

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0158-63

APN 138-36-803-008

Location N of Charleston btw Brush & Mohawk

Applicant Ron Rudin

Subject

Reclassification of property.



FILE HISTORY

[illegible]

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

PROTESTS

APPROVALS

FILE No. 2-158-63

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-158-63

MEETING DATE: December 12, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Twelfth Streets and on the south side of Bonanza Road between Ninth and Tenth Streets, from R-2 and R-3 to C-1.

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

13. Z-158-63
Plot Plan Review
Approved

Approved application of RON RUDIN for the reclassification of property generally located on the north side of West Charleston Boulevard between Brush Street and Mohwak Street, in land use zone C-1.

Mr. Saylor stated that in approving commercial zoning it is approved in accordance with the plot plan. A sign is not usually brought up as part of the plot plan approval but the applicant, ordinarily, comes back to staff with a sign for approval and staff has felt that it should go back to the Planning Commission for review. So staff would like clarification as to when the plot plan is approved, does this imply that the Commission approves a sign also? Mr. Saylor further stated that this sign was in conformance to the Ordinance requirements and staff recommended approval.

After discussion, Mr. Longley, Sr. moved that the plot plan be approved as recommended by staff and Mr. Gilday seconded the motion.

14. Z-28-65
Abeyance

Application of the CITY OF LAS VEGAS for reclassification of property legally described as:

(Parcel 1) From R-1 to C-1

A portion of the Northeast Quarter ($NE\frac{1}{4}$) of Section 28, T20S, R61E, MDB&M, and being more particularly described as commencing at the North Quarter corner of said Section 28; thence East 285.34 feet to the center line of "N" Street, the true point of beginning; thence South 229.87 feet; thence East 133.31 feet; thence North 26.52 feet; thence East 76.32 feet; thence South 26.52 feet; thence East 76.32 feet; thence North 26.52 feet; thence East 76.31 feet; thence South 26.52 feet; thence East to the center line of "J" Street; thence North 230.0 feet to the North line of Section 28; thence West along said North line to the intersection of the center line of "N" Street with the North line of Section 28, said point being the true point of beginning;

(Parcel 2) From R-E to P-R

A portion of the Northeast Quarter ($NE\frac{1}{4}$) of Sec. 28, T20S, R61E, MDB&M, and being more particularly described as beginning at the North Quarter corner of said Section 28; thence East 285.34 feet to the center line of "N" Street; thence South 230.0 feet; thence West 285.34 feet to the center line of Highland Drive; thence North 230.0 feet to the true point of beginning;

(Parcel 3) From R-4 and R-3 to P-R

A portion of the Southeast Quarter ($SE\frac{1}{4}$) of Sec. 21, T20S, R61E, MDB&M, and being more particularly described as beginning at the South Quarter corner of said Section 21; thence East 285.34 feet along the South line of Section 21; thence North 170.0 feet; thence West 285.34 feet to the center line of Highland Drive; thence South 170.0 feet to the true point of beginning;

October 22, 1964

City Attorney

Planning Department

Request for Ordinance Preparation

City Atty. Gen. Corres.

✓ Z-158-63

Z-13-64

Z-65-64

Z-44-64

C.P. Req. for Ord. Prep. File

Will you please prepare an ordinance for the following rezonings:

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

The West 200.00 feet of the East 205.01 feet of the South 200.01 feet of Govt. Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B. & M.

Z-13-64 FROM R-1 to C-1

The West 130.28 feet of the East 335.29 feet of the North 102.00 feet of the South 152.01 feet of Govt. Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B. & M.

Z-65-64 FROM R-1 to C-1

The South 38.00 feet of the North 68.00 feet of the West 108.12 feet of the East 213.12 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B. & M.

Z-44-64 FROM R-1 to C-1

The West 110.00 feet of the East 215.01 feet of the North 108.00 feet of the South 260.00 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B. & M.

ROBERT C. CLEMMER
Senior Planner

RCC:mb

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 10-31-64

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 7862

Name of Applicant W. J. ...

Business ...

Address ... W. ... Zone C-1

2-158-63

YES

NO

This is a change of NAME

☐☒

This is a change of OWNERSHIP

☐☐

This is a change of LOCATION

☒☐

Approved

Denied

Application is

☒☐

Building

License

and forwarded to

☒☐

[Signature]
Inspector

[Signature]
Director of Planning

ORDINANCE NO. 934-66

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, of the Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

FROM R-1 TO C-1 (Z-151-63)

A portion of the Southeast Quarter (SE 1/4) of Section 26, Township 20 South, Range 60 East, M.D.B.&M., and more particularly described as follows:

Commencing at the Southeast corner of said Section 26; thence South 89°50'59" West along the South line of said Section 26; thence North 01°59'39" East along the West line of Jones Boulevard, as shown on the map of Charleston Heights Tract No. 28-A recorded in Book 6, Page 57 of Plats in the Office of the Recorder of Clark County, Nevada, a distance of 280.47 feet; thence North 83°56'36" West a distance of 10.74 feet; thence along a curve to the left subtending a central angle of 96°10'59" and having a radius of 15.00 feet a distance of 25.18 feet; thence along a curve to the right having a radius of 166.84 feet and subtending a central angle of 19°10'15" a distance of 55.82 feet; thence along a curve to the right having a radius of 226.84 feet and subtending a central angle of 20°00'00" a distance of 79.18 feet to the True Point of Beginning; thence North 89°02'40" West a distance of 255.29 feet; thence along a curve to the right having a radius of 330.00 feet and subtending a central angle of 6°45' a distance of 39 feet; thence South 00°00' East a distance of 175.00 feet to a point on the North line of the West Fremont Street right-of-way; thence Easterly along the North right-of-way of West Fremont Street a distance of 285.00 feet; thence North 00°00' East a distance of 145.00 feet to the True Point of Beginning.

FROM R-1 TO C-1 (Z-23-64)

The West 200.00 feet of the North 215.00 feet of the Northeast Quarter (NE 1/4), Section 7, Township 21 South, Range 61 East, M.D.B.&M.

FROM C-2 TO C-1 (Z-81-64)

The West 410.00 feet of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 TO C-1 (Z-158-63)

The West 200.00 feet of the East 205.01 feet of the South 200.01 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-1 TO C-1 (Z-13-64)

The West 130.28 feet of the East 335.29 feet of the North 102.00 feet of the South 152.01 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M. D.B.&M.

FROM R-1 TO C-1 (Z-65-64)

The South 38.00 feet of the North 68.00 feet of the West 108.12 feet of the East 213.12 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-1 TO C-1 (Z-44-64)

The West 110.00 feet of the East 215.01 feet of the North 108.00 feet of the South 260.00 feet of Government Lot 60, Section 36, Township 20 South, Range 60 East, M.D.B.&M.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 1964.

Mayor

ATTEST:

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 4th day of November, 1964, and referred to the following committee composed of Commissioners _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1964, which was a _____ meeting of said Board; that at said _____ meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following votes:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____ ABSENT: _____

APPROVED:

Mayor

ATTEST:

City Clerk

1 **RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY**

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

4 **WHEREAS**, the Board of City Commissioners deems it appropriate and in the interest
5 of the public health, safety, welfare and convenience that an intention
6 to rezone be indicated so long as conditions and stipulations are com-
7 plied with; and

8 **WHEREAS**, this intention to reclassify real property shall become final and re-
9 zoning shall be consummated upon the particular property when the
10 owner has completed the specified building program in compliance with
11 the conditions thereof.

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

17 **FROM R-1 to C-1 (Z-158-63)**

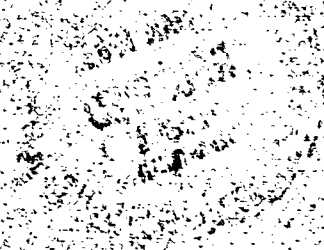
18 The West 100.00 feet of the East 205.01 feet of the South 200.01
19 feet of Government Lot 60 of the South Half (S 1/2) of the South
20 Half (S 1/2) of Section 36, Township 20 South, Range 61 East,
21 M.D.B. & M.

21 Subject to:

- 22 1. Being in accord with the plot plan amended to include a 6-foot
23 block fence along the north line of the commercial area; and,
24 that the building site be moved southerly so that access to the
25 proposed parking area at the rear of the building be included
26 within the commercial area.
- 27 2. That no alley or any other access be provided to the commer-
28 cial area from the abutting R-1 area to the north.
- 29 3. Signing an offsite improvement agreement and posting a bond
30 for the installation of offsite improvements as required by
31 the Department of Public Works.
- 32 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.

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



Mayor

ATTEST:

CITY CLERK

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.

Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the north side of West Charleston Boulevard, between Brush and Mohawk Streets, from R-1 to C-1, be ADOPTED, subject to the following conditions:

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 nor 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.

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

ZONE CHANGE
Z-159-63

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

ZONE CHANGE - Z-159-63 - APPLICATION OF THE LAS VEGAS SHRINE CLUB for reclassification of property generally located on the northeast corner of Eastern and Sahara Avenues, from R-1 and R-2 to C-1 (see legal description on file in the City Clerk's Office).

The Director of Planning, Mr. Donald J. Saylor, explained the location of the property and stated that the Planning Commission recommended approval by means of a Resolution of Intent to Rezone, subject to being in accord with the plot plan.

Commissioner Whipple moved that a Resolution of Intent to Rezone property generally located on the northeast corner of Eastern and Sahara Avenues (Z-159-63) from R-1 and R-2 to C-1, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

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

December 19, 1963

Mr. Ron Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada

Dear Mr. Rudin:

ZONE CHANGE APPLICATION - Z-158-63

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 north side of West Charleston Boulevard, between Brush Street and Mohawk Street, from R-1 to C-1, subject to the following conditions:

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 nor 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 commerce within eighteen (18) months hence.

Very truly yours,

Mrs. Sigrid Dodgson
Assistant City Clerk

SD/vml

cc - Planning Department
cc - Public Works Department

December 20, 1963

3-158-63

City Attorney

Planning Department

Request for Resolution of Intent
Preparation

Current Planning - Request Resol. Fil

✓ City Atty. Corres.

3-152-63 ✓ 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 52 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.P.M.&M. Addition.

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

Z-156-63 From P-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 6th of the South Half (S 1/2) of the South Half (S 1/2) of Section 36, Township 21 South, Range 61 East, N.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 512.94 feet of the Southwest Quarter (SW 1/4) of Section 1, Township 21 South, Range 61 East, N.D.B.M.

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

Request for Resolution of Intent Preparation

Z-100-63 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

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

a Resolution of Intent subject to the following conditions:

- (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 months hence.

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

9. Z-159-63

Approved

Application of THE LAS VEGAS SHRINE CLUB for the reclassification of property legally described as the south 545.00 feet of the west 520.00 feet of the southwest quarter (SW 1/4) of Section 1, T21S, R61E, MDB&M, save and except the north 200.00 feet thereof, and generally located on the northeast corner of Eastern Avenue and Sahara Avenue, from R-1 and R-2 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He stated further that several meetings previous this general area was discussed. This particular parcel is adjacent to the Metropolitan Subdivision where the Commission recommended that the Sahara Avenue frontage be reclassified to an approximate depth of 200 feet for commercial development. The next 40 acres easterly from this parcel fronting Sahara is State property. Further, Mr. Saylor stated that the Commission moved to set up a public hearing to change the frontage along Sahara from McLeod to the Boulder Highway to commercial which will be heard in February. Staff finds this proposed development to be compatible and recommended approval.

The Chairman declared the public hearing open.

No one appeared.

The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of the LAS VEGAS SHRINE CLUB for the reclassification of property generally located on the northeast corner of Eastern Avenue and Sahara Avenue, from R-1 and R-2 to C-1, be approved by means of a Resolution of Intent subject to the following condition:

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

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

Mr. Fountain was excused at 10:15 PM.

10. Z-160-63

Approved

Application of ARTHUR M. LELLES for the reclassification of property legally described as Lots 13, 14, 15, and 16, Paradise Village Tract No. 1, and generally located on the east side of Paradise Road

Z-158-63

**Planning Department
400 Stewart Avenue**

December 16, 1963

**Mr. Ron Rudin
616 Las Vegas Boulevard South
Las Vegas, Nevada**

Dear Mr. Rudin:

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 north side of West Charleston Boulevard between Brush and Mohawk Streets, from R-1 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 approved by means of a Resolution of Intent subject to the following conditions:

- (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 in the 150 depth of 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) Dedication of the proper rights-of-way as required by the Department of Public Works.**
- (6) That the proposed development commence within eighteen (18) months hence.**

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

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 - 1 Use District to a C - 71 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:

Sec 36, T20S, R6E N44W

Commencing at the Southeast corner of said Government Lot 60; thence North $89^{\circ} 33' 00''$

West along the South line thereof a distance of 105.01 feet to the true point of

beginning; thence continuing North $89^{\circ} 33' 00''$ West a distance of 100.00 feet to a

point; thence North $0^{\circ} 53' 46''$ West a distance of 200.01 feet to a point; thence South

$89^{\circ} 33' 00''$ East a distance of 100.00 feet to a point; thence South $0^{\circ} 53' 46''$ East

a distance of 200.01 feet to the true point of beginning. *generally located in the N*

half of W Charleston between Broadway & Mohave St.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, RON RUDIN

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.

Ron Rudin

616 Las Vegas Blvd. 385-1528

Subscribed and sworn to before me this 18 day of November, 1963

Janette Williamson
Notary Public in and for said County and State

My Commission expires

My Commission Expires September 9, 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.: 62195

CASE NO. Z-158-63

BY: *REP*

Dec 12, 1963

Director of Planning

