

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0143-63

APN 139-29-213-027

Location NEC of Washington & Oasis

Applicant Ed Fountain

Subject

Reclassification of property legally
described as Lot 1, Block 1A, Twin Lakes
Village No. 1.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-143-63

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-143-63*

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:

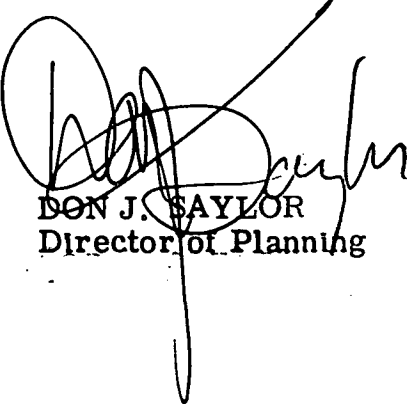
Z-143-63

**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 (Single Family Residence)

TO: PR (Professional Office)

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 14, 1963

**E. W. Fountain
2804 West Washington Avenue
Las Vegas, Nevada**

Dear Mr. Fountain:

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 northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR.

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 condition:

- (1) Being in accord with the plot plan.**

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-143-63

Las Vegas, Nevada
October 10, 1963

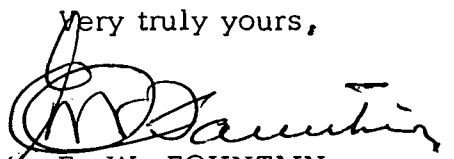
Honorable Al Cahlan
Chairman
City Planning Commission
Las Vegas, Nevada

Dear Al:

Before a vote is taken by the Planning Commission on application Z-143-63, I wish to declare my interest in this application for the purpose of the record and I, of course, will pass my vote.

I ask that this note in its entirety be made a part of the official Minutes of the Planning Commission meeting held on October 10, 1963.

Very truly yours,



E. W. FOUNTAIN

EWf/sd

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-1 Use District to a P-R 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:

Lot 1 Block 1A, Twin Lakes Village #1 generally located on the
NE Corner of Washington Ave. E. Davis Ave.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Ed Fountain

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.
[Signature] 2804 W. Washington 878-1414

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

[Signature]
Notary Public in and for said County and State

My Commission Expires January 2, 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: 9/16, 1963

FEE: \$ 50.00

RECEIPT NO.: 6K830

CASE NO. 2-143-63

BY: [Signature]

Director of Planning

Oct 10, 1963

- (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

Commercial use to the east, to the southeast, and to the south. Staff finds this a logic application of the new PR classification. The plot plan indicates ingress into the property from Oasis Avenue, and egress into Washington Avenue, a 6 foot block fence along the north property line, and the proposed reduction of the existing fence along the Tonopah Highway and Washington Avenue to 30 inches. Staff recommended approval in accord with the plot plan. The Chairman declared the public hearing open. Mr. Screen appeared for clarification of the plot plan. Mrs. Charlotte Taylor, 2128 Washington Avenue, appeared to protest.

Mrs. Jean Carrington appeared to protest.

Mr. R. R. Jacobson appeared to protest.

Attorney Dickerson appeared in behalf of the applicant.

He requested that the following letter be made a part of the record:

"Las Vegas, Nevada, October 10, 1963.

"Honorable Al Cahlan, Chairman, City Planning Commission, Las Vegas, Nevada.

"Dear Al: Before a vote is taken by the Planning Commission on application Z-143-63, I wish to declare my interest in this application for the purpose of the record and I, of course, will pass my vote.

"I ask that this note in its entirety be made a part of the official Minutes of the Planning Commission meeting held on October 10, 1963.

"Very Truly Yours, /S/ E. W. Fountain."

Mr. Screen again appeared to approve this application.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr., moved that the application of ED FOUNTAIN for the reclassification of property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR, be approved by means of a resolution of intent, subject to the following condition:

- (1) Being in accord with the plot plan.

Mr. Matteucci seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling		Mr. Fountain
Mr. Matteucci		
Mr. Longley, Sr.		
V-Chrm. Tiberti		
Mr. Johnston		
Chrm. Cahlan		

The motion carried.

OLD BUSINESS:

15. Z-127-63

Abeyance

Application of the CITY OF LAS VEGAS for the reclassification of property legally described as Lots 358 and 359, Block 17, Hyde Park Subdivision No. 3, and generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1.

Mr. Saylor stated that the present owner of this parcel has again requested that this item be continued in abeyance until the November 14, 1963 meeting due to conflicting appointments.

Vice-Chairman Tiberti moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, be continued in abeyance to the meeting of November 14, 1963.

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

Certified as a true copy
Don J. Saylor 9-6-67

October 28, 1966

INTER-OFFICE MEMORANDUM

Page 2 of 3

TO:

City Attorney

3-143-63

FROM:

Planning Department

SUBJECT:

Resolution of Intent Preparation

COPIES TO:

50 - E-143-63 - From R-1 to PR

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

Subject to:

1. Being in accord with the plot plan.

51 - E-189-63 - From R-1 to C-1

Beginning at a point on the east line of Lot M, Park Place Addition, a distance of 50.00 feet north of the southeast corner thereof; thence south 89° 18' west a distance of 189.00 feet; thence north 02° 37' 10" east a distance of 201.00 feet; thence north 89° 40' 00" east a distance of 189.00 feet; thence south 02° 37' 10" east a distance of 201.00 feet to the Point of Beginning.

Subject to:

1. Being in accord with the plot plan to include the specific conditions that follow:
 - (a) That the fence as shown on the south property line be a six (6) foot block wall fence.
 - (b) That the easterly building, shown on the plot plan as Building No. 3, be limited to two (2) stories in height with no windows constructed into the east wall nor the south wall.
 - (c) That the north building be set back twenty-two (22) feet from the east property line, with no windows facing the east.
 - (d) That a six (6) foot block wall fence be constructed on the north property line from the north building to the east property line, a distance of twenty-two (22) feet.

ROBERT C. CLEMMER
Senior Planner

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.

This particular lot fronts on Washington, a major street, and Tonopah; and also is exposed to a third street, which is a local street -- Oasis Avenue. It has commercial zoning to the south of it and to the east of it. The plot plan that you have before you shows that the requirements of the P-R zone can be met, and I believe it was the feeling of the Planning Commission, because of the particular exposure of this lot to the traffic of two major streets, plus a minor residential street, and the proposed and existing commercial development, that the transition should be made. There were three protests at the Planning Commission meeting, and the Planning Commission recommends approval in accord with the plot plan. The plot plan proposes an entrance from Oasis and an exit out on to Washington, which means that this would not serve to induce traffic into Oasis any further than the driveway entrance just north of Washington.

Mayor Gragson asked if anyone wished to be heard on this matter, to which there was no response; whereupon Commissioner Whipple moved that a Resolution of Intent to Rezone property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to P-R, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

Motion was seconded by Commissioner Levy, at which time Attorney George Dickerson requested and was granted permission to be heard.

Attorney George Dickerson: I want the record to reflect, if it please the Mayor and Commissioners, that my client, Mr. Fountain, asked that this be made a part of the record:

"Las Vegas, Nevada
October 21, 1963

"Honorable Oran K. Gragson
Mayor
City of Las Vegas, Nevada

"Dear Oran:

"Before a vote is taken by the City Commission on application Z-143-63, I wish to declare my interest in this application for the purpose of the record; and I, of course, will pass my vote.

"I ask that this note in its entirety be made a part of the official Minutes of the City Commission meeting held on October 23, 1963.

Very truly yours,

"EWF/sd

/s/ E. W. Fountain"

Commissioner Whipple moved that the letter dated October 21, 1963, signed by E. W. Fountain, as read by Attorney Dickerson be made a part of the official record, and reaffirmed his motion that a Resolution of Intent to Rezone this property be ADOPTED, subject to the condition listed.

The motion as restated was reaffirmed by Commissioner Levy, who had seconded the original motion, and the motion was carried by the following vote: Commissioners Mirabelli, Levy, Whipple, and Mayor Gragson voting aye; Commissioner Fountain passing his vote; noes, none.

ZONE CHANGE
Z-122-63 (Amended)

Approved, subject to condition listed.

ZONE CHANGE - Z-122-63 (Amended) - APPLICATION OF FRANK W. KENGLA, JEAN KENGLA, AND DONALD S. FARMER for reclassification of property generally located on the south side of West Charleston Boulevard, and the west side of Red Rock Road, from R-E to C-1, legally described as:

The north 228.5 feet of Government Lot 11, Section 1, Township 21 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: You will recall that this application has been discussed several times. The original was for a change from R-E to C-1 and R-3, but the applicants now indicate they are not applying for the R-3 at this time. At the last meeting, this was held in abeyance, pending some type of written agreement from the applicants to the City relative to the disposition of the Right-of-Way we need to acquire for Jones Boulevard.

The Deputy City Attorney, Mr. George F. Ogilvie: An agreement was prepared, which the applicants signed. However, since they signed it, I have modified it to some extent and I tried to contact them prior to the meeting to have them come in to sign the new one, but I was unable to get hold of them.

Mr. Saylor: Essentially what this calls for is that they dedicate the west 50 feet for Jones Boulevard, which is under normal procedure, and that they agree to sell to the City at their acquisition price the east 50 feet on the basis, I believe they stated, of \$200 a front foot, or a total of \$10,000. To the east, there would be some 58 feet left. Whether that will become part and parcel of the adjoining property, or whether they will figure out some commercial development on that 58 feet, I don't know. This is merely indicative of one of the many problems we run into when we get into the areas where the Government has disposed of land in a 2-1/2 or 5 acre parcel, in conflict with our planning.

After determining that the applicants were agreeable to signing the modified agreement, Commissioner Mirabelli moved that the application of Frank W. Kengla, Jean Kengla and Donald S. Farmer (Z-122-63 Amended) be APPROVED, subject to the following condition:

That the applicants sign the Modified Agreement relative to the dedication of the west 50 feet, and confirming price to the City for the acquisition of the east 50 feet of right-of-way for Jones Boulevard extension.

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

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Odeana M. Cole
City Clerk

- (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

commercial use to the east, to the southeast, and to the south. Staff finds this a logic application of the new PR classification. The plot plan indicates ingress into the property from Oasis Avenue, and egress into Washington Avenue, a 6 foot block fence along the north property line, and the proposed reduction of the existing fence along the Tonopah Highway and Washington Avenue to 30 inches. Staff recommended approval in accord with the plot plan. The Chairman declared the public hearing open. Mr. Screen appeared for clarification of the plot plan. Mrs. Charlotte Taylor, 2128 Washington Avenue, appeared to protest.

Mrs. Jean Carrington appeared to protest.

Mr. R. R. Jacobson appeared to protest.

Attorney Dickerson appeared in behalf of the applicant.

He requested that the following letter be made a part of the record:

"Las Vegas, Nevada, October 10, 1963.

"Honorable Al Cahlan, Chairman, City Planning Commission, Las Vegas, Nevada.

"Dear Al: Before a vote is taken by the Planning Commission on application Z-143-63, I wish to declare my interest in this application for the purpose of the record and I, of course, will pass my vote.

"I ask that this note in its entirety be made a part of the official Minutes of the Planning Commission meeting held on October 10, 1963.

"Very Truly Yours, /S/ E. W. Fountain."

Mr. Screen again appeared to approve this application.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr., moved that the application of ED FOUNTAIN for the reclassification of property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR, be approved by means of a resolution of intent, subject to the following condition:

- (1) Being in accord with the plot plan.

Mr. Matteucci seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling		Mr. Fountain
Mr. Matteucci		
Mr. Longley, Sr.		
V-Chrm. Tiberti		
Mr. Johnston		
Chrm. Cahlan		

The motion carried.

OLD BUSINESS:

15. Z-127-63

Abeyance

Application of the CITY OF LAS VEGAS for the reclassification of property legally described as Lots 358 and 359, Block 17, Hyde Park Subdivision No. 3, and generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1.

Mr. Saylor stated that the present owner of this parcel has again requested that this item be continued in abeyance until the November 14, 1963 meeting due to conflicting appointments.

Vice-Chairman Tiberti moved that the application of the CITY OF LAS VEGAS for the reclassification of property generally located on the northeast corner of Decatur and West Charleston Boulevards, from R-4 to R-1, be continued in abeyance to the meeting of November 14, 1963.

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

EXCERPT from the Minutes of the regular meeting of the City Planning Commission held on October 10, 1963.

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 commercial use to the east, to the southeast, and to the south. Staff finds this a logic application of the new PR classification. The plot plan indicates ingress into the property from Oasis Avenue, and egress into Washington Avenue, a six foot block fence along the north property line, and the proposed reduction of the existing fence along the Tonopah Highway and Washington Avenue to 30 inches. Staff recommended approval in accord with the plot plan.

The Chairman declared the public hearing open.

Mr. Screen appeared for clarification of the plot plan.

Mrs. Charlotte Taylor, 2128 Washington Avenue, appeared to protest.

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Mr. R. R. Jacobson appeared to protest.

Attorney Dickerson appeared in behalf of the applicant. He requested that the following letter be made a part of the record.

"Las Vegas, Nevada, October 10, 1963.

"Honorable Al Cahlan, Chairman, City Planning Commission, Las Vegas, Nevada.

"Dear Al: Before a vote is taken by the Planning Commission on application Z-143-63, I wish to declare my interest in this application for purpose of the record and I, or course, will pass my vote.

"I ask that this note in its entirety be made a part of the official Minutes of the Planning Commission meeting held on October 10, 1963.

"Very truly yours, /S/ E. W. Fountain."

Mr. Screen again appeared to approve this application. The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr. moved that the application of ED FOUNTAIN for the reclassification of property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to PR be approved by means of a resolution of intent, subject to the following condition:

(1) Being in accord with the plot plan.

Mr. Matteucci seconded the motion and the vote was by roll call as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Uehling		Mr. Fountain
Mr. Matteucci		
Mr. Longley, Sr.		
V-Chrm. Tiberti		
Mr. Johnston		
Chrm. Cahlan		

The motion carried.

I, DON J. SAYLOR, the Director of Planning for the City of Las Vegas, Nevada, do hereby certify that the foregoing is a true and correct copy of an excerpt from the Planning Commission Minutes of the October 10, 1963 meeting.

DATE _____

SIGNED _____

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:

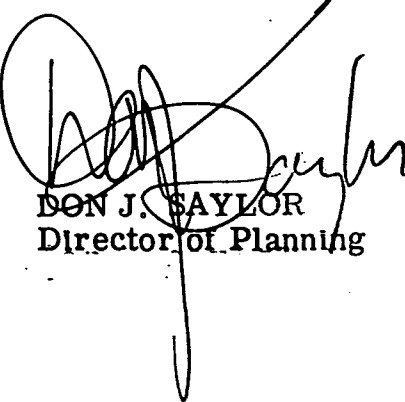
Z-143-63

**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 (Single Family Residence)

TO: PR (Professional Office)

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

October 28, 1963

INTER-OFFICE MEMORANDUM

Page 3 of 3

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

Z-143-63 - From R-1 to PR**Lot 1, Block 1A, Twin Lakes Village No. 1.****Subject to:**

1. Being in accord with the plot plan.

Z-139-63 - From R-1 to C-1

Beginning at a point on the east line of Lot M, Park Place Addition, a distance of 50.00 feet north of the southeast corner thereof; thence south 89° 10' west a distance of 189.00 feet; thence north 02° 27' 10" east a distance of 201.08 feet; thence north 89° 40' 00" east a distance of 189.00 feet; thence south 02° 27' 10" east a distance of 201.08 feet to the Point of Beginning.

Subject to:

1. Being in accord with the plot plan to include the specific conditions that follow:
 - (a) That the fence as shown on the south property line be a six (6) foot block wall fence.
 - (b) That the easterly building, shown on the plot plan as Building No. 3, be limited to two (2) stories in height with no windows constructed into the east wall nor the south wall.
 - (c) That the north building be set back twenty-two (22) feet from the east property line, with no windows facing the east.
 - (d) That a six (6) foot block wall fence be constructed on the north property line from the north building to the east property line, a distance of twenty-two (22) feet.

ROBERT C. CLEMMER
Senior Planner

October 24, 1963

Commissioner E. W. Fountain
2804 West Washington Avenue
Las Vegas, Nevada

Dear Commissioner Fountain:

ZONE CHANGE APPLICATION - Z-143-63

The Board of City Commissioners at their regular meeting on October 23, 1963 considered your application (Z-143-63) for rezoning.

By motion duly made, seconded, and carried, a Resolution of Intent to Rezone property generally located on the northeast corner of Washington Avenue and Oasis Avenue, from R-1 to P-R, was ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

Very truly yours,

Mrs. Vyma M. Loparce
Assistant City Clerk

vml

cc - Planning Department
cc - Public Works Department

TO: City Clerk

DATE: October 14, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON October 23, 1963

ZONE CHANGE -- Z - 143-63

Application of E. W. Fountain, 2804 West Washington Avenue, 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.

Number of protests: 3

PLANNING DEPARTMENT

BY: _____

eb

DON J. SAYLOR
Director of Planning