

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0144-62

APN 162-04-501-005

Location W of Highland approx 118' W of Char

Applicant Desert Sales Corporation

Subject

See Notice of Public Hearing.



OK- ecc.

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

Notice is hereby given that on January 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-144-62

DESERT SALES CORPORATION FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33 T 20 S, R 61 E, MDB&M; THENCE S $0^{\circ}07'00''$ W a DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF CHARLESTON BOULEVARD; THENCE N $89^{\circ}53'30''$ W ALONG THE SAID SOUTH LINE A DISTANCE OF 17.10 FEET TO A POINT; THENCE S $8^{\circ}12'15''$ E A DISTANCE OF 118.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE N $89^{\circ}53'30''$ W A DISTANCE OF 83.35 FEET; THENCE S $2^{\circ}30'00''$ W A DISTANCE OF 50.00 FEET TO A POINT; THENCE S $89^{\circ}53'30''$ E A DISTANCE OF 92.74 FEET TO A POINT ON THE WEST LINE OF HIGHLAND AVENUE; THENCE N $8^{\circ}12'15''$ W a DISTANCE OF 50.49 FEET TO THE TRUE POINT OF BEGINNING AND GENERALLY LOCATED ON THE WEST SIDE OF HIGHLAND DRIVE APPROXIMATELY 118 FEET SOUTH OF WEST CHARLESTON BOULEVARD,

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

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	eb
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.	✓ ✓	RM
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: Z-144-62

MEETING DATE: January 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Z-144-62

Desert Sales

342-1,2

3-421-7 thru 10

3-422-1 thru 4

3-43-1

3-66-7,8

3-67-11 thru 21, (23) 53, 54

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TO: C-1 (Limited Commercial)

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DON J. SAYLOR
Director of Planning

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**DON J. SAYLOR
Director of Planning**

DJS:eb

ORDINANCE NO. 934-27

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

FROM R-E to R-4 (Z-125-62)

The Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B.&M., save and except the East one-half ($E\frac{1}{2}$) of the East one-half ($E\frac{1}{2}$) of said Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 20, Township 20, South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-144-62)

A portion of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the South Quarter corner of Section 33, Township 20 South, Range 61 East, M.D.B.&M.; thence South $0^{\circ}07'00''$ W., a distance of 50.00 feet, thence N. $89^{\circ}53'30''$ W., a distance of 17.10 feet, thence S. $8^{\circ}12'15''$ E., a distance of 118.84 feet to the true point of beginning, thence N. $89^{\circ}53'30''$ W., a distance of 83.35 feet, thence S. $2^{\circ}30'00''$ W., a distance of 50.00 feet, thence S. $89^{\circ}53'30''$ E., a distance of 92.74 feet, thence N. $8^{\circ}12'15''$ W., a distance of 50.49 feet to the true point of beginning.

FROM R-2 to C-1 (Z-105-62)

The Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., save and except the South 150' therefrom.

FROM R-3 to R-4 (Z-129-62)

Lots 15 and 16, Block 1, El Centro Addition, Tract #1.

FROM R-3 to R-4 (Z-130-62)

Lot 14, Block 1, El Centro Addition, Tract #1.

FROM R-R to R-3 (Z-143-62)

The East One-half of Lots 3 and 4, Block 2, Artesian Acres.

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

ZONE CHANGE
Z-144-62

Approved

ZONE CHANGE (Z-144-62) - APPLICATION OF DESERT SALES CORPORATION for reclassification of property generally located on the west side of Highland Drive, approximately 118 feet south of West Charleston Boulevard, from R-4 to C-1, legally described as follows:

Commencing at the South Quarter corner of said Section 33, Township 20 South, Range 61 East, MDB&M; thence south $0^{\circ}07'00''$ W a distance of 50.00 feet to a point on the south line of Charleston Boulevard; thence north $89^{\circ}53'30''$ W along the said south line a distance of 17.10 feet to a point; thence S $8^{\circ}12'15''$ East a distance of 118.84 feet to the true point of beginning; thence North $89^{\circ}53'30''$ West, a distance of 83.35 feet; thence South $2^{\circ}30'00''$ West a distance of 50.00 feet to a point; thence South $89^{\circ}53'30''$ east, a distance of 92.74 feet to a point on the west line of Highland Avenue; thence North $8^{\circ}12'15''$ West, a distance of 50.49 feet to the true point of beginning.

Mr. Donald J. Saylor, Director of Planning: A parcel between Highland and Charleston is already zoned Commercial. The proposed development is a service station, but on the proposed design of the on and off-ramps, etc. there isn't sufficient area in here for the development of the service station, so they have acquired this parcel. If this is zoned C-1, it would become part of the service station operation. I talked with the Right-of-Way Department of the State Highway Department to find out if this rezoning would have any influence on their acquisition price for additional right-of-way they need in here; and they advise me that whether it was zoned C-1 or not, they would have had to consider it as C-1 in their acquisition price. The Planning Commission recommended approval.

Commissioner Levy moved that the application of Desert Sales Corporation (Z-144-62) for reclassification of property generally located on the west side of Highland Drive, approximately 118 feet south of West Charleston Boulevard, from R-4 to C-1, be APPROVED.

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

ZONE CHANGE
Z-119-62

Abeyance

ZONE CHANGE (Z-119-62) - APPLICATION OF V. D. AND ANN EACHUS, for reclassification of property generally located between 2nd and 3rd Streets, Washington and Adams, from R-1 and R-4 to R-5, legally described as follows:

Lots 1 through 12, Block 1; Lots 1 through 6, Block 2; and Lots 1 through 5, Block 3, all in Edgeview Manor.

Director of Planning, Mr. Donald J. Saylor: This is an old subdivision, undeveloped, but the streets and improvements are in and then nothing further was done. Part of this is zoned R-4 and the balance is R-1. The applicant has requested R-5 on all of it. There were protests and questions in the minds of the Planning

January
Twenty-Fifth
1963

Mr. Lee Glenn, President
Desert Sales Corporation
714 Bracken
Las Vegas, Nevada

Re: Zone Change - Z-144-62

Dear Sir:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application for reclassification of property generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard, from R-4 to C-1.

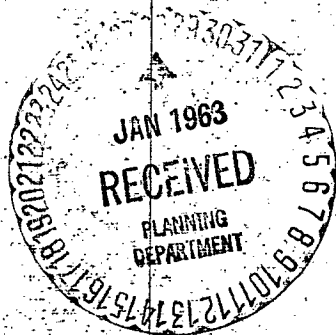
Upon motion duly made, seconded and carried, this application was approved.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
✓cc - Planning



TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 144-62

Lee Glenn, President
714 Bracken

Application of DESERT SALES CORPORATION, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

(Attached)

Generally located: on the west side of Highland Drive approximately 118 feet
south of West Charleston Boulevard,

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

located on the north side of Cedar Avenue between 28th and 30th Streets, from R-R to R-3 be approved.

Mr. Gilday seconded the motion and the vote was unanimous.

32. Z-144-62
Approved

Application of DESERT SALES CORPORATION for the reclassification of property legally described as commencing at the south quarter corner of said Section 33, T20S, R61E, MDB&M; Thence S 0°07'00" W a distance of 50.00 feet to a point on the south line of Charleston Boulevard; Thence N 89°53'30" W along the said south line a distance of 17.10 feet to a point; Thence S 8°12'15" E a distance of 118.84 feet to the true point of beginning; Thence N 89°53'30" W a distance of 83.35 feet; Thence S 2°30'00" W a distance of 50.00 feet to a point; Thence S 89°53'30" E a distance of 92.74 feet to a point on the west line of Highland Avenue. Thence N 8°12'15" W a distance of 50.49 feet to the true point of beginning and generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard, from R-4 to C-1.

Mr. Saylor gave the staff report. He stated that this is a portion of a parcel for which a Use Permit will be applied for a proposed service station, and that the small parcel was needed as the Las Vegas Freeway right-of-way had taken footage of the original parcel, leaving it short of enough square footage for a service station. No record of any protests. Staff recommends approval.

The Chairman declared the public hearing open.

Mr. Ray Benson of Mobil Oil Co. appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of DESERT SALES CORPORATION for the reclassification of property generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard from R-4 to C-1 be approved.

Mr. Uehling seconded the motion and the vote was unanimous.

33. Z-145-62
Denied

Application of BEN L. SCHMID for the reclassification of property legally described as the southeast quarter of the southeast quarter of the southwest quarter of the southwest quarter of Section 36, T20S, R60E, MDB&M (lot 52) except the south 190 feet of the east 180 feet thereof, and generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard, from R-1 to C-1.

Mr. Saylor gave the staff report stating staff felt if it is proper to have the corner zoned commercial, the surrounding area may be as well. Staff recommends approval.

Planning Department
400 Stewart Street

January 11, 1963

Mr. Lee Glenn, President
Desert Sales Corporation
714 Bracken
Las Vegas, Nevada

Dear Mr. Glenn:

At the regular meeting of the City Planning Commission held on January 10, 1963, consideration was given to your request for the reclassification of property generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard, 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.

This item will be heard by the Board of City Commissioners on January 23, 1963 at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-144-62

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

PROTESTS

APPROVALS

FILE No. Z-144-62

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 \$ 50.00.

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

Legal Description - Parcel II attached.

Generally located on the west side of Highland Drive
approximately 118 feet south of East Charleston
Bldg.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

✓ I, Desert Sales Corp. By Lee Glenn Pres.
714 Bracken Dr.

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.:

Subscribed and sworn to before me this 15th day of November 19 62

Helen E. Percin
Notary Public in and for said County and State

My Commission Expires March 12, 1963

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: 12/6, 19 62

Fee: \$ 50.00

Receipt No.: 50539

Case No.: I-144-62

By: [Signature]
Director of Planning

1/10/63

Legal Description - Parcel II

That portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M. D. B. & M., described as follows:

Commencing at the South Quarter Corner of said Section 33, Township 20 South, Range 61 East, M. D. B. & M.; thence ~~South~~ 0° 07' 00" West a distance of 50.00 feet to a point on the South line of Charleston Boulevard; thence ~~North~~ 89° 53' 30" West along the said South line a distance of 17.10 feet to a point; thence ~~South~~ 8° 12' 15" East a distance of 118.84 feet to the Southeast corner of that certain parcel of land conveyed by Desert Sales Corporation to Darryl N. Leavitt and Patti Leavitt by deed recorded April 6, 1955 as Document No. 42290, Official Records of Clark County, Nevada, the true point of beginning; thence ~~North~~ 89° 53' 30" West a distance of 83.35 feet; to the Southwest corner of the said conveyed parcel; thence ~~South~~ 2° 30' 00" West a distance of 50.00 feet to a point; thence ~~South~~ 89° 53' 30" East a distance of 92.74 feet to a point on the West line of Highland Avenue; thence ~~North~~ 8° 12' 15" West a distance of 50.49 feet to the true point of beginning.

(297)