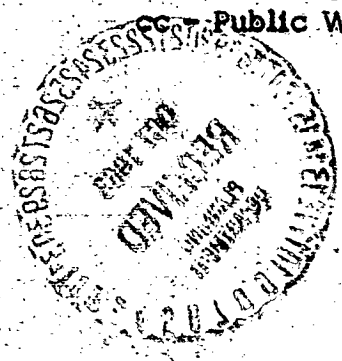
Very truly yours,

Vyrna M. Loparco

Assistant City Clerk

cc - Planning Department

cc - Public Works



RECEIVED
OCT 1963
PLANNING
DEPARTMENT



TO: City Clerk
FROM: Planning Department

DATE: October 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - **138-63**

Application of Larry Linden Jensen, 928 Maenpah, 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-----~~
by means of a resolution of intent

subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That a six (6) foot block wall be erected along the south and west property line prior to any commercial occupancy.
- (3) That this development be commenced within one (1) year hence.

Number of protests: , 3

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

**Planning Department
400 Stewart Avenue**

October 11, 1963

**Larry Linden Jensen
928 Maenpah
Las Vegas, Nevada**

Dear Mr. Jensen:

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 south side of Olive Street between Euclid Avenue and Atlantic Street, from R-4 to C-1.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a resolution of intent subject to the following conditions:

- (1) Being in accord with the plot plan.**
- (2) That a six (6) foot block wall be erected along the south and west property line prior to any commercial occupancy.**
- (3) That this development be commenced within one (1) year hence.**

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-138-63

3 protest

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-138-63

LARRY LINDEN JENSEN FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 19 THROUGH 24 (INCLUSIVE), BLOCK 5, FISHER'S FREMONT STREET - BOULDER DAM HIGHWAY FIRST ADDITION, AND GENERALLY LOCATED ON THE SOUTH SIDE OF OLIVE STREET BETWEEN EUCLID AVENUE AND ATLANTIC STREET,

FROM: R-4 (Apartment 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.

Dear Mr. Saylor,

9-27-63

This will inform you that, (we wish it to be entered in the record) we wish to object to any change in zoning at this time!

DJS:eb

Mrs. John E. (Francis C.) Maulding

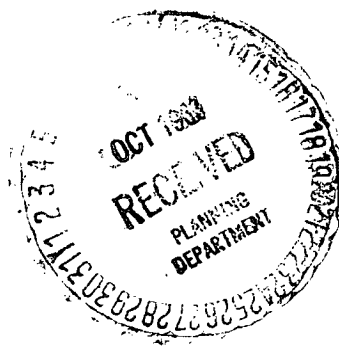
John E. Maulding

Leone E. Pletcher

Mr. & Mrs. W. W. Pletcher

Mr. & Mrs. Raymond R. Marley

DON J. SAYLOR
Director of Planning



OK

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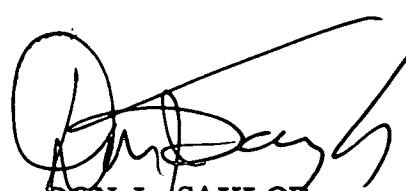
Z-138-63

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DON J. SAYLOR
Director of Planning

*I approve the change from
apartment residence to
limited commercial*

*Bernard Hughes
Box 441 Bullhead City Ariz*

*RH
DJSeb
C-1
over*

Will you please let me know
what change takes place Oct 10th

Sincerely
Bernard Hughes



appears

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[Signature]
DON J. SAYLOR
Director of Planning

DJS:eb

*I approve of the change to C-1 from
R-4. Mrs. Iva E. Armstrong
2519 Russell Ave
Las Vegas, Nev.*



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-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 75.00.

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

19 thru 24
Lots 19, 21, 23, Block 5 of Fisher's Fremont Street, Boulder Dam
Highway. Frist Subdivision as shown by map thereof on file
in Book 2 of Plats, page 9, in the Office of the County Rec-
-order of Clark County, Nevada. generally located on the S side
of Olive St. between Exclud ave & Atlantic St.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Larry Linden Jensen

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>Larry Linden Jensen</u>		<u>928 Maenpah Las Vegas</u>	<u>878-8366</u>
			<u>735-6382</u>

Subscribed and sworn to before me this 13th day of September, 1963

<u>Wm. B. Engstrom</u>	<u>Jan 4 1964</u>
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: <u>9/13</u> , 19 <u>63</u>	FEE: \$ <u>75.00</u>
RECEIPT NO.: <u>64824</u>	CASE NO. <u>Z-138-63</u>
BY: <u>RLC</u>	<u>Oct 10, 1963</u>
Director of Planning	

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September 25, 1963

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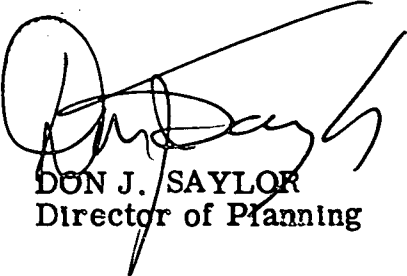
Z-138-63

LARRY LINDEN JENSEN FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 19 THROUGH 24 (INCLUSIVE), BLOCK 5, FISHER'S FREMONT STREET - BOULDER DAM HIGHWAY FIRST ADDITION, AND GENERALLY LOCATED ON THE SOUTH SIDE OF OLIVE STREET BETWEEN EUCLID AVENUE AND ATLANTIC STREET,

FROM: R-4 (Apartment 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

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NOTICE OF PUBLIC HEARING

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T

October 10, 1963

September 25, 1963

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in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

✓ Z-138-63

LARRY LINDEN JENSEN FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS LOTS
19 THROUGH 24, (INCLUSIVE), BLOCK 5,
FISHER'S FREMONT STREET-BOULDER DAM
HIGHWAY FIRST ADDITION, AND GENERALLY
LOCATED ON THE SOUTH SIDE OF OLIVE STREET
BETWEEN EUCLID AVENUE AND ATLANTIC STREET,

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

OK
Rep

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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: