

Planning & Development Department Scanning Cover Sheet

Case No Z-0148-63

APN 162-04-710-047

Location NWC of Boston & Commerce

Applicant Thomas J. Daly

Subject

Reclassification of property legally
described as Lots 19 and 20, Block 5,
Meadows Addition.



PROPERTY OWNERS

PROTESTS

APPROVALS

① { E. A. Freitas
Nevada Land +
Mortgage
Lots 31 thru 34
Blk 5

FILE No. Z-148-63

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-148-63

MEETING DATE: Nov 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

November 14, 1963

October 31, 1963

Notice is hereby given that on November 14, 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:

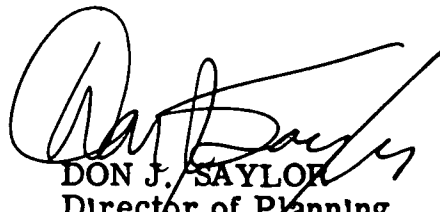
Z-148-63

THOMAS J. DALEY 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 (Apartment Residence)

TO: C-1 (Limited Commercial)

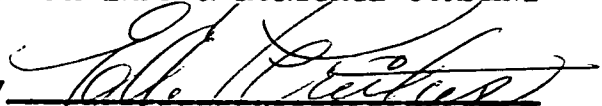
Any and all interested persons may appear before the City Planning Commission either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.


DON J. SAYLOR
Director of Planning

DJS:eb

Dear Mr. Saylor: Please be advised that this company has no objections, to the zoning change on the subject property.

NEVADA LAND & MORTGAGE COMPANY

By 
E.A. Freitas - Executive Director



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 R4 Use District to a C1 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 \$ 55.00.

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

LOTS 19 & 20 B/LK 5 Meadows Addn

NW corner Boston & ^{Commerce} ST

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Thomas J. Daly

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.

Thomas J. Daly

2011 Commerce ST

382-3437

Subscribed and sworn to before me this

14th

day of

Oct.

19 63

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:

10/14/63

, 19

FEE: \$

55.00

RECEIPT NO.:

62164

CASE NO.

Z-148-63

BY:

RD

Director of Planning

*General office not.
including medical*

Commissioner Mirabelli moved that the recommendation of the City Attorney to set a Public Hearing on the foregoing proposed street name changes for 2:00 P.M., March 19, 1969, be APPROVED and all authorized departments to proceed.

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

Z-47-65
Referred back
to P/C

ZONE CHANGE - Z-47-65 - ROYAL E. HOLMES

Commissioner Howery moved that the recommendation of the Planning Director for referral of Z-47-65 back to the Planning Commission, be APPROVED.

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

Z-64-64

ZONE CHANGE - Z-64-64 - E. A. BECKER

Z-148-63

ZONE CHANGE - Z-148-63 - THOMAS J. DALY

Z-91-63
All three
denied

ZONE CHANGE - Z-91-63 - OWEN PARKS, ET AL

Commissioner Mirabelli moved that the recommendation of the Planning Director for denial of applications under Z-64-64, Z-148-63 and Z-91-63, be APPROVED.

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

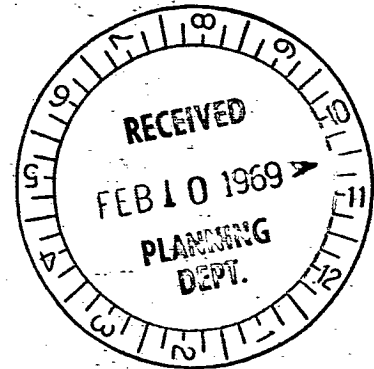
Z-27-63
Withdrawn

ZONE CHANGE - Z-27-63 - REBECCA SALTON

Commissioner Howery moved that the recommendation of the Planning Director to grant the request of the applicant under Z-27-63 to withdraw the application, be APPROVED.

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

February
Tenth
1969



Thomas J. Daly
2011 Commerce Street
Las Vegas, Nevada 89102

Re: Z-148-63

At a regular meeting of the Board of City Commissioners, held February 5, 1969, your application for a change in zoning for property generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1, was denied as recommended by the Planning Commission.

Edwina M. Cole
City Clerk

✓ cc - Planning Dept.

generally located on the north side of East Charleston Boulevard between Pecos Road and Shiloah Drive, from R-1 and R-2 to C-1.

3. Z-64-64

Application of E.A. BECKER for reclassification of property legally described as the west 636.29 feet of the South 223.7 feet of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, MDB&M, and generally located on the north side of West Oakey Boulevard between Decatur Boulevard and Wilshire Avenue, from R-1 to R-2.

4. Z-148-63

Application of THOMAS J. DALY for 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.

5. Z-91-63

Application of OWEN PARKS, ET AL, for reclassification of property legally described as the south 509.38 feet of the north 620.38 feet of the east 392.62 feet of the west 427.62 feet of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, and generally located on the east side of Tonopah Drive between Bonanza Road and Washington Avenue, from R-E to R-1.

6. Z-27-63

Application of REBECCA SALTON for reclassification of property legally described as the North Half ($N\frac{1}{2}$) of Lot 19, Lot 20, and the South Half ($S\frac{1}{2}$) of Lot 21, Block 31, South Addition, and generally located on the west side of South Seventh Street between Hoover Avenue and Gass Avenue, from R-4 to C-1.

Mr. Saylor stated these applications had been held in abeyance for several years, and the applicants have been requested to either withdraw their applications or submit a development plan, neither of which has been done. Staff recommends denial.

Mr. Johnston moved that the following applications for reclassification be denied:

Z-47-65: Application of ROYAL E. HOLMES for reclassification of property generally located on the north side of East Charleston Boulevard between Pecos Road and Shiloah Drive, from R-1 and R-2 to C-1.

Z-64-64: Application of E.A. BECKER for reclassification of property generally located on the north side of West Oakey Boulevard between Decatur Boulevard and Wilshire Avenue, from R-1 to R-2.

Z-148-63: Application of THOMAS J. DALY for reclassification of property generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1.

Z-91-63: Application of OWEN PARKS, ET AL, for reclassification of property generally located on the east side of Tonopah Drive between Bonanza Road and Washington Avenue, from R-E to R-1.

Z-27-63: Application of REBECCA SALTON for reclassification of property generally located on the west side of South Seventh Street between Hoover Avenue and Gass Avenue, from R-4 to C-1.

Mr. Uehling seconded the motion and it was unanimously carried by the Commission.

7. Z-27-67

Expired Resolution
Of Intent

Mr. Saylor stated that the Resolution of Intent for this property generally located on the west side of Highland Drive between Smoke Ranch Road and Balzar Avenue, had expired.

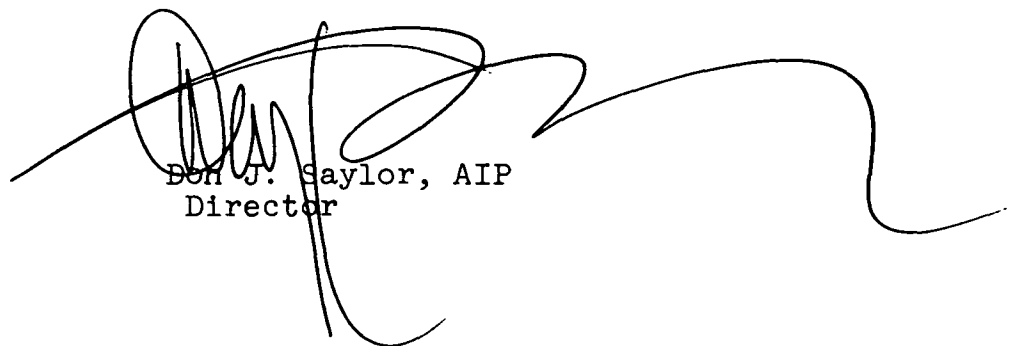
8. Z-6-66

Plot Plan Review
Saviers Appliance
Approved

A discussion was held concerning the requirement of a wall along Alpine. The Commission felt that it would not be necessary to require a wall at this time in that the immediate development involved only the south half of the property and that when the remainder of the property was developed, a wall should then be required.

Mr. Johnston moved that the conditions of approval of Saviers Appliance be amended to state that the 6-foot block wall along Alpine be required when the remainder of the property was developed. The motion was seconded by Mr. Matteucci and carried by a unanimous vote.

The meeting adjourned at 7:50 P.M.



Don J. Saylor, AIP
Director

DJS:lm

Planning Department
January 29, 1969

Mr. Thomas J. Daly
2011 Commerce Street
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the Las Vegas City Planning Commission held January 28, 1969, consideration was again given to your request for reclassification of property generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1.

It was voted by the Board that this item be referred to the Board of City Commissioners with a recommendation of denial.

This item will be heard by the Board of City Commissioners at their next regular meeting to be held February 5, 1969, at 1:30 P.M. in the Las Vegas City Hall Council Chambers.

Sincerely yours,

Don J. Saylor, AIP
Director of Planning

DJS:lm

Z-148-63

Planning Commission
400 Stewart Avenue

March 8, 1965

Mr. Thomas Daly
2011 Commerce
Las Vegas, Nevada

Dear Mr. Daly:

This is in reference to Z-148-63, your application for change in zoning from R-4 to C-1 on property generally located on the northwest corner of Boston and Commerce.

This item has been held in abeyance since November of 1963 pending submittal of appropriate plot plans. It would facilitate our records if you would either pursue this matter or withdraw. A letter of withdrawal for your signature is enclosed together with a stamped envelope. I would appreciate your cooperation in this matter.

Very truly yours,

DON J. SAYLOR
Director of Planning
Coordinator of Urban Renewal

DJS:mks

Enclosures (2)

March 8, 1965

City Planning Commission
Attention: Mr. Don J. Saylor
Planning Department
City Hall - 400 Stewart Avenue
Las Vegas, Nevada

Gentlemen:

I wish to withdraw application Z-148-63.

Very truly yours,

THOMAS DALY

8. 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. He stated that the public hearing had been held at the last regular meeting and the Commission had held this item in abeyance pending a solution to the parking problem involved. Reiterating the characteristics of the existing development, Mr. Saylor stated that there was an eight unit motel with eight offstreet parking spaces, where, when used, one has to back out into the street for egress. At this time Mr. Saylor presented to the Commission a plot plan that Staff had prepared which, by deleting one of the units, would show 11 offstreet parking spaces. However, found no way to redesign so that the offstreet parking could be provided if the present curb cuts were closed. Staff has no objection to commercial zoning, but felt that the traffic situation in this area is bad already, and commercial zoning would add to the congestion.

Mr. Daly appeared in his own behalf. He stated that he had no definite answer as to what type of use the proposed offices would be for.

Mr. Uehling stated that the ingress/egress should be shown to be from the alley.

After discussion, Mr. Johnston 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 continued in abeyance pending more definite plans.

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

9. EXTENSION OF THE
DOWNTOWN AREA SOUTHERLY

Preliminary Report

and

RECLASSIFICATION OF
EAST SAHARA

Report

Mr. Saylor stated that recently one of the City Commissioners had requested that a study to extend the downtown area southerly and a portion of East Sahara Avenue for commercial use be made. In regard to opening the zoning to general commercial the area southerly from Lewis Avenue to East Charleston bounded by Las Vegas Boulevard South on the east and Main Street on the west, Staff has made some preliminary studies. At this time Mr. Saylor presented a land use map showing the use as it is now. He pointed out the rapid transition in the area between Bridger and Lewis Avenues, which until several months ago had been retained to a non-commercial classification. However, farther south the map showed the major use to be residential. Another map was presented to the Commission showing the existing structures in the area and as noted, the structures are predominantly sub-standard, or older structures. As the City continues to grow, Mr. Saylor stated, there is no doubt that this area will be utilized for various commercial developments. However, before a major change in an area such as this is begun, we have to acknowledge the major problems, i. e., the inadequate street widths that exist, along with the offsite improvements that are required in a commercial area, and, the lack of offstreet parking, plus the fact that in an area where you have a large number of old structures, we try to prevent their use for commercial purposes, as feel the old structures would not enhance the area. The sub-standard buildings should be removed and new commercial buildings constructed.

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 aggravate 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 27, 1963

**Mr. Thomas J. Daly
2011 Commerce Street
Las Vegas, Nevada**

Dear Mr. Daly:

At the regular meeting of the City Planning Commission held on November 26, 1963, consideration was given to your request for reclassification of property generally located on the northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1.

It was voted by the Planning Commission to continue this item in abeyance pending the submittal of a more complete development plan.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-148-63

Planning Department
400 Stewart Avenue

November 18, 1963

Mr. Thomas J. Daly
2011 Commerce Street
Las Vegas, Nevada

Dear Mr. Daly:

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 northwest corner of Boston Avenue and Commerce Street, from R-4 to C-1.

It was voted by the Planning Commission to hold this item in abeyance for further study to attempt to work out the offstreet parking problem.

The next regular meeting of the Planning Commission will be held at 7:30 PM, November 26, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-148-63