

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0152-63

APN 140-30-803-012

Location 1,315' W of Lamb & 336' N of Bonanza

Applicant Donald L. Ream

Subject

Reclassification of property.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. B-152-63

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: 2-152-63

MEETING DATE: December 12, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

2-152-63

May 13, 1964

Mr. R. A. Reynolds
Public Works Department

Director of Planning

Permit C-91
Donald L. Ream
Section 30-20-62E

It appears that the proposed right-of-way dedication of Mr. Ream, i.e. the east 30 feet and the north 30 feet and the north 20 feet of the south 50 feet of the S 1/2 of the E 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 62 East, would constitute part of a logical circulation pattern in this area and the dedications are acceptable subject, of course, to the installation of all off-site improvements. Relative to the off-site improvements, keep in mind that this property of Mr. Ream's is zoned for general commercial uses.

Don J. Saylor,
Director of Planning

DJS:bjz

INTER-OFFICE MEMORANDUM

May 14, 1964

TO:

Jose Urcia
Assistant Planning Director

FROM:

Geoff Stormson
Senior Planner

SUBJECT:

Inter-office memo from R. A. Reynolds,
Las Vegas Public Works Service Division
Engineer

COPIES TO:

The memo dated May 7, 1964, requested Planning Department review of proposed right of way dedication by Mr. Donald Ream involving his property located on Bonanza Road, 1320 feet West of Lamb Boulevard in Section 30, T20S, R62E.

The subject dedication is as follows; 20 feet along the North line of Bonanza Road, this will total a 50 foot right of way on the North side, and conforms to the Master Plan of Streets and Highways. A 30 feet wide dedication along the North and East property line, extending from Bonanza Road to the North boundary of the Ream property. This proposed half street section will be the entrance and exit to the off street parking area of a 39, 150 square feet commercial building that will also contain a meat packing business and a wholesale-retail meat market. Such a development is a neighborhood shopping center serving 5,000 or more people.

The plot plan of the proposed C-2 development was approved on December 18, 1963 by the City Commission, including the 30 foot half streets along the North and East property lines, as the only access to the off street parking and loading areas.

My understanding is that the Current Planning section has recommended the approval of the plot plan and the street dedications proposed by the developer, although, no study was made regarding the possible future street pattern in the area. Because of the lack of a previous study, I will review the proposed development, and its relationship to the surrounding properties. Attached is a neighborhood map showing the Ream development and adjoining parcels of land. The site plan shows the 580 feet x 300 feet building to be constructed along the Bonanza Road right of way line with no front off street parking, and until future streets are developed, one entrance to the rear buildings. There is no assurance that the East 30 feet of the proposed business street will be developed when needed for this high volume traffic generator. If the present plot plan is followed, it is advisable to require that the developer secure an additional dedication for a full width business street along the East property line, and full improvement of the right of way.

Since the full length of the business development is opening into a residential street and future single family development, the design will adversely affect adjoining residential land. The present site plan encourages the extension of the C-2 zone to the East, which does not seem desirable, in view of the 10 acre C-1 zone a half mile West of this property. The plot plan should have been re-designed as follows: a U-shaped building opening into Bonanza Road with off street parking in front, and separate entrances, exist at the East and West end of the parking area. Also a 20 foot alley along the East line for the sewer main that is within 5 feet of the East boundary, as shown in the attached map of suggested revised plot plan.

Since there is a 60 feet wide street reservation adjoining, and aligned with the common boundaries of the neighboring parcels, it is reasonable to expect that the ownership pattern will dictate the utilization of these street reservations. The Ream offer for dedication conforms to the alignment of these reservations, and predisposes the opening of the future residential streets into the rear and side of this business property.

Summary: If the plot plan can not be revised and a Bonanza Road front entrance and off street parking secured, the street dedications as offered should be accepted with the additional 30 feet for a full street along the East property line.

INTER-OFFICE MEMORANDUM

May 11, 1964

TO:

Don J. Saylor
Director of Planning

FROM:

Geoff Stormson
Senior Planner

SUBJECT:

Right of way review of Permit No. C-91
for property located north of Bonanza,
west of Lamb.

COPIES TO:

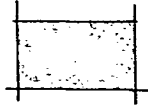
Rezoning application to C-2 was approved subject to development according to the plot plan. The plot plan shows 50' half street for Bonanza, a 30' half street dedication along the east property line, and a 30' road dedication along the north property line.

The dedication offered is in accord with the approved plot plan on file with Z-152-63.

Geoff Stormson

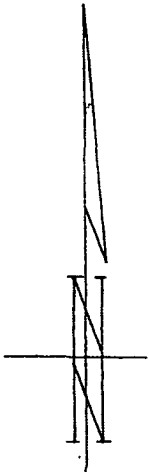
GS:cw

Void of
Useable Information



R/W TO BE DEDICATED

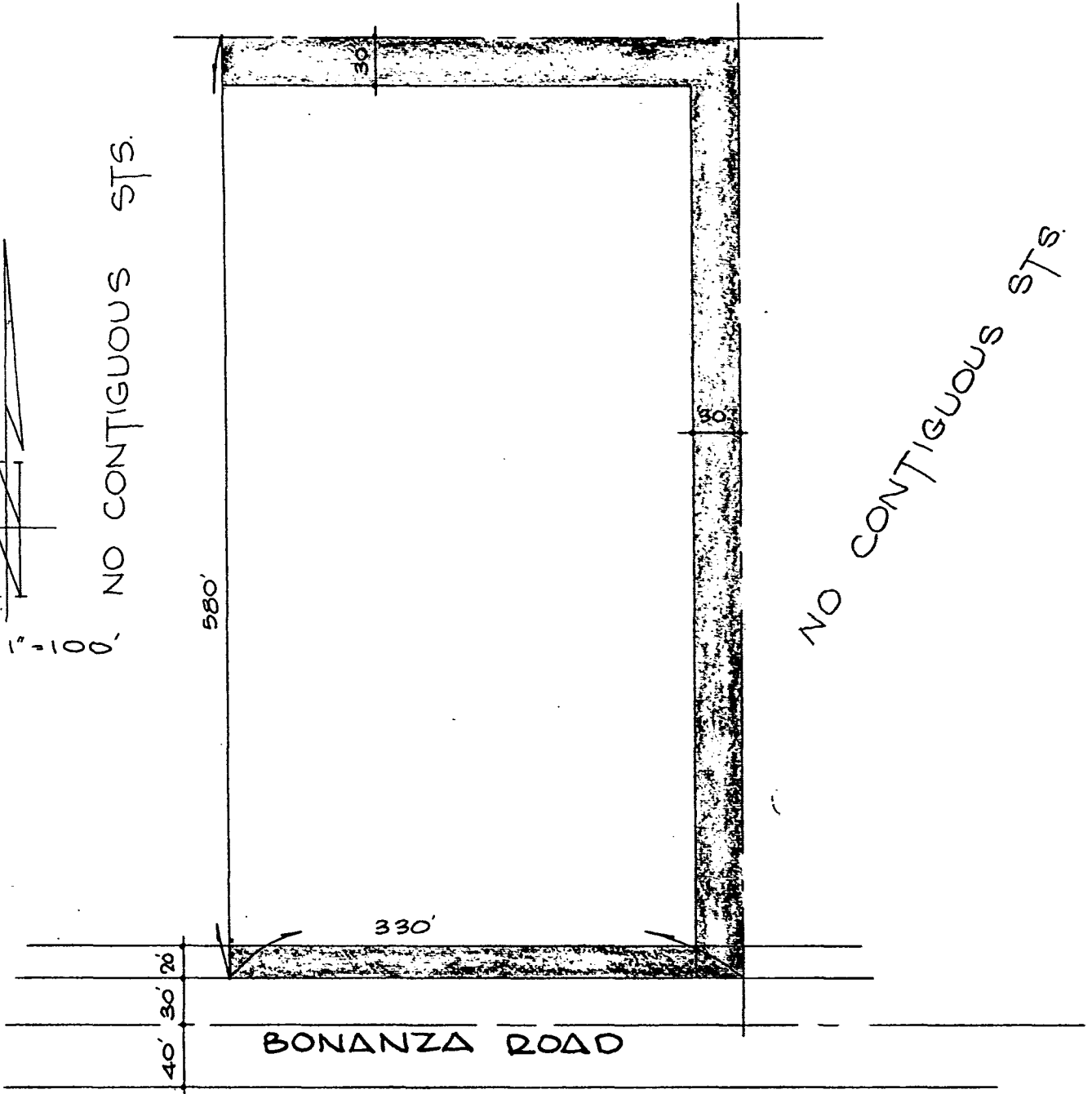
NO CONTIGUOUS STS.



SCALE 1"=100'

NO CONTIGUOUS STS.

NO CONTIGUOUS STS.



MAY 7 1964

INTER-OFFICE MEMORANDUM

TO:

PLANNING DEPARTMENT

FROM:

SERVICES DIVISION
DEPARTMENT OF PUBLIC WORKS

SUBJECT:

PERMIT C-91
Donald L. Ream
Sec. 30-20-62E

COPIES TO:

Mr. Ream has indicated he would be willing to dedicate the following rights of way in connection with the above subject permit.

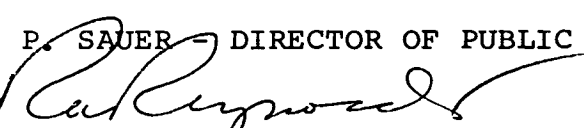
The North 20' of the South 50' and the East 30' and the North 30' of the S $\frac{1}{2}$ of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T20S, R62E.

Kindly review the above description to determine if all these dedications are acceptable.

Please note, a 12" VCP sewer line runs 5' west of the 1/16 line as per drawings of Lamb Boulevard trunk sewer.

R. P. SAUER - DIRECTOR OF PUBLIC WORKS

By


R. A. Reynolds

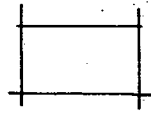
Services Division Engineer

RAR:JMc:ss

2-152-63

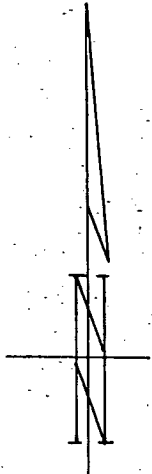


Z-152-E3



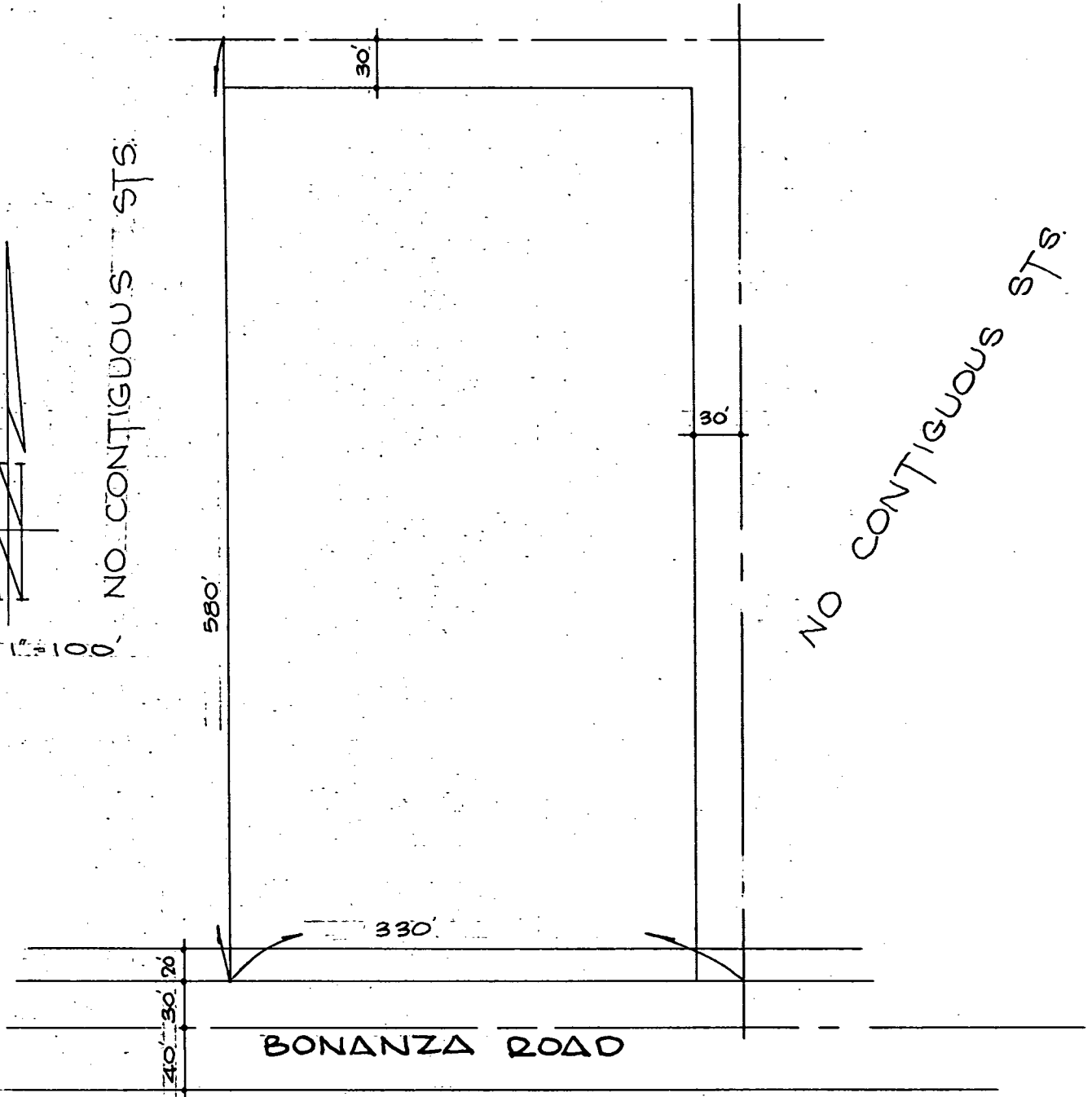
R/W TO BE DEDICATED

NO CONTIGUOUS STS.



NO CONTIGUOUS STS.

SCALE 1"=100'



NO CONTIGUOUS STS.

BONANZA ROAD

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of City Commissioners held on the 18th day of December, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto.

FROM R-E to C-2 (Z-152-63)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

Subject to being in accord with Plot Plan.

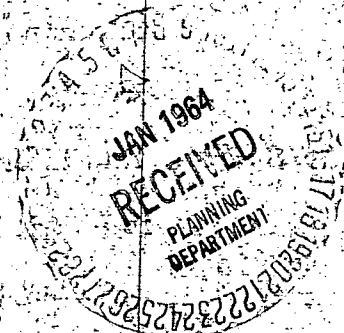
PASSED, ADOPTED AND APPROVED this 18th day of December, 1963.

10

Mayor

ATTEST:

City Clerk



RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

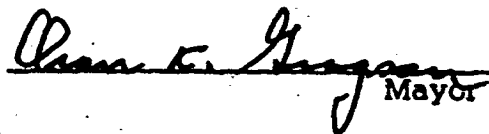
NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of City Commissioners held on the 18th day of December, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto.

FROM R-E to C-2 (Z-152-63)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

Subject to being in accord with Plot Plan.

PASSED, ADOPTED AND APPROVED this 18th day of December, 1963.


Mayor

ATTEST:

City Clerk

3-152-63

December 20, 1963

City Attorney

Planning Department

Request for Resolution of Intent
Preparation

Current Planning - Request Resol. File
City Atty. Corres.

Z-152-63 Z-158-63
Z-155-63 Z-159-63
Z-156-63 Z-160-63

Will you please prepare a Resolution of Intent to rezone the following properties:

Z-152-63 From R-E to C-2

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B.&M.

Subject to: 1. Being in accord with the Plot Plan.

Z-155-63 From R-4 to C-2

Lot 1, Block 10, H.F.M.&M. Addition.

Subject to: 1. Being in accord with the Plot Plan.

Z-156-63 From R-E to C-2

The West 100.00 feet of Lot 3, Block 22, Eastland Heights #1.

Subject to: 1. Being in accord with the Plot Plan.

(Continued on Page 2)

Request for Resolution of Intent Preparation

Z-158-63 From R-1 to C-1

The West 100.00 feet of the East 205.01 feet of the South 200.01 feet of Government Lot 60 of the South Half (S 1/2) of the South Half (S 1/2) of Section 36, Township 20 South, Range 61 East, M.D.B.&M.

- Subject to:
1. Being in accord with the plot plan amended to include a 6 foot block fence along the north line of the commercial area; and, that the building site be moved southerly so that access to the proposed parking area at the rear of the building be included within the commercial area.
 2. That no alley or any other access be provided to the commercial area from the abutting R-1 area to the north.
 3. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
 4. Signing an agreement to enter into the proposed assessment district.
 5. The dedication of the proper rights-of-way as required by the Department of Public Works.
 6. That this proposed development commence within eighteen (18) months hence.

Z-159-63 From R-1 & R-2 to C-1

The South 345.68 feet of the West 512.64 feet of the Southwest Quarter (SW 1/4) of Section 1, Township 21 South, Range 61 East, M.D.B.&M.

- Subject to:
1. Being in accord with the plot plan.

Request for Resolution of Intent Preparation

Z-160-63 From R-3 to P-R

Lots 13 thru 16 (Inclusive), Paradise Village Tract #1.

Subject to: 1. Being in accord with the plot plan.

ROBERT C. CLEMMER

RCC:mb

December 19, 1963

Mr. Donald L. Ream
P. O. Box 2030
Las Vegas, Nevada

Dear Mr. Ream:

ZONE CHANGE APPLICATION - Z-152-63

The Board of City Commissioners, at their regular meeting on December 18, 1963, ADOPTED a Resolution of Intent to Rezone property generally located approximately 1315 feet west of Lamb Boulevard and 336 feet north of Bonanza Road, from R-E to C-2, subject to the following condition:

- (1) Being in accord with the plot plan.

Very truly yours,

Mrs. Sigrid Dodgson
Assistant City Clerk

SD/vml

cc - Planning Department
cc - Public Works Department

Mayor Gragson asked if anyone wished to be heard on this Tentative Map of Stonehaven, to which there was no response.

Commissioner Mirabelli moved that the Tentative Map of Stonehaven be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Fountain, Whipple, and Mayor Gragson voting aye; Commissioner Levy passing his vote because he is an officer and director of Nevada Savings and Loan Association; noes, none.

ZONE CHANGE
Z-152-63

Adopted Resolution of Intent to Rezone to C-2, subject to condition listed.

ZONE CHANGE - Z-152-63 - APPLICATION OF DONALD L. REAM for reclassification of property generally located approximately 1315 feet west of Lamb Boulevard and 336 feet north of Bonanza Road, from R-E to C-2. (Complete legal description on file in City Clerk's Office.)

The Director of Planning, Mr. Donald J. Saylor, briefly described the location of the property and stated: The front portion of this property is already zoned commercial, and he is asking for rezoning to C-2 on the rear portion, or remainder of his holding. There were no protests at the Planning Commission meeting and they recommend approval by means of a Resolution of Intent, subject to being in accord with the plot plan.

Commissioner Levy moved that a Resolution of Intent to Rezone property generally located approximately 1315 feet west of Lamb Boulevard and 336 feet north of Bonanza Road, from R-E to C-2, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

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

ZONE CHANGE
Z-153-63

Denied

ZONE CHANGE - Z-153-63 - APPLICATION OF CHESNEY H. CARVER for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Road, from R-E to C-1. (Complete legal description on file in City Clerk's Office).

The Director of Planning, Mr. Donald J. Saylor, briefly described the location of the property involved in this rezoning application and stated: The property to the north is commercial; to the east is R-E; to the west is R-1 and to the south R-E. The applicant stated this is for a service station. You will recall that this application was before you some two or three months ago, and at that time, the Planning Commission recommended denial, and this Board also denied it. The Planning Commission again recommends denial and we have a protest of record from an adjoining property owner.

Mrs. Hurley, the adjoining property owner, spoke in protest to this proposed service station and stressed the undesirable illuminated advertising lighting and the sound effects caused by motor vehicles. She further stated that Mr. Carver had held his property less than a year; that he is not a resident of Las Vegas and has no stake in the orderly future growth of the City, nor in the development and maintenance of this neighborhood.

Planning Department
400 Stewart Avenue

December 16, 1963

Mr. Donald L. Ream
P. O. Box 2030
Las Vegas, Nevada

Dear Mr. Ream:

At the regular meeting of the City Planning Commission held on December 12, 1963, consideration was given to your request for reclassification of property generally located approximately 1315 feet west of Lamb Boulevard and 336 feet north of Bonanza Road, from R-E to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a Resolution of Intent subject to the following condition:

(1) Being in accord with the plot plan.

This item will be heard by the Board of City Commissioners at 6:00 PM, December 18, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-152-63

2. Z-152-63

Approved

Application of DONALD L. REAM for the reclassification of property legally described as the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 30, T20S, R62E, MDB&M, and generally located approximately 1315.67 feet west of Lamb Boulevard and 336.77 feet north of Bonanza Road, from R-E to C-2.

Mr. Saylor gave the Staff report pointing out the general location. In reviewing the history of this parcel, Mr. Saylor stated that the applicant had over a year ago requested reclassification of the parcel directly to the south of this particular parcel which fronts on Bonanza Road. After much discussion, and based on the fact that the applicant's existing business is located in the route of the Freeway and his urgency to relocate, it was zoned by Resolution of Intent to general commercial classification. As yet there has been no development. Then, several months ago the applicant requested reclassification of this particular parcel to industrial zoning. This request was denied. Again referring to this particular item, the applicant proposes to locate his meat processing business on this parcel, and utilize the front portion of the overall parcel for shops with offstreet parking. Staff has no recommendation. Mr. Saylor further stated that this general area is undeveloped.

The Chairman declared the public hearing open. Mr. Ream appeared in his own behalf. He stated that the reason the front portion of this whole parcel had not been developed is that until just recently there were no utilities available. He further stated that the State Highway Department had extended the removal date of his existing business to the middle of April, 1964. And, that he would continue with the original plan if this alternate plan does not go through. No one appeared to protest.

The Chairman declared the public hearing closed. After discussion, Mr. Fountain moved that the application of DONALD L. REAM for the reclassification of property generally located approximately 1315.67 feet west of Lamb Boulevard and 336.77 feet north of Bonanza Road, from R-E to C-2 be approved by means of a Resolution of Intent subject to the following condition:

- (1) Being in accord with the plot plan.

Mr. Longley, Sr. seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Fountain	Mr. Uehling	
Mr. Longley, Sr.	Mr. Gilday	
Mr. Johnston		
Mr. Matteucci		

The motion carried.

3. Z-153-63

Denied

Application of CHESNEY H. CARVER for the reclassification of property legally described as the west 175.00 feet of the north 300.00 feet of the northwest quarter (NW 1/4) of Section 4, T21S, R61E, MDB&M, save and except that portion dedicated to the City for right-of-way purposes. Generally located on the southeast corner of Charleston Boulevard and Rancho Road, from R-E to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated that an identical application had been submitted a short time ago for reclassification

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#E Use District to a C-2 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 NORTHEAST QUARTER (N.E. 1/4), OF THE SOUTHEAST (S.E. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4), OF THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M. (1315.67 FEET WEST OF LAMB BLVD., AND 336.77 FEET NORTH OF BONANZA ROAD.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, DONALD L. REAM

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.
384 8870
384-1120

Donald L. Ream

PO Box 2030

Subscribed and sworn to before me this 4th day of NOVEMBER, 1963

Layne E. Greer
Notary Public in and for said County and State

My Commission Expires
March 5, 1967

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: 11/4, 1963

FEE: \$ 50.00

RECEIPT NO.: 62176

CASE NO. Z-152-63

BY: Doc

Dec 12, 1963

Director of Planning



1 inch = 200 ft.

Ream. Property Map B.
Suggested revised Plot plan
and future street pattern

40 40

