

Planning & Development Department Scanning Cover Sheet

Case No Z-0157-63

APN 139-34-311-060

Location E of 2nd St btw Bonneville & Garces

Applicant Vito Lombardo

Subject

Reclassification of property.



1 2 3 4 5 6

PROPERTY OWNERS

PROTESTS

APPROVALS

Sarah A Jeffries
616 So 3rd

FILE No. 2-157-63

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: 2-157-63

MEETING DATE: December 12, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

December 12, 1963

November 27, 1963

Notice is hereby given that on December 12, 1963, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

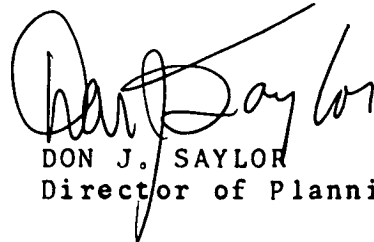
Z-157-63

VITO LOMBARDO FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOTS 5 AND 6, BLOCK 24, CLARK'S
LAS VEGAS TOWNSITE. GENERALLY LOCATED ON THE EAST
SIDE OF SECOND STREET BETWEEN BONNEVILLE AVENUE
AND GARCES AVENUE.

FROM: R-4 (Apartment Residence)

TO: C-2 (General 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

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FROM: R-4 (Apartment Residence)

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OK-Reg.

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
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DON J. SAYLOR
Director of Planning

DJS: mb

around said curve an arc length of 13.97 feet to a point of tangency; thence south 0°57'20" west a distance of 160.61 feet to a point; thence south 85°36'48" west a distance of 334.88 feet to a point; thence south 89°59'59" west a distance of 151.50 feet to the true point of beginning. Generally located on the north side of West Fremont Street between Jones and Torrey Pines Boulevards, from R-1 to R-3. Mr. Saylor stated that this item had been held in abeyance from the last meeting where several conditions the protestants had worked out with Mr. Becker were to be discussed with the City Attorney as to whether or not they could be subjected to the approval of this item legally. This information from the City Attorney has not been finalized, and Staff requests that this item be continued in abeyance. After discussion, Mr. Fountain moved that the application of NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located as follows:

Parcel No. 1 - on the northwest corner of Jones Boulevard and West Fremont Street, from R-1 to C-1;

Parcel No. 2 - on the north side of West Fremont Street between Jones and Torrey Pines Boulevards, from R-1 to R-3;

be continued in abeyance.

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

5. DOWNTOWN EXTENSION

Study Report

Mr. Saylor stated that this is the second report on the pros and cons of extending the downtown area, or commercial zoning over the entire area from Charleston Boulevard north to Bonanza Road, bounded by the west side of Sixth Street to Main Street. Mr. Saylor stated that Staff conducted a survey on the building quality in the area south from Bridger Avenue. This check was made from looking at the outside of the buildings. He then presented a map with the results of this survey which showed that the major portion of the buildings to be of older construction. Staff also prepared a display map showing the various land uses, which Mr. Saylor presented to the Commission. As shown on this map, the zoning does not always agree with the land use, and also as noted, there is a mixture of land uses. In essence, Mr. Saylor stated, these display maps bring out these two points, the fact that this is an older area with mixed land uses. Staff recommended that the Commission request a joint meeting with the Board of City Commissioners to further discuss this item.

After discussion, Mr. Gilday moved that a joint meeting be requested with the Board of City Commissioners and that Staff proceed with the process of setting up such meeting to discuss this item.

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

6. Z-157-63

Withdrawn

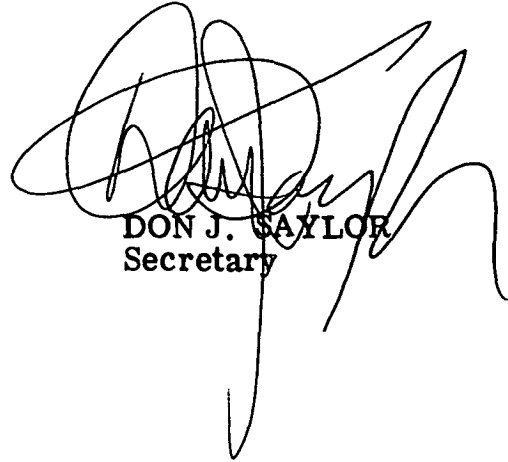
Application of VITO LOMARDO for reclassification of property legally described as Lots 5 and 6, Block 24, Clark's Las Vegas Townsite, and generally located on the east side of Second Street between Bonneville Avenue and Garces Avenue, from R-4 to C-2.

Mr. Saylor pointed out the general location of the parcel involved in this request, as it is located in the area under study for extension of commercial zoning. He further stated that the proposed use was to construct an office building, and to keep the existing residential use also.

However, the applicant has withdrawn his request and no action is necessary.

ADJOURNMENT:

Upon motion duly made, seconded and carried, the regular meeting of the City Planning Commission was adjourned at 9:30 PM.



DON J. SAYLOR
Secretary

DJS:eb

City of **LAS VEGAS**
N E V A D A

Planning Department
400 Stewart Avenue

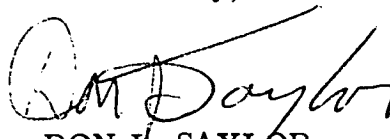
January 21, 1964

Mr. Vito Lombardo
2100 East Oakey Boulevard
Las Vegas, Nevada

Dear Mr. Lombardo:

Please be informed that your application, file no. Z-157-63, to reclassify property generally located on the east side of Second Street between Bonneville Avenue and Garces Avenue, from R-4 to C-2, is scheduled to be considered at the next regular meeting of the City Planning Commission to be held at 7:30 PM, January 28, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,


DON J. SAYLOR
Director of Planning

DJS:eb

Z-157-63

*for 24/64
Gentlemen
I wish to withdraw this application
Sincerely yours Vito Lombardo*

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

the east side of Second Street between Bonneville Avenue and Garces Avenue, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He pointed out that this parcel is located in the middle of the block surrounded by R-4 zoned properties. The proposed plan is to utilize a portion of the parcel for a small office building and to continue the existing residential use. If the Commission acted upon this item at this meeting, Staff would recommend denial, however, since this parcel is located within the boundaries of the area under study for extension of the downtown area, Staff suggests it be held in abeyance until that report is completed.

The Chairman declared the public hearing open.

Mr. Lombardo appeared in his own behalf and stated he concurred with Staff to hold this item in abeyance.

The Chairman declared the public hearing closed.

After discussion, Mr. Fountain moved that the application of VITO LOMBARDO for the reclassification of property generally located on the east side of Second Street between Bonneville Avenue and Garces Avenue, from R-4 to C-2, be held in abeyance pending the completion of the study on the extension of the downtown area.

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

8. Z-158-63

Approved

Application of RON RUDIN for the reclassification of property legally described as commencing at the southeast corner of Government Lot 60, Section 36, T20S, R60E, MDB&M; thence north 89°33'00" west along the south line thereof a distance of 105.01 feet to the true point of beginning; thence continuing north 89°33'00" west a distance of 100.00 feet to a point; thence north 0°53'46" west a distance of 200.01 feet to a point; thence south 89°33'00" east a distance of 100.00 feet to a point; thence south 0°53'46" east a distance of 200.01 feet to the true point of beginning. Generally located on the north side of West Charleston Boulevard between Brush Street and Mohawk Street, from R-1 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated further that this parcel is located in the area which has transitioned in the last several months and under a firm control set up by the policy adopted by the Commission. Briefly, this policy is to allow development to a depth of 150 feet with access to the rear of the development provided from Charleston Boulevard. After the required rights-of-way were dedicated this would provide 100 feet for residential purposes. This particular application would demand an alley which would leave only 80 feet reserved for residential use. Staff has no objections to the proposed plan, but does object to allowing an alley which would usurp some of the area reserved for residential purposes. Staff feels the development should be contained within the 150 foot depth as has been done with other developments. Further, Mr. Saylor stated that the applicant owns the adjacent parcel which borders Brush Street so access to the rear of this parcel could be provided with a driveway located within the 150 foot depth from Brush Street.

The Chairman declared the public hearing open.

Mr. Charles Miles appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of RON RUDIN for the reclassification of property generally located on the north side of West Charleston Boulevard from R-1 to C-1 be approved by means of

**Planning Department
400 Stewart Avenue**

January 21, 1964

**Mr. Vito Lombardo
2100 East Oakey Boulevard
Las Vegas, Nevada**

Dear Mr. Lombardo:

Please be informed that your application, file no. Z-157-63, to reclassify property generally located on the east side of Second Street between Bonneville Avenue and Garces Avenue, from R-4 to C-2, is scheduled to be considered at the next regular meeting of the City Planning Commission to be held at 7:30 PM, January 28, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-157-63

**Planning Department
400 Stewart Avenue**

December 16, 1963

**Mr. Vito Lombardi
2100 East Oakey Boulevard
Las Vegas, Nevada**

Dear Mr. Lombardi:

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 east side of Second Street between Bonneville and Garces Avenues, from R-4 to C-2.

It was voted by the Planning Commission to hold this item in abeyance for further study, pending the completion of the Downtown Extension Study Report.

You will be notified when this study is complete and the date that this item will again be scheduled to be heard.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-157-63

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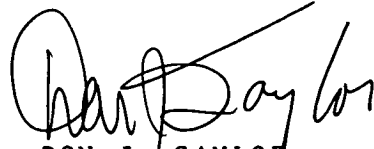
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FROM: R-4 (Apartment Residence)

TO: C-2 (General Commercial)

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DON J. SAYLOR
Director of Planning

I approve of the change in zoning
Sarah A. Jeffries

DJS:mb



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 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 \$ 55.00.

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

Lot 5 & 6, Block 24, Clark Las Vegas
Coronville - generally located on the E side of 2nd St
Between Bonneville & Haver

OWNER'S AFFIDAVITSTATE OF NEVADA)
COUNTY OF CLARK) ss:I, x [Signature]

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.

x [Signature]x 2100 East Oakley Blvdx 382-5128Subscribed and sworn to before me this 18th day of November, 1963

My Commission Expires January 2, 1966

[Signature]
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: Nov. 18, 1963FEE: \$ 55.00RECEIPT NO.: 62184CASE NO. Z-157-63BY: [Signature]Dec 12, 1963

Director of Planning