

Planning & Development Department

Scanning Cover Sheet

Case No Z-0153-63

APN 162-04-101-001

Location SEC of Charleston & Rancho

Applicant Chesney H. Carver

Subject

Reclassification of property.



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

PROTESTS

APPROVALS

FILE No. 2-153-63

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: 2-153-63

MEETING DATE: 12-12-63

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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.

Speaking in his own behalf, Mr. Chesney Carver stated that he had bought this property for a long term investment and was not interested in selling it; that he had granted the requested right-of-way to the City for the widening of Rancho Road, which took about 1/4 of his property; that this street improvement had made his property more desirable for commercial use, and upon checking he was advised that there would be no problem in getting this rezoned, and as a consequence, he had signed a favorable lease with Standard Oil Company for a proposed service station. He referred to the public hearing before the Planning Commission on the rezoning of the West Charleston area and stated that it was indicated that individual applications for spot zonings in this area would be considered or reconsidered by the Planning Commission, which was his reason for resubmitting this application at this time.

Mr. Saylor stated that the Planning Commission had recommended that changes in zoning from Rancho to Highland be considered as submitted on an individual basis, but had not taken the position that this should be opened up for any type of commercial development; and the fact that they again recommended denial of this application indicated that they did not feel this was an appropriate use for this area.

Commissioner Whipple moved that the recommendation of the Planning Commission be upheld, and that the application of Chesney H. Carver (Z-153-63) for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Road, from R-E to C-1, be DENIED.

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-154-63

Referred back
to Planning
Commission
for recommenda-
tion

ZONE CHANGE - Z-154-63 - APPLICATION OF DENNIS G. CAMPTON, M. D. for reclassification of property generally located on the northwest corner of Cashman Drive and West Charleston Boulevard, from R-E to P-R. (Complete legal description on file in City Clerk's Office).

The Director of Planning, Mr. Donald J. Saylor, described the general location of the property in question and stated: To the west of this property is a lot occupied by a home, and then the L. D. S. Church; and to the south is the Wesley Subdivision. The application was signed by Dr. Dennis G. Campton under a Power of Attorney. The Las Vegas Land and Mortgage Company is the actual owner of the property. The proposal is that if this rezoning is approved, Dr. Campton will utilize this for an office, as shown on the plot plan.

Dr. Campton, speaking in his own behalf, stated that the application had been signed by a Power of Attorney, but that he hoped to purchase this property from the Las Vegas Land and Mortgage Company for the purpose of establishing his practice in the West Charleston area; and that they had agreed to fulfill all of the requirements set forth, with the exception of the block wall fence to be erected, which was objectionable to the adjoining home owner.

December 19, 1963

Mr. Chesney H. Carver
30 North Raymond Avenue, Room 207
Pasadena, California

Dear Mr. Carver:

ZONE CHANGE APPLICATION - Z-153-63

The Board of City Commissioners, at their regular meeting on December 18, 1963, considered your application for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Road, from R-E to C-1.

By motion duly made, seconded, and carried this application (Z-153-63) was DENIED.

Very truly yours,

Mrs. Sigrid Dodgson
Assistant City Clerk

SD/vml

cc - Planning Department
cc - Public Works Department

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

of this parcel to C-1 for a proposed service station. The Commission recommended denial of that request. He further stated that as this application is also for a proposed service station, he would not reiterate the previous comments unless requested to do so. The Chairman declared the public hearing open. Mrs. Stephanie Hurley appeared to protest. Mr. Carver appeared in his own behalf. The Chairman declared the public hearing closed. Mr. Gilday pointed out that although this is within the area the Commission deemed feasible for transition, a service station was not considered compatible or desirable at this location due to Rancho Road being very narrow at this location with no outlook that it will be widened. After further discussion, Mr. Matteucci moved that the application of CHESNEY H. CARVER for the reclassification of property generally located on the southeast corner of Charleston Boulevard and Rancho Road, from R-E to C-1 be denied. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

4. Z-154-63

No recommendation

Application of DENNIS G. CAMPTON, MD for the reclassification of property legally described as beginning at the southwest corner of the west half (W 1/2) of the southwest quarter (SW 1/4) of Section 32, T20S, R61E, MDB&M; thence north along the west line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 50 feet to a point; thence east and parallel to the south line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 364 feet to a point, being the true point of beginning; thence continuing east and parallel with the south line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 91 feet to a point; thence north and parallel to the west line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 233 feet to a point; thence west and parallel to the south line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 91 feet to a point; thence south and parallel with the west line of the west half (W 1/2) of the southwest quarter (SW 1/4) of said Section 32, a distance of 233 feet to the true point of beginning. Generally located on the northwest corner of Cashman Drive and Charleston Boulevard, from R-E to PR.

Mr. Saylor gave the Staff report pointing out the general location. This parcel is also involved in the overall policy adopted by the Commission in relation to frontage properties along West Charleston Boulevard. To briefly reiterate, the area from Highland to Rancho would be favorably considered for change based on each applicant's own merits with the submittal of plot plans and whether the proposed development was compatible to its adjacent area; the area from Rancho Road to Valley View to remain in its present classification. Mr. Saylor further stated that conditions had not changed. Although Staff is not taking an adamant stand on this, and feels that this application in itself is innocuous, there are two things that must be considered. One, what kind of land use pattern will we have on West Charleston Boulevard. This will not affect the Master Plan, however will cause ramifications to the properties fronting on West Charleston, and to the interior properties. And two, the demand is not there. It will be some time before

**Planning Department
400 Stewart Avenue**

December 16, 1963

**Mr. Chesney H. Carver
30 North Raymond Avenue, Room 207
Pasadena, California**

Dear Mr. Carver:

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 on the southeast corner of West Charleston Boulevard and Rancho Road, from R-E 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 on the basis that this location is not appropriate for the proposed service station.

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-153-63

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-E 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 West 175.00 feet of the North 300.00 feet of the Northwest Quarter (NW1/4) of Section 4, T21S, R61E., M.D.B.&M., Save and except that portion dedicated to the City for Right-of-way purposes.

Generally located on the Southeast corner of Charleston Blvd. and Rancho Road.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, CHESNEY H. CARVER

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.

Chesney H. Carver 30 N. Raymond Ave 542-7137
Rom 207, Pasadena Calif

Subscribed and sworn to before me this 1st day of November, 19 63

[Signature]
Notary Public in and for said County and State

My Commission Expires January 2, 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: 11/7/, 1963

FEE: \$ 50.00

RECEIPT NO.: 62178

CASE NO. 2-153-63

BY: [Signature]

Dec 12, 1963

Director of Planning