

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0141-63

APN 138-36-804-008

Location N of Charleston btw Decatur & Upland

Applicant Camera, Simone & Simone

Subject

Reclassification of property legally
described as the South 200' of the SW 1/4 of
the SE 1/4 of the SE 1/4 of the SE 1/4 of
Section 36, Township 20 South, Range 60
East, MDB&M.



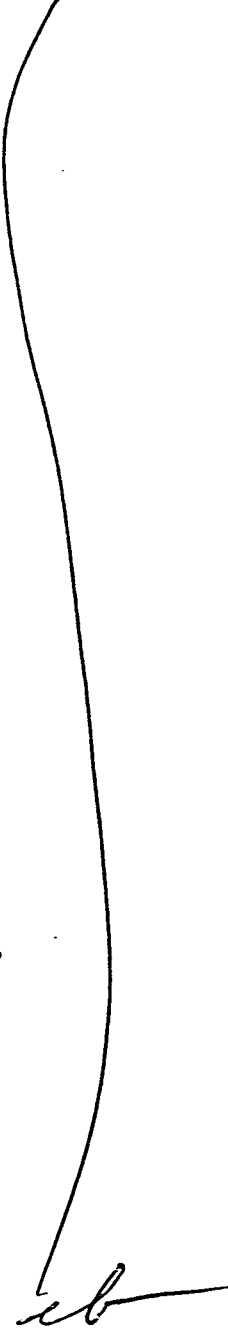
PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-141-63

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-141-63*

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:

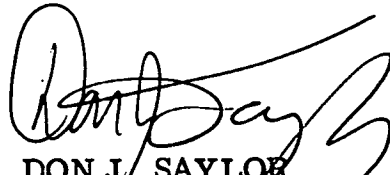
Z-141-63

CAMERA, SIMONE, AND SIMONE FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH 200.00 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, T20S, R60E, MDB&M, AND GENERALLY LOCATED ON THE NORTH SIDE OF WEST CHARLESTON BETWEEN DECATUR AND UPLAND BOULEVARDS,

FROM: R-1 (Single 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

**Leo Camera, George Simone,
and Ronald Simone
5128 Sugarfoot 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 north side of West Charleston Boulevard between Decatur and Upland Boulevards, from R-1 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) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.**
- (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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.**
- (6) That this proposed development commence within eighteen (18) months 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-141-63

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 ~~General Use District~~ to a ~~General Use District~~ 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.

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

P. 9 ~~The South 200.00 feet~~
The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M. generally located on the N side of W. Charleston between Decatur & Upland Blvds.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 COUNTY OF CLARK) ss:

I, Leo Camera, George Simone, Ronald Simone

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.

Leo Camera
George Simone
Ronald Simone

5128 Sugarfoot Ave. 878-4118

Subscribed and sworn to before me this 7 day of AUGUST, 19 63

My commission expires October 9, 1966

Thomas P. Ratajczak
 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: 9/16/63, 19 63

FEE: \$ 50.00

RECEIPT NO.: 64828

CASE NO. Z-141-63

BY: RLP

Oct 10, 1963

Director of Planning

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NOTICE OF PUBLIC HEARING

October 10, 1963

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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, PC
will hear the application of:

Z-141-63

CAMERA, SIMONE, & SIMONE FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS THE SOUTH 200.00 FEET OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF
SECTION 36, T20S, R60E, MDB&M, AND
GENERALLY LOCATED ON THE NORTH SIDE OF
WEST CHARLESTON BOULEVARD BETWEEN
DECATUR AND UPLAND BOULEVARDS,

FROM: R-1 (Single Family REsidence)

TO: C-1 (Limited Commercial)

OK
Reo

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

2-141-62

CITY OF LAS VEGAS
CLAIM FOR REFUNDS

DATE January 29, 1965

TO: CITY COMPTROLLER

This will advise you that Plaza Development Company -- 704 South 6th Street
(Name and Address)

has deposited on January 25, 1965 the sum of \$ 50.00
(Date)

per #79565 -- Acct. 606 for Rezoning Application
(Document Number)

which fee is to be refunded for the

following reason: Application withdrawal

CITY OF LAS VEGAS, NEVADA

By: [Signature]

Title: [Signature]

I certify that this demand is true and correct; is unpaid and due the claimant in the

sum of \$ 50 ⁰⁰/₁₀₀

Signed [Signature]

(Applicant)

Mendoza, Foley and Son
at this for said Applicant

City of **LAS VEGAS**
N E V A D A

**Planning Department
400 Stewart Avenue**

January 28, 1965

**Ronald E. Hodson
704 South 6th Street
Las Vegas, Nevada**

Dear Mr. Hodson:

Attorneys Mendez, Foley and Garner submitted a Reclassification Application for a portion of Government Lot 63 in Section 36, T20S, R60E which is a part of a previous action (Z-141-63) which is still open for development.

Although the plan submitted does not conform to the approved plan, one can be submitted for the overall development you intend to the Planning Commission for review without the necessity of another public hearing and filing fee.

I will withhold this application until the last day for filing for the next Planning Commission meeting so that you may withdraw it without loss of fee and submit an overall plan for review.

Sincerely,

**Robert C. Clemmer
Senior Planner**

RCC:rb

Planning Department
400 Stewart Avenue
February 12, 1965

Plaza Development Co.
Attn: Ronald E. Hodson, President
704 South Sixth Street
Las Vegas, Nevada.

Dear Mr. Hodson:

At the regular meeting of the City Planning Commission held February 11, 1965, consideration was given to the revised plot plan relative to property generally located on the north side of West Charleston Boulevard between Decatur and Upland Boulevards, approved to C-1 classification by means of a Resolution of Intent.

It was voted by the Planning Commission to approve this revised plot plan amended as follows:

- (1) That the first parking stall abutting the east property line be deleted and the proposed structure be relocated ten feet northerly so as to provide a ten foot landscaped planting strip abutting Charleston Boulevard.
- (2) That all conditions subject to the original approval of this item be applicable.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-141-63

of these people to take the drainage from here to here and this is a normal requirement of any development in this area.

Attorney Hunt stated that the architect had not discussed all phases of this with the Union officials, and requested that this be held in abeyance.

Commissioner Mirabelli moved that the application of Carpenter's Local No. 1780 (Z-140-63) be held in ABEYANCE.

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

ZONE CHANGE
Z-141-63

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

ZONE CHANGE - Z-141-63 - APPLICATION OF LEO CAMERA, GEORGE SIMONE, AND RONALD SIMONE for reclassification of property generally located on the north side of West Charleston, between Decatur and Upland Boulevards, from R-1 to C-1. (Complete legal description on file in the office of the City Clerk.)

The Director of Planning, Mr. Donald J. Saylor: The plot plan submitted shows this is in accord with the general policy that has been set forth, wherein they will leave 100 foot depth between the rear of the commercial and this proposed east/west street. The proposed use is for a theatre and restaurant. It has sufficient off-street parking to satisfy the ordinance. The Planning Commission recommends approval by resolution of intent, subject to the conditions shown on the Agenda. I believe the applicants were in agreement, and there were no protests.

Mayor Gragson asked if anyone wished to be heard on this rezoning application, to which there was no response.

Commissioner Whipple moved that a Resolution of Intent to Rezone property generally located on the north side of West Charleston, between Decatur and Upland Boulevards, from R-1 to C-1, be ADOPTED, subject to the following conditions:

1. Being in accord with the plot plan.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That this proposed development commence within eighteen (18) months hence.

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

October 22, 1963

Page 2 of 2

TO:

City Attorney

2-141-63

FROM:

Planning Department

SUBJECT:

Resolution of Intent Preparation

COPIES TO:

48 E-141-63 - From R-1 to C-1

The north 200.00 feet of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 36, T20S, R60E, MDB&M.

Subject to:

1. Being in accord with the plot plan.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of proper rights-of-way as required by the Department of Public Works.
5. That a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That the proposed development commence within eighteen (18) months hence.

49- E-142-63 - From R-1 to C-1

The south 200.00 feet of Government Lot 51, Section 36, T20S, R60E, MDB&M.

Subject to:

1. Being in accord with the plot plan amended to show the northerly portion of said lot to be 130.00 feet in depth.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of proper rights-of-way as required by the Department of Public Works.
5. That a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That this proposed development commence within eighteen (18) months hence.

1 RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

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

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

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

12 NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of
13 City Commissioners held on the 23rd day of October, 1963, the
14 following parcel of real property shall be rezoned as follows at the
15 time of completion of the said purpose of the rezoning and the condi-
16 tions attached thereto:

17 FROM R-1 to C-1 (2-141-63)

18 The south 200.00 feet of the southwest quarter (SW 1/4) of the
19 southeast quarter (SE 1/4) of the southeast quarter (SE 1/4)
20 of the southeast quarter (SE 1/4) of Section 36, Township 20
South, Range 60 East, M.D.B. & M.

21 Subject to:

- 22 1. Being in accord with the plot plan;
23 2. Signing an offsite improvement agreement and posting a
24 bond for the installation of offsite improvements as re-
25 quired by the Department of Public Works;
26 3. Signing an agreement to enter into the proposed assess-
27 ment district;
28 4. The dedication of proper rights-of-way as required by the
29 Department of Public Works;
30 5. That a six (6) foot block fence be erected along the north
31 line of the commercial area prior to any occupancy; and
32 6. That the proposed development commence within eighteen
(18) months hence.

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

ATTEST:


Mayor


City Clerk

October 28, 1963

INTER-OFFICE MEMORANDUM

Page 2 of 3

TO: City Attorney	FROM: Planning Department
SUBJECT: Resolution of Intent Preparation	COPIES TO:

Z-141-63 - From R-1 to C-1

The south 200.00 feet of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 36, T20S, R60E, MDB&M.

Subject to:

1. Being in accord with the plot plan.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of proper rights-of-way as required by the Department of Public Works.
5. That a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That the proposed development commence within eighteen (18) months hence.

Z-142-63 - From R-1 to C-1

The south 200.00 feet of Government Lot 51, Section 36, T20S, R60E, MDB&M.

Subject to:

1. Being in accord with the plot plan amended to show the northerly portion of said lot to be 130.00 feet in depth.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of proper rights-of-way as required by the Department of Public Works.
5. That a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That this proposed development commence within eighteen (18) months hence.

October 24, 1963

Messrs. Leo Camera
George Simone
Ronald Simone
5128 Sugarfoot Avenue
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-141-63

The Board of City Commissioners at their regular meeting on October 23, 1963, considered your application (Z-141-63) for rezoning.

By motion duly made, seconded, and carried, a Resolution of Intent to Rezone property generally located on the north side of West Charleston, between Decatur and Upland Boulevards, from R-1 to C-1, was ADOPTED, subject to the following conditions:

1. Being in accord with the plot plan.
2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
6. That this proposed development commence within eighteen (18) months hence.

Very truly yours,

Mrs. Vyrna M. Loparco
Assistant City Clerk

vml

cc - Planning Department
cc - Public Works Department

between Bonanza Road and East Charleston Boulevard, from R-E to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this general area is essentially R-E, more or less as a holding zone until it is developed. The proposed development is a Union Hall Complex, for several of the construction trades. The plot plan shows several Union Halls, a recreation building, plus a medical facility building for union members. Staff recommended approval in accord with the plot plan and that a 6 foot block wall fence be constructed around the entire parcel. As the cost would be prohibitive to fence the entire area at one time, Staff suggested that it be done progressively as developed. Also, subject to the dedication of the right-of-way for drainage facilities, as required by the Department of Public Works. The record indicated no record of any protests or approvals.

The Chairman declared the public hearing open.

Mr. John Hunt appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Matteucci moved that the application of CARPENTER S LOCAL UNION NO. 1780 for the 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 be approved by means of a resolution of intent subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) Dedication of right -of-way for drainage facilities as required by the Department of Public Works.
- (3) That a six (6) foot block wall fence be erected along all property lines, to be constructed progressively with the overall development.

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

12. Z-141-63

Approved

Application of CAMERA, SIMONE & SIMONE for the reclassification of property legally described as the south 200.00 feet of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 36, T20S, R60E, MDB&M, and generally located on the north side of West Charleston Boulevard between Decatur and Upland Boulevards, from R-1 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that the plot plan is in accord with the policy adopted by the Commission in this general area. Staff recommended approval subject to being in accord with the plot plan, the requirements of the Department of Public Works, a six (6) foot block wall along the north line of the commercial area prior to occupancy and an eighteen month time limit.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Vice-Chairman Tiberti moved that the application of CAMERA, SIMONE & SIMONE for the reclassification of property generally located on the north side of West Charleston Boulevard between Decatur and Upland Boulevards, from R-1 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) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
- (6) That this proposed development commence within eighteen (18) months hence.

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

13. Z-142-63

Approved

Application of ALFRED & JUDITH ALVAREZ AND NAT & BETTY BRANDWYNNE for the reclassification of property legally described as the south 200.00 feet of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 36, T20S, R60E, MDB&M, (a portion of Government Lot No. 51) and generally located on the north side of West Charleston between Upland and Jones Boulevards, from R-1 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that the plot plan submitted shows only 96.98 feet of the northerly portion of this parcel reserved for low density residential. Staff feels that this should be held to the 100 foot depth. Further, he stated that the plot plan can be amended to show the additional 3.02 feet. Staff recommended approval, subject to the plot plan as amended, to show 100 feet to the north, a 6 foot block fence along the north line of the commercial area erected prior to occupancy, the requirements of the Department of Public Works, and an 18 month time limit.

The Chairman declared the public hearing open.

Mr. Brandwynne appeared stating that he concurred with the recommendation of Staff.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr., moved that the application of ALFRED & JUDITH ALVAREZ AND NAT & BETTY BRANDWYNNE for the reclassification of property generally located on the north side of West Charleston Boulevard between Upland and Jones Boulevards, from R-1 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 amended to show the northerly portion of said lot to be 130 feet in depth.
- (2) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
- (6) That this proposed development commence within eighteen (18) months hence.

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

14. Z-143-63

Approved

Application of ED FOUNTAIN for the reclassification of property legally described as Lot 1, Block 1A, Twin Lakes Village No. 1, and generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR.

Mr. Saylor gave the Staff report pointing out the general location, which is actually the intersection of two major streets, Washington Avenue and the Tonopah Highway. Further describing this parcel, he stated that there is

TO: City Clerk
FROM: Planning Department

DATE: October 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - 141-63

Application of Leo Camera, George Simone, and Ronald Simone, 5128 Sugarfoot Avenue
(Name and Address) Las Vegas, Nevada

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) Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (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 a six (6) foot block fence be erected along the north line of the commercial area prior to any occupancy.
- (6) That this proposed development commence within eighteen (18) months hence.

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb