

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0142-63

APN 138-36-406-009

Location N of Charleston btw Upland & Jones

Applicant Alfred & Judith Alvarez, et al

Subject

Reclassification of property legally
described as the South 200' of the SW 1/4 of
the SE 1/4 of the SW 1/4 of the SW 1/4 of
Section 36, Township 20 South, Range 60
East, MDB&M, (a portion of Government Lot
No. 51).



P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. Z-142-63

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-142-63*

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:

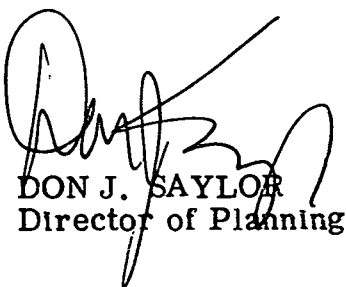
Z-142-63

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 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 (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

Alfred & Judith Alvarez
Nat & Betty Brandwynne
421 South 13th Street
Las Vegas, Nevada

Dear Mr. & Mrs. Alvarez
and Mr. & Mrs. Brandwynne:

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 Upland and Jones 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 amended to show 130 feet of depth lying north of the proposed development.
- (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-142-63

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 R1 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:

^{THE SOUTH 200.00 FEET OF}
600' LOT 51 SEC. 36 TOWNSHIP 20 SOUTH
RANGE 60 EAST. M.D. B+M. SW 1/4 of the
SE 1/4 & the SW 1/4 of the SW 1/4
(Southernly 200') generally located on the N side
of W. Charleston between Upland & Jensen Blvds.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 COUNTY OF CLARK) ss:

I, ALFRED ALVAREZ & Brandegee

being duly sworn, depose and say that I am (~~was~~ 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.

Alfred Alvarez

421 So. 13th

DO-2-4750

Subscribed and sworn to before me this 16 day of SEPT, 1963

Thomas P. Katojyak

My commission expires October 9, 1966

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, 1963

FEE: \$ 50.00

RECEIPT NO.: 64829

CASE NO. Z-142-63

BY: RLD

Oct 10, '63

Director of Planning

Plot improper - Re-sub A
 To R

ZONE CHANGE
Z-142-63

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

ZONE CHANGE - Z-142-63 - APPLICATION OF ALFRED AND JUDITH ALVAREZ AND NAT AND BETTY BRANDWYNNE for reclassification of property generally located on the north side of West Charleston Boulevard, between Upland and Jones 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: This parcel is in the same general area of Charleston, Upland and Jones -- just a little further west. On their plot plan they provided only 97 feet but they have agreed to provide the 100 feet required. The Planning Commission recommended approval by a Resolution of Intent with the same conditions as on the previous application. There were no protests.

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

Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the north side of West Charleston Boulevard, between Upland and Jones Boulevards, from R-1 to C-1, be ADOPTED, 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.

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-143-63

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

ZONE CHANGE - Z-143-63 - APPLICATION OF E. W. FOUNTAIN for reclassification of property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to P-R, legally described as:

Lot 1, Block 1A, Twin Lakes Village No. 1:

The Director of Planning, Mr. Donald J. Saylor: The application of E. W. Fountain -- Z-143-63 -- is for a change of zoning from R-1 to P-R for property generally located on the north side of Washington between Oasis and the Tonopah Highway. This is a request for reclassification under the new zoning district which permits single family residences to be used as Professional Offices without affecting any material outside change in the character of the property.

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NOTICE OF PUBLIC HEARING

October 10, 1963

D
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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-142-63

ALVARES & BRANDYWYNNE FOR THE

~~Z-21-63~~ ALFRED & JUDITH ALVAREZ AND NAT & BETTY BRANDWYNNE

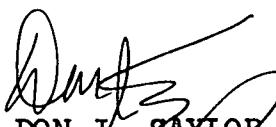
Z-142-63
FOR THE RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS THE ~~SOUTHWEST~~ *Southwest 200.00 Feet* of the
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER
(SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.,
a portion of
(Government Lot No. 51). GENERALLY LOCATED ON THE
NORTH SIDE OF WEST CHARLESTON BETWEEN UPLAND
AND JONES BLVDS.

FROM: R-1 (Single Family Residence)

TO: ~~R-1 (Apartment Residence)~~

C-1 (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:omc

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

DJS:

DON J. SAYLOR
Director of Planning

October 22, 1963

INTER-OFFICE MEMORANDUM

Page 2 of 3

TO: **City Attorney**
3-142-63

SUBJECT: **Resolution of Intent Preparation**

FROM: **Planning Department**

COPIES TO:

4/8 **E-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, R00E, M00W.

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.

4/9 **E-142-63 - From R-1 to C-1**

The south 200.00 feet of Government Lot 51, Section 36, T20S, R00E, M00W.

Subject to:

1. Being in accord with the plot plan amended to show the northerly portion of said lot to be 120.00 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:

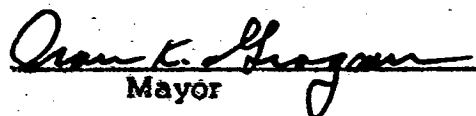
17 FROM R-1 to C-1 (Z-142-63)

18 The South 200.00 feet of Government Lot 51, Section 36,
19 Township 20 South, Range 60 East, M.D.B.&M.

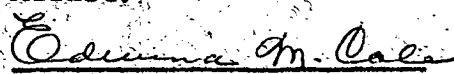
20 SUBJECT TO:

- 21 1. Being in accord with the plot plan amended to show the
22 northerly portion of said lot to be 130.00 feet in depth.
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
29 the 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.
32 6. That this proposed development commence within eighteen
(18) months hence.

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


Mayor

ATTEST:


City Clerk

October 23, 1968

INTER-OFFICE MEMORANDUM

Page 2 of 3

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

2-141-63 - 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.

2-142-63 - From R-1 to C-1

The south 200.00 feet of Government Lot 31, 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

Alfred & Judith Alvarez
Nat & Betty Brandwynne
421 South 13th Street
Las Vegas, Nevada

ZONE CHANGE APPLICATION - Z-142-63

The Board of City Commissioners at their regular meeting on October 23, 1963 considered your application (Z-142-63) 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 Boulevard, between Upland and Jones Boulevards, from R-1 to C-1, was ADOPTED, 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.

Very truly yours,

Vyrna M. Loparco
Assistant City Clerk

vml

cc - Planning Department
cc - Public Works Department

- (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

DATE: October 14, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - **142-63**

Application of Alfred & Judith Alvarez and Nat & Betty Brandwyne
(Name and Address) **421 South 13th Street**
for reclassification of property legally described as: **Las Vegas, Nevada**

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 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.

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

eb

DON J. SAYLOR
Director of Planning