

Planning & Development Department

Scanning Cover Sheet

Case No Z-0145-62

APN 138-36-406-011

Location NWC of Upland & Charleston

Applicant Ben L. Schmid

Subject

Reclassification of property legally described as the SE 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, (Lot 52), except the South 190' of the East 180' thereof.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>eb</i>
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-145-62*

MEETING DATE: *January 10, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

~~December~~

January 10, 1962

D
R
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December 26, 1962

Notice is hereby given that on January 10, 1962, 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-145-62

BEN L. SCHMID FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH-
EAST 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, (Lot 52), EXCEPT THE SOUTH 190
FEET OF THE EAST 180 FEET THEREOF, AND
GENERALLY LOCATED ON THE NW CORNER OF
UPLAND Boulevard AND WEST CHARLESTON BOULEVARD.
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

ZONE CHANGE
Z-141-62

Denied

ZONE CHANGE (Z-141-62) - APPLICATION OF TERRENCE AND MARIA HULSEBUS for reclassification of property generally located on the south side of Del Rey, between Arville Drive and Vista Drive, from R-E to R-D, legally described as follows:

The north 125 feet of Lot 2, and the north 60.33 feet of the east 80.50 feet and the south 64.67 feet of the north 125 feet of the east 6.5 feet of Lot 1, all in Block 1, Artesian Heights.

The Director of Planning, Mr. Donald J. Saylor, stated that there were three protests at the Public Hearing before the Planning Commission; and that the Planning Commission recommended denial of this spot zoning.

Mayor Gragson asked if anyone wanted to be heard on this matter, to which there was no response.

Commissioner Mirabelli moved that the application of Terrence and Maria Hulsebus (Z-141-62) for reclassification of property generally located on the south side of Del Rey, between Arville Drive and Vista Drive, from R-E to R-D be DENIED.

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-143-62

Approved

ZONE CHANGE (Z-143-62) - APPLICATION OF E. E. SANDBERG for reclassification of property generally located on the north side of Cedar Avenue, between Twenty-eighth and Thirtieth Streets, from R-R to R-3, legally described as follows:

The East Half (E-1/2) of Lot 3 and Lot 4 in Block 2 of Artesian Acres.

The Director of Planning, Mr. Donald J. Saylor, stated that this request for a zone change to R-3 was merely a continuation of the pattern established in the area; that there were no protests at the Public Hearing; and that the Planning Commission recommended approval.

Commissioner Levy moved that the application of E. E. Sandberg for reclassification of property generally located on the north side of Cedar Avenue, between Twenty-eighth and Thirtieth Streets, from R-R to R-3, 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-145-62

Denied

ZONE CHANGE (Z-145-62) - APPLICATION OF BEN L. SCHMID for reclassification of property generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard, from R-3 to C-1, legally described as follows:

The Southeast Quarter (SE-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, Township 20 South, Range 60 East, MDB&M (Lot 52), except the south 190 feet of the east 180 feet thereof.

The Director of Planning, Mr. Donald J. Saylor, stated that at the time the C-1 zoning was approved for the service station on this corner, it was on the basis that this would in no way imply that favorable consideration would be given to additional commercial at this location; and even though there were no protests at the public hearing, the Planning Commission still feels that the commercial zoning should not be expanded and has recommended denial of this application.

Mr. Ben L. Schmid: My request is for a convenience type shopping center surrounding the service station on the northwest corner of West Charleston and Upland. There is a definite contract for construction of a "7-11" Market, and leases are already under consideration for most of the space in the additional building. There were no objections, and in fact one property owner recommended approval of this commercial development. Since the service station is already on this corner, I feel that this is the time to give consideration to what will surround it.

It was the consensus that when the zoning was changed to permit the construction of the service station on this corner, the Board clearly stated that they would not look with favor on any expansion of this commercial zoning; whereupon Commissioner Mirabelli moved that the application of Ben L. Schmid (Z-145-62) for reclassification of property generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard from R-1 to C-1 be DENIED.

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-146-62

Denied

ZONE CHANGE (Z-146-62) - APPLICATION OF DELLA DE VINNEY for reclassification of property generally located on the east side of 25th Street, between Stewart and Cedar, from R-3 to C-1, legally described as follows:

The westerly 200 feet of Lot 3, Block 8, Artesian Acres.

The Director of Planning, Mr. Donald J. Saylor: When the property at the corner of 25th and Stewart was zoned commercial a year or so ago, it was not the intent of the Planning Commission at that time to start a chain reaction. There were 6 protests to the commercial, if it would be obnoxious to the neighborhood. They are proposing a convenience shopping center on part of this, as well as an office building. The Planning Commission recommended denial.

An unidentified citizen, speaking on behalf of Mrs. DeVinney, stated that originally they wanted to develop the property within the existing zoning of R-3, but felt that the close proximity to the beer bar at 25th and Stewart, would make it unsuitable for apartments. He further stated that they felt they were stuck with a piece of property which could not be utilized as R-3; that they would like to develop this as limited commercial for a grocery store, neighborhood drug store, etc. and possibly a medical office building; that there were 10 or 20 acres of apartments going up in back of their property; and that they did not feel that rezoning of this particular parcel would create a trend, inasmuch as there is only one block vacant to the north, and the north side of the street is built up solidly to the street.

January
Twenty-Fifth
1963

Mr. Ben L. Schmid
2550 East Foothill Boulevard
Pasadena, California

Re: Zone Change - Z-145-62

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 northwest corner of Upland Boulevard and West Charleston Boulevard, from R-1 to Cpl.

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

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works

cc - Planning



TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 145-62

Application of BEN L. SCHMID, 2550 East Northhill Blvd., Pasadena, California
(Name and Address)

for reclassification of property legally described as:

the Southeast Quarter (SE $\frac{1}{4}$) 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., (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 (Single Family Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

CC: City Attorney

mb

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 $0^{\circ}07'00''$ 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 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.

The Chairman declared the public hearing open.

Mr. Ben Schmid appeared in his own behalf. He submitted a proposed plot plan.

The Chair declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of BEN L. SCHMID for the reclassification of property generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard, from R-1 to C-1 be denied.

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

The Chairman declared a ten minute recess at 9:40 PM.

RECESS:

34. Z-146-62

Denied

Application of DELLA DE VINNEY for the reclassification of property legally described as the westerly 200 feet of lot 3, Block 8, of Artesian Acres and generally located on the east side of 25th Street between Stewart and Cedar, from R-3 to C-1.

Mr. Saylor gave the staff report, stating the intent at the time the corner was zoned commercial not to continue any other commercial zoning in this area. Staff recommends denial. No record of any protests.

The Chairman declared the public hearing open.

Mr. Kohler appeared representing the applicant.

Mrs. Artese appeared to protest, stating she represented property owners Barlow, Browning, Fletcher, Gaylor and Clement. She stated actually the protest was for anything obnoxious to the neighborhood, and stating approval for professional buildings.

The Chairman declared the public hearing closed.

After discussion Mr. Gilday moved that the application of DELLA DE VINNEY for the reclassification of property generally located on the east side of 25th Street between Stewart and Cedar, from R-3 to C-1 be denied.

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

35. Z-147-62

Approved

Application of LAVONNE A. NORRIS and ARRETTA F. BINGHAM for the reclassification of property legally described as the southeast quarter of the northeast quarter of Section 27, T20S, R61E, MDB&M, save and except the west 320 feet and the south 895 feet, and generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from R-T and R-1 to C-2.

Mr. Saylor gave the staff report stating staff had no objections to this rezoning. However, as a condition recommended that a resolution of intent be adopted for use as an addition to Palm Mortuary only. Staff recommends approval.

The Chairman declared the public hearing open.

Mr. George Bach appeared to protest this application. He

Planning Department
400 Stewart Street

January 11, 1963

Mr. Ben L. Schmid
2550 East Foothill Boulevard
Pasadena, California

Dear Mr. Schmid:

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 northwest corner of Upland Boulevard and West Charleston Boulevard, 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 denied.

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-145-62

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

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Z-145-62 BEN L. SCHMID FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE SOUTHEAST QUARTER ($SE\frac{1}{4}$)
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., (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 (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

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M.D.B.&M., (LOT 52), EXCEPT THE SOUTH 190 FEET OF
THE EAST 180 FEET THEREOF, AND GENERALLY LOCATED
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WEST CHARLESTON BOULEVARD,

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.

I agree with the Request

DON J. SAYLOR
Director of Planning

*I feel it should
be granted*

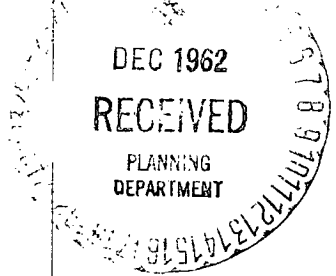
207 June 20

DJS:mb

DEC 1962

RECEIVED

PLANNING
DEPARTMENT



PROPERTY OWNERS

PROTESTS

APPROVALS

Quincy E. Fortner
Box 2508
Hendridge Station

File No. 7-145-62

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 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:

Southeast one quarter of the Southeast one quarter of the
Lot 52, Southwest one quarter of the Southwest one quarter of Section 36, Township
20 South, Range 60 East, M.D.B. & M., except the South 190 feet of the East 180 feet
thereof.

Generally Located on the N.W. Corner of Upland Blvd.
& W. Charleston Blvd.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Ben L. Schmid

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.

Ben L. Schmid

2550 East Foothill Boulevard
Pasadena, California

SY 52619

Subscribed and sworn to before me this 3rd day of December, 1962

M. H. Ahumada
Notary Public in and for said County and State

M. H. AHUMADA, Notary Public in and
for the County of Los Angeles, State of California
My Commission Expires Mar. 18-1963
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 12/11, 1962

Fee \$ 50⁰⁰

Receipt No. 50542

Case No. 2-145-62

By [Signature]

DIRECTOR OF PLANNING

1/10/63

LV 76956-PM

Lot Fifty Two (52)

of Section 36,

T 20 S

R 60 E

MD B + m.

D
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NOTICE OF PUBLIC HEARING

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~~December~~

January 10, 1962

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DON J. SAYLOR
Director of Planning

DJS: eb