

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0155-63

APN 139-27-110-039

Location NEC of "F" St & Van Buren

Applicant Charmicor, Inc.

Subject

Reclassification of property.



FILE HISTORY

[illegible]

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: 2-155-63

MEETING DATE: December 12, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

INTER-OFFICE MEMORANDUM

4/14/66

TO:

Director of Planning
Don I. Taylor

FROM:

Bldg Dept.
H.D. Burlingame

SUBJECT:

File # Z-155-63
520 W. Van Buren.

COPIES TO:

Master File
Bldg Director: John Replegle

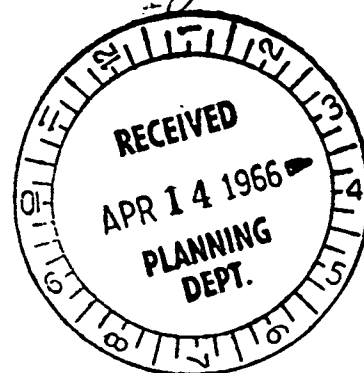
This is a logical reclassification. The following items would be necessary before license approval:

- ① 6'0 Blk Wall Separation
- ② Stucco Overhang and N.E. Wall Opening -
- ③ Supply necessary blacktop for parking area.

Z-155-63

Bldg Dept.

Alene Burlingame



INTEROFFICE COMMUNICATION

DATE April 12, 1966

TO: Building Department

FROM: Planning Department

This is concerning the existing residential building for conversion to commercial use:

SUBJECT: File No. Z-155-63

Application Submitted by: CHARMICOR, INC.

Reclassification: From R-4 To C-2

Address and/or General Location of Property:

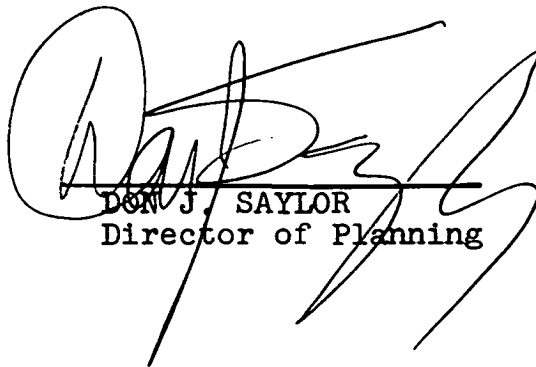
The northeast corner of "F" Street and Van Buren Avenue.

520 W. VAN BUREN

City Planning Commission Meeting April 14, 1966

Your remarks regarding this application prior to 4/14/66 will be greatly appreciated.

PLOT PLAN ATTACHED: YES ☐
NO ☒


DON J. SAYLOR
Director of Planning

DJS:da

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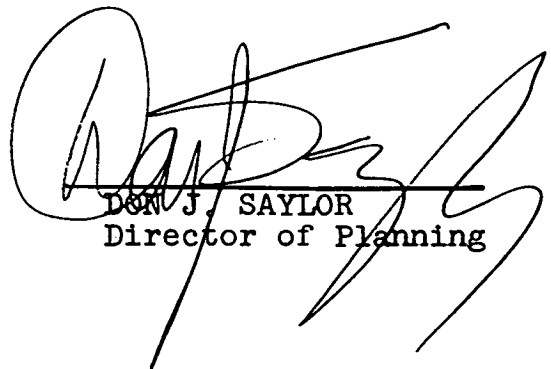
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PLOT PLAN ATTACHED: YES ☐

NO ☒


DON J. SAYLOR
Director of Planning

DJS:da

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-4 to C-2 (Z-155-63)

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

Subject to being in accord with Plot Plan.

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


MAYOR

ATTEST:

CITY CLERK

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Subject to being in accord with Plot Plan.

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


MAYOR

ATTEST:

CITY CLERK

The home owner immediately adjacent to the west stated that she did not object to the rezoning and in fact felt that something should be done with the entire corner, but that she did object to the erection of another 5 foot block wall fence.

Mr. Saylor pointed out that this had been sent to the City Commission with no recommendation by the Planning Commission, inasmuch as the motion for approval did not carry, the voting being tied 3 in favor and 3 against.

The City Attorney, Mr. Sidney R. Whitmore, stated that the Planning Commission did not have the authority to send an application to the City Commission without recommendation, and that this matter should be referred back to the Planning Commission for a definite recommendation.

In accordance with the recommendation of the City Attorney, Commissioner Mirabelli moved that the 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, be REFERRED back to the Planning Commission for a definite recommendation.

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

Mayor Gragson: I believe it would be well if the Chairman of the Planning Commission had a written ruling or notification that according to the Charter they must make a definite recommendation to this Commission.

ZONE CHANGE
Z-155-63

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

ZONE CHANGE - Z-155-63 - APPLICATION OF CHARMICOR, INC. for reclassification of property generally located on the northeast corner of "F" Street and Van Buren Avenue, from R-4 to C-2, legally described as Lot 1, Block 10, H.F.M. & M. Addition.

The Director of Planning, Mr. Donald J. Saylor: The Agenda states that the change is from R-4 to C-2. However, some months ago, a Resolution of Intent to Rezone to C-1 was adopted, so he does have C-1 pending. The reason for requesting this change to C-2 is that he wants to put twice as many shops on the property, which means that he will not have enough offstreet parking. The applicant feels that in this particular neighborhood, the offstreet parking demand is a great deal less than it might be in other areas. He further feels that most of his employees would be within walking distance and would not be driving their cars, and that many of his customers would be pedestrian customers. The Planning Commission agreed with this premise, and recommended approval by means of a Resolution of Intent, subject to being in accord with the plot plan.

There being no response to the Mayor's call for comments on this application, Commissioner Mirabelli moved that a Resolution of Intent to Rezone property generally located on the northeast corner of "F" Street and Van Buren Avenue, from R-4 to C-2, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

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-156-63

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

ZONE CHANGE - Z-156-63 - APPLICATION OF JOHN AND NELLIE COVARRUBIAS for reclassification of property generally located on the northeast corner of Sunset Drive and Vegas Drive, from R-E to C-2, legally described as the west 100 feet of Lot 3, Block 22, Eastland Heights No. 1.

The Director of Planning, Mr. Donald J. Saylor: This is in the area annexed about a year ago along Tonopah Highway. This was annexed with the existing zoning pattern, which is the usual policy. The pattern established by the County was a strip commercial zone of C-2, 660 feet from the center line. Part of the applicant's property is already zoned C-2, and he is requesting the change for the remainder of the property, so that he can utilize it for commercial purposes. The Planning Commission recommended approval, in accord with the plot plan.

There being no response to the Mayor's call for comments, Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the northeast corner of Sunset Drive and Vegas Drive, 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-158-63

Adopted Resolution of Intent to Rezone to C-1, subject to conditions listed

ZONE CHANGE - Z-158-63 - APPLICATION OF RON RUDIN for reclassification of property generally located on the north side of West Charleston Boulevard between Brush and Mohawk Streets, from R-1 to C-1. (Complete legal description on file in City Clerk's Office).

The Director of Planning, Mr. Donald J. Saylor, explained the general location of the property in question and stated: This application is in accord with the over-all policy adopted by the Planning Commission. You will note that there are 6 conditions shown on your Agenda, which are in accord also with the over-all policy and the applicant has agreed to them. Subject to these conditions, the Planning Commission recommends approval.

Commissioner Mirabelli questioned what the thinking of the Planning Commission was with regard to Condition No. 2 -- that no alley nor other access be provided to the commercial area from the abutting R-1 area to the north.

Mr. Saylor: The original policy established by the Planning Commission was to leave 100 feet of residential property, abutting the commercial and facing the interior street, so that the commercial would not spread into the interior residential area. Applicant had wanted to provide a 20 foot alley within that 100 feet, which would only leave 80 feet for residential development, which was too narrow, so he is going to get access across his commercial property.

December 19, 1963

CHARMICOR, INC.
Attention: Chas. L. Kellar, President
1133 Comstock Drive
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-155-63

The Board of City Commissioners, at their regular meeting on December 18, 1963, ADOPTED a Resolution of Intent to Rezone property generally located on the northeast corner of "F" Street and Van Buren Avenue, from R-4 to C-2, subject to the following condition:

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

Very truly yours,

SD/vml

Mrs. Sigrid Dodgson
Assistant City Clerk

cc - Planning Department
cc - Public Works Department

December 20, 1963

3-155-63

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

this entire area could transition to another use. If we have a scattering of professional offices, and there is no longer a demand for this type use, then the encroachment of commercial developments and/or service stations will commence. The point is, that while this type use would be appropriate, due to its residential atmosphere, a more dense commercial use would have a detrimental affect in this area. The record indicated one letter of protest.

The Chairman declared the public hearing open.

Mrs. Craig appeared in behalf of the applicant.

At this point, Mr. Saylor stated that our records indicate that this property is owned by the Las Vegas Land and Mortgage Co. Power of Attorney was granted to the applicant, however, the instrument is unsigned.

Mr. Bruner appeared in behalf of the applicant and stated he owned the Las Vegas Land and Mortgage Co. and the unsigned instrument was an oversight.

Mrs. Charles Butzer appeared in favor of this application. She stated that the alley way to the rear of this parcel was not a dedicated right-of-way.

The Chairman declared the public hearing closed.

After further discussion, Mr. Fountain moved that the application of DENNIS G. CAMPTON, MD for the reclassification of property generally located on the northwest corner of Cashman Drive and Charleston Boulevard, from R-E to PR be approved by means of a Resolution of Intent subject to the following conditions:

- (1) That the existing alley easement be a dedicated alley right-of-way.
- (2) Being in accord with the plot plan.
- (3) That Power of Attorney given to the applicant by the legal owner of the property be filed with the City Attorney.

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. Gilday	Mr. Matteucci	
Mr. Longley, Sr.	Mr. Johnston	

The motion did not carry.

Acting Chairman Johnston ruled that this item be referred to the Board of City Commissioners with no recommendation.

5. Z-155-63

Approved

Application of CHARMICOR, INC. for the reclassification of property legally described as Lot 1, Block 10, H. F. M. & M. Addition, and generally located on the northeast corner of "F" Street and Van Buren Avenue, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that several months ago this parcel had been approved by means of a Resolution of Intent to C-1 classification. The purpose of the request for C-2 is to increase the elevation to two stories and by retaining the C-1, the required amount of offstreet parking could not be provided. Staff finds no particular problems. The record indicated one letter of protest.

The Chairman declared the public hearing open.

Mrs. Stevens, who wrote the letter of protest, appeared stating she protested only if a liquor store was to be permitted at this location.

Mr. Kellar appeared in behalf of the applicant.
The Chairman declared the public hearing closed.
After discussion, Mr. Gilday moved that the application of CHARMICOR, INC. for the reclassification of property generally located on the northeast corner of "F" Street and Van Buren Avenue, from R-4 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. Fountain seconded the motion and the vote by roll call was as follows:

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

The motion carried.

RECESS:

Acting Chairman Johnston declared a 5 minute recess at 9:15 PM.

6. Z-156-63

Approved

Application of JOHN & NELLIE COVARRUBIAS for the reclassification of property legally described as the west 100 feet of Lot 3, Block 22, Eastland Heights No. 1, and generally located on the northeast corner of Sunset Drive and Vegas Drive, from R-E to C-2. Mr. Saylor gave the Staff report pointing out the general location. In describing this parcel, Mr. Saylor stated that due to the policy of Clark County to strip zone to commercial classification along all major highways to a depth of 660 feet, this parcel was divided almost in half in relation to zone classification. One portion is commercial and the remainder R-E. As our policy when annexation occurs is to accept the existing zone classification and/or use, the lot is presently divided by two classifications. Although Staff does not feel that blanket zoning of a strip such as this is good planning because of the many problems involved, Staff does feel that the remainder of this lot should be zoned commercial. The record indicated two letters of protest.

The Chairman declared the public hearing open.
A property owner appeared for clarification of the zoning in this general area.

Mr. Bob Pierce appeared to protest.

Mr. John Covarrubias appeared in his own behalf.

Mrs. Dottie Myer appeared in behalf of the applicant. She stated the proposed development is a convenience market with plans for construction to commence immediately.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of JOHN & NELLIE COVARRUBIAS for the reclassification of property generally located on the northeast corner of Sunset Drive and Vegas Drive, 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. Gilday seconded the motion and it was carried by a unanimous vote.

7. Z-157-63

Abeyance

Application of VITO LOMBARDO for the reclassification of property legally described as Lots 5 & 6, Block 24, Clark's Las Vegas Townsite, and generally located on

**Planning Department
400 Stewart Avenue**

December 16, 1963

**Charmicor, Inc.
Attn: Charles L. Kellar, President
1133 Comstock Drive
Las Vegas, Nevada**

Dear Mr. Kellar:

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 northeast corner of "F" Street and Van Buren Avenue, from R-4 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-155-63

Las Vegas, Nevada

Dec. 11, 1963

Planning Commission of the City of Las Vegas,
Las Vegas, Nevada

Re: Z-155-63 *ProTest*
Reclassification of Lot One (1),
Block Ten (10), H.F.M. & M. Addition.

Gentlemen:

I own Lot Two (2) in Block Ten (10) of H.F.M. & M. Addition, Las Vegas, Nevada. The street address is 510 Van Buren. My lot is right next to the property sought to be rezoned.

It is my understanding that Charles Kellar wants to rezone the above described Lot One (1) so that he can put in a liquor store there.

My property is a residence and the other properties in the same block are residences.

I strongly object to the rezoning of the above described property from R-4 (Apartment Residence) to C-2 (General Commercial).

Very truly yours,

Marvel Stevens
Marvel Stevens



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-4~~ ^{C-2} 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:

Lot One (1) in Block Ten (10) of H. F. M. & M. Addition to the City of Las Vegas,

as shown by map thereof on file in Book 1 of Plats, page 47, in the Office of the

County Recorder of Clark County, Nevada, being known as and by #520

Van Buren Street. generally located on the NE corner of F & 1st

Block

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, CHARLES L. KELLAR, President of CHARMICOR, INC., a Nevada corporation,
owner of the land herein,

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.

1133 Comstock Drive

384-6583

Las Vegas, Nevada

Subscribed and sworn to before me this 18th day of November, 19 63

Gail Brand
Notary Public in and for said County and State

My Commission expires

September 3, 1967

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: 11/18/, 19 63

FEE: \$ 50.00

RECEIPT NO.: 62182

CASE NO. Z-155-63

BY: LLK

12/12/63

Director of Planning