

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0146-62

APN 139-36-299-008

Location E of 25th btw Stewart & Cedar

Applicant Della De Vinney

Subject

Reclassification of property legally
described as the Westerly 200' of Lot 3,
Block 8 of Artesian Acres.



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-146-62*

MEETING DATE: *January 10, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

OK RLL

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NOTICE OF PUBLIC HEARING

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~~December 26, 1962~~
January 10, 1962 ³

December 26, 1962

Notice is hereby given that on January 10, 1962³, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission
will hear the application of:

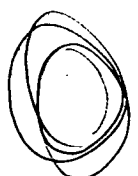
Z-146-62

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., ~~AND~~
FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited Commercial)

Any and all interested persons may appear before the Las Vegas 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.

DJS: eb



DON J. SAYLOR
Director of Planning

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.

Further discussion revealed that the property on which reclassification has been requested is probably at least 150 from the beer bar on the corner of 25th and Stewart, and is separated by a 30-foot half street, which would permit ample space between the existing commercial and the multiple family housing as presently zoned.

Commissioner Mirabelli moved that the application of Della DeVinney (Z-146-62) for reclassification of property generally located on the east side of 25th Street, between Stewart and Cedar, from R-3 to C-1, be DENIED.

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

ZONE CHANGE
Z-148-62

Approved

ZONE CHANGE (Z-148-62) - APPLICATION OF CHARLES CAVANAUGH, ANNE TAYLOR AND JOHN F. CONLON for reclassification of property generally located on the east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E to R-3, legally described as follows:

The south 680 feet of the north 831 feet of the east 985 feet of the west 1045 feet of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 19, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, stated that this reclassification has been requested for proposed Senior Citizens housing; that there were no protests at the public hearing, and that the Planning Commission recommended approval.

Commissioner Levy moved that the application of Charles Cavanaugh, Anne Taylor and John F. Conlon for reclassification of property generally located on the east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E 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-147-62

Approved,
subject to
condition
listed.

ZONE CHANGE (Z-147-62) - APPLICATION OF LA VONNE A. NORRIS AND ARRETTA F. BINGHAM for reclassification of property 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, legally described as follows:

The Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 27, Township 20 South, Range 61 East, MDB&M, save and except the west 320 feet and the south 895 feet.

The Director of Planning, Mr. Donald J. Saylor, stated that there were no protests at the Public Hearing, and that the Planning Commission recommended approval, subject to a resolution of intent for usage by Palm Mortuary as an addition to their present facilities.

January
Twenty-Fifth
1963

Miss Della DeVinney
311 South Sixth Street
Las Vegas, Nevada

Re: Zone Change - Z-146-62

Dear Miss DeVinney:

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 east side of 25th Street between Stewart and Cedar, from R-3 to C-1.

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
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 146-62

Application of DELLA DE VINNEY, 311 South 6th Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

the Westerly 200 feet of Lot 3, Block 8, Artesian Acres

Generally located: on the East side of 25th Street between Stewart and Cedar,

From: R-3 (Limited Multiple Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

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

Della De Vinney
311 South 6th Street
Las Vegas, Nevada

Dear Miss De Vinney:

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 east side of 25th Street between Stewart and Cedar, from R-3 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-146-62

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

PROTESTS

APPROVALS

FILE No. 2-146-62

Della De Vinney

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-~~3~~ 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:

THE WESTERLY 200 FEET OF LOT 3, BLOCK 8
OF ARTESIAN ACRES (330.7' X 200.')

Property located on the east side of Twenty-fifth
between Stewart & Cedar

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Della De Vinney

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.:

✓ Della De Vinney

311 So 6th

DM 2-0356

Subscribed and sworn to before me this 7 day of December, 1962

La Roy Whipple
Notary Public in and for said County and State

4-25-1966
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: 12/11, 1962

Fee: \$ 50⁰⁰

Receipt No.: 50543

Case No.: Z-146-62

By: [Signature]
Director of Planning

1/10/63

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NOTICE OF PUBLIC HEARING

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~~December 28, 1962~~

January 10, 1962

December 26, 1962

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Z-146-62

DELLA DE VINNEY FOR THE RECLASSIFICATION OF
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200 FEET OF LOT 3, BLOCK 8, OF ARTESIAN ACRES
AND GENERALLY LOCATED ON THE EAST SIDE OF
25th STREET BETWEEN STEWART AND CEDAR., R-3
FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited Commercial)

Any and all interested persons may appear before the reclas 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