

Planning & Development Department Scanning Cover Sheet

Case No Z-0147-63

APN 162-08-501-001

Location SEC of Sahara & Richfield

Applicant Richard Tam

Subject

Reclassification of property legally
described as the East 100' of the West 140'
of the South 100' of the North 175' of the
NE 1/4 of Section 8, Township 21 South,
Range 61 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-147-63

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-147-63

MEETING DATE: Nov. 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

4. Z-147-63

Denied

Application of RICHARD TAM for the reclassification of property legally described as the east 100.00 feet of the west 140.00 feet of the south 100.00 feet of the north 175.00 feet of the northeast quarter (NE 1/4) of Section 8, T21S, R61E, MDB&M, and generally located on the southeast corner of Sahara Avenue and Richfield Boulevard, from R-1 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that at the time this area was annexed to the City, an overall development plan was approved which included multiple residence, single family residence, and a 25 acre commercial area for a shopping center, which to date, has not been developed. The applicant now requests this small parcel for commercial classification for a convenience market. Staff feels that this would not be appropriate nor good planning, and further felt that the R-3 area should be continued westerly on Sahara Avenue which would include this parcel.

The Chairman declared the public hearing open.

Mr. Bill Asblitt appeared in behalf of the applicant.

Mr. Harry Harrison appeared to approve this request.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of RICHARD TAM for the reclassification of property generally located on the southeast corner of Sahara Avenue and Richfield Boulevard, from R-1 to C-1, be denied.

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

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

The motion carried.

5. Z-148-63

Abeyance

Application of THOMAS J. DALY for the reclassification of property legally described as Lots 19 and 20, Block 5, Meadows Addition, and generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. Further, he stated that this parcel is surrounded by commercial zoning. This is an existing eight unit motel which has sufficient offstreet parking, however, the egress is by backing out into the street from the parking spaces. The proposed use is to permit the use of one or two of the units for general office purposes, but there is already a parking problem, and the utilization as proposed would agitate it further. On this basis Staff recommended denial. If the parking situation could be worked out to a better plan, Staff would review the situation under a more favorable light. The Chairman declared the public hearing open.

Mr. Daly appeared in his own behalf and stated he would cooperate with the Planning Department in trying to solve the parking problem.

The Chairman declared the public hearing closed.

After discussion, Mr. Matteucci moved that the application of THOMAS J. DALY for the reclassification of property generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1 be held in abeyance pending redesign of the plot plan to solve the offstreet parking problem.

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

**Planning Department
400 Stewart Avenue**

November 18, 1963

**Mr. Richard Tam
577 - 14th Street
Oakland 12, California**

Dear Mr. Tam:

At the regular meeting of the City Planning Commission held on November 14, 1963, consideration was given to your request for reclassification of property generally located on the southeast corner of Sahara Avenue and Richfield 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 at 6:00 PM, November 20, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-147-63

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:

A parcel of land situate and located wholly within the NE⁴ of Section 8, T21S, R61E, M.D.B.M., in the City of Las Vegas, Clark County, Nevada and more particularly described as follows: The East 100.00 feet of the West 140.00 feet of the South 100.00 feet of the North 175.00 feet of aforesaid NE⁴.

OWNER'S AFFIDAVIT

~~STATE OF NEVADA~~) ss: State of California
~~COUNTY OF CLARK~~) ss: County of Alameda

I, Richard Tam

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.

Richard Tam 577 - 11th Street 444 - 5070
Oakland 12, Calif.

Subscribed and sworn to before me this 2nd day of October, 1963.

Robert A. Larson Beam, Inc. - (Mn. City)
382-8135 My Commission Expires May 21, 1965
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: 10/9/63, 1963

FEE: \$ 50.00

RECEIPT NO.: 62163

CASE NO. Z-147-63

BY: RL

November 14, 1963

Director of Planning

In response to Commissioner Fountain's inquiry, Mr. Saylor stated that they had contemplated using the rear of Lot 44 for parking, and that the building would be used as a Law Library.

Mr. H. R. Knoller stated that all property owners adjoining for three blocks on either side had signed the petitions and approved this rezoning. He stated that if the people in the neighborhood did not object, he could not understand why there should be any objections to this proposed rezoning.

Commissioner Mirabelli: If there are any objections by this Board, it is because of the fear of this traveling down the street and actually changing the character of the whole neighborhood. I agree on the property on Sahara, but not the next lot down the street. Before you know, the next house is going to go and the the next, and then the whole neighborhood is going to be a hodge-podge of professional offices.

After further discussion regarding the depth of these lots, and the general neighborhood, Commissioner Mirabelli moved that a Resolution of Intent to Rezone only Lot 45, Paradise Village Tract No. 2, to P-R, be ADOPTED, subject to the following condition:

1. Being in conformance with the plot plan as amended to include only said Lot 45.

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

ZONE CHANGE
Z-147-63

Denied

ZONE CHANGE - Z-147-63 - APPLICATION OF RICHARD TAM for reclassification of property generally located on the southeast corner of Sahara Avenue and Richfield Boulevard, from R-1 to C-1, legally described as:

The east 100 feet of the west 140 feet of the south 100 feet of the north 175 feet of the Northeast Quarter (NE-1/4) of Section 8, Township 21 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: To the north of this property is the area of First Western's proposed Regional Shopping Center. Further to the east at Teddy Drive is a 25 acre parcel which is zoned commercial and which has been zoned commercial for several years. It was done as a part of the overall development plan of Richfield Village. There is no commercial development on this 25 acres. They are now asking for a small spot commercial zoning at Richfield and Sahara. The Planning Commission has recommended denial.

Commissioner Fountain moved that the application of Richard Tam (Z-147-63) be DENIED.

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

November
Twenty-Second
1963

Mr. Richard Tam
577 Fourteenth Street
Oakland 12, California

ZONE CHANGE APPLICATION - Z-147-63

Dear Sir:

The Board of City Commissioners at their regular meeting on November 20, 1963, considered your application (Z-147-63) for rezoning of property generally located on the southeast corner of Sahara Avenue and Richfield Boulevard, from R-1 to C-1.

By motion duly made, seconded and carried, this rezoning application was DENIED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf
cc - Planning
cc - Public Works