

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0159-62

APN 139-34-201-020

Location E of 2nd St btw Bridger & Lewis

Applicant B. Mahlon Brown, et al

Subject

Reclassification of property legally
described as Lots 10, 11, 12 and 13 and the
North 10' of Lot 14, Block 21, Clark's Las
Vegas Township.



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: *L-159-62*

MEETING DATE: *1/22/62*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

January 22, 1963

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January 7, 1963

Notice is hereby given that on January 22, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission
will hear the application of:

Z-159-62

APPLICATION OF B. MAHLON BROWN, et al FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS LOTS 10, 11, 12, 13 AND THE NORTH TEN FEET OF
LOT 14, BLOCK 21, CLARK'S LAS VEGAS TOWNSHIP,
AND GENERALLY LOCATED ON THE EAST SIDE OF
SECOND STREET BETWEEN BRIDGER AND LEWIS,

FROM: C-1

TO: C-2

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

DJS:

eb

Boundaries.

It was the consensus of the Commission that the City Attorney should prepare and submit to the Board of Commissioners of the County of Clark a resolution requesting the change in the boundaries of North Las Vegas Township to permit this annexation.

Commissioner Mirabelli moved that the petition of Lawrence A. La Penta, et al, for the annexation of portions of Sections 1 and 12, Township 20 South, Range 60 East, MDB&M, and generally located east of the Tonopah Highway and north of Duncan be APPROVED, and the City Attorney authorized to prepare the Resolution for submission to the Board of County Commissioners requesting the change in the boundaries of North Las Vegas Township to permit this annexation.

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

**ANNEXATION
A-2-63**

Approved

ANNEXATION (A-2-63) - PETITION OF TOBY LAMURAGLIA ET AL for the annexation of portions of Sections 11 and 12, Township 20 South, Range 60 East, MDB&M, and generally located west of the Tonopah Highway and north of Duncan.

Commissioner Mirabelli moved that the Annexation Petition (A-2-63) of Toby Lamuraglia et al be APPROVED.

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

**ZONE CHANGE
Z-159-62**

Approved

ZONE CHANGE (Z-159-62) - APPLICATION OF B. MAHLON BROWN for reclassification of property generally located on the east side of 2nd Street, between Bridger and Lewis, from C-1 to C-2, legally described as follows:

Lots 10, 11, 12, 13 and the north 10 feet of Lot 14, Block 21, Clark's Las Vegas Townsite.

Director of Planning, Mr. Donald J. Saylor: I feel this is the proper area for the extension of the downtown development and it would be proper zoning for C-2 development. The Planning Commission recommended approval and there were no protests.

Commissioner Mirabelli moved that the application of B. Mahlon Brown (Z-159-62) for reclassification of property generally located on the east side of 2nd Street, between Bridger and Lewis, from C-1 to C-2 be APPROVED.

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

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NOTICE OF PUBLIC HEARING

January 22, 1963

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January 7, 1963

Notice is hereby given that on January 22, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission
will hear the application of:

Z-159-62

~~APPLICATION OF~~ B. MAHLON BROWN, et al FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS LOTS 10, 11, 12, 13 AND THE NORTH TEN FEET OF
LOT 14, BLOCK 21, CLARK'S LAS VEGAS TOWNSHIP^{STATE},
AND GENERALLY LOCATED ON THE EAST SIDE OF
SECOND STREET BETWEEN BRIDGER AND LEWIS,

FROM: C-1 (*Limited Commercial*)
TO: C-2 (*General Commercial*)

OK'd by [signature] 1/2/63

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

DJS: eb

Ord. 934-27

FROM R-E to R-3 (Z-148-62)

The North 680 feet of the South 1194.58 feet of the West 1045 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-149-62)

The South 269.84 feet of the East 316.23 feet of the North 803.91 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to R-3 (Z-152-62)

The West 210 feet and the South 190 feet, except the Easterly 405 feet of the Northwest Quarter (NW $\frac{1}{4}$), Section 24, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-E to R-1 (Z-153-62)

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section 30, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the West 100 feet, the East 50 feet, and that portion lying south of the center line of West Fremont Street.

FROM C-1 to C-2 (Z-159-62)

Lots 10, 11, 12, 13 and the North 10 feet of Lot 14, Block 21, Clark's Las Vegas Townsite.

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.

APPROVED:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of February, 1963, and referred to the following committee composed of Commissioners Levy and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1963, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____ ABSENT: _____

APPROVED:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

13. CHARLESTON
GARDENS NO. 2

Final Map

Approved

Mr. Saylor presented the final map of CHARLESTON GARDENS NO. 2 and stated that it was in conformity with the tentative map and staff recommended approval subject to the following:

- (1) Front yard setback on Stewart is shown as 25 feet and should be 35 feet.

After discussion, Mr. Gilday moved that the final map of CHARLESTON GARDENS NO. 2 be approved subject to 35 foot setback for lots bordering on Stewart and the Secretary authorized to certify this approval on said map.

Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

14. NORMANDY ESTATES
UNIT NO. 2

Final Map

Approved

Mr. Saylor presented the final map of NORMANDY ESTATES UNIT NO. 2 and stated it was in conformity with the tentative map and staff recommended approval subject to the following:

- (1) That Robin be extended out to Vegas Drive.

After discussion, Mr. Gilday moved that the final map of NORMANDY ESTATES UNIT NO. 2 be approved subject to Robin being fully improved and extended out to Vegas Drive and the Secretary authorized to certify this approval on said map.

Mr. Uehling seconded the motion and the vote was unanimous.

14a. CHARLESTON
HEIGHTS TRACT
NO. 44-A

Final Map

Approved

Mr. Saylor presented the final map of CHARLESTON HEIGHTS TRACT NO. 44-A stating it is in conformity with the tentative map and staff recommends approval.

After discussion, Mr. Gilday moved that the final map of CHARLESTON HEIGHTS TRACT NO. 44-A be approved and the Secretary authorized to certify this approval on said map. Mr. Uehling seconded the motion and the vote was unanimous.

14b. TWIN LAKES
VILLAGE UNIT
NO. 8

Final Map

Approved

Mr. Saylor presented the final map of TWIN LAKES VILLAGE UNIT NO. 8 and stated it was in conformity with the tentative map and staff recommended approval. He further stated that this proposed subdivision is for single family dwelling.

After discussion, Mr. Gilday moved that the final map of TWIN LAKES VILLAGE UNIT NO. 8 be approved and the Secretary authorized to certify this approval on said map. Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

14c. ARTESIAN PLAZA

Final Map

Approved

Mr. Saylor presented the final map of ARTESIAN PLAZA. He stated this is a part of the old Artesian Acres Tract and is a resubdivision. He further stated that it was in conformity with the tentative map and staff recommended approval. After discussion, Vice-Chairman Tiberti moved that the final map of ARTESIAN PLAZA be approved and the Secretary authorized to certify this approval on said map. Mr. Empey seconded the motion and the vote was unanimous.

15. Z-159-62

Public Hearing

Approved

Application of B. MAHLON BROWN ET AL for the reclassification of property legally described as lots 10, 11, 12, 13, and the north ten feet of lot 14, Block 21, Clark's Las Vegas Townsite, and generally located on the east side of Second Street between Bridger and Lewis, from C-1 to C-2. Mr. Saylor gave the staff report pointing out the location of this parcel. He stated that the proposed plans are to construct a hotel, and with the requested C-2 zoning would not require any off-street parking facilities. As Mr. Saylor has stated before, the survey conducted recently proved that this hotel is needed in this area, and there have been numerous requests for C-2 zoning in this area. Further stating, he said serious thought has been given to extending the downtown area to Lewis, as we are limited to the north and to the east. As to the parking problem, staff feels that the entire area will work together to obtain sufficient parking facilities in this area.

The Chairman declared the public hearing open. Mr. Mattucci appeared representing the applicant. He described the proposed plans. He stated there would be a total of 96 units with 22 parking spaces included. There were no protests to the reclassification. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of B. MAHLON BROWN for the reclassification of property generally located on the east side of Second Street between Bridger and Lewis, from C-1 to C-2 be approved. Vice-Chairman Tiberti seconded the motion and the roll call vote was as follows:

AYES

Gilday
Tiberti
Uehling
Cahlan

NAYS

Empey

ABSTAIN

The motion carried.

16. A-1-63

Approved

Petition of LAWRENCE A. LA PENTA ET AL for the annexation of portions of Sections 1 and 12, T20S, R60E, MDB&M and generally located east of the Tonopah Hwy and north of Duncan.

Mr. Saylor gave the staff report pointing out the location. Staff recommends approval.

After discussion, Mr. Uehling moved that the petition of LAWRENCE A. LA PENTA ET AL for the annexation of portions of Sections 1 and 12, T20S, R60E, MDB&M be approved.

Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

17. A-2-63

Approved

Petition of TOBY LAMURAGLIA ET AL for the annexation of portions of Sections 11 and 12, T20S, R60E, MDB&M and generally located west of the Tonopah Hwy and north of Duncan.

Mr. Saylor gave the staff report pointing out the location. Staff recommends approval.

After discussion, Mr. Gilday moved that the petition of TOBY LAMURAGLIA ET AL for the annexation of portions of Sections 11 and 12, T20S, R60E, MDB&M be approved.

Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

18. DISCUSSION

NEW ZONING MAP

(Area on both sides of
Harrison between A & H)

Hearing

Mr. Saylor stated that this is rather a unique situation. This property has already been rezoned by the adoption of the New Zoning Ordinance and Map. The City Commissioners, feeling that the property owners may not be aware of this zoning change, recommended that an informal hearing be held to ascertain if the majority of the property owners approved of this change, and if not steps would be taken to change this area back to its original zoning of R-2. The present R-3 zoning will permit twice as many units as the former R-2 zoning.

The Chairman declared the hearing open.

Mr. Sam Gould appeared, stating his approval and also stated he would like to see this area zoned R-4.

Mr. Dewey Bullock, 1521 "G" Street, appeared to approve the zone change.

Chairman Cahlan asked if there were any protestants in the audience. There were no protestants.

The Chairman declared the hearing closed.

Mr. Gilday moved that the area on both sides of Harrison between "A" and "H" Streets as changed by the adoption of the New Zoning Ordinance and Map be referred to the Board of City Commissioners with the recommendation that it remain as is.

Mr. Uehling seconded the motion and the vote was unanimous.

January 25, 1963

Mr. B. Mahlon Brown
120 South 3rd Street
Las Vegas, Nevada

Dear Mr. Brown:

RE: ZONE CHANGE - Z-159-62

At the Recessed Meeting of the Board of Commissioners of the City of Las Vegas, held on January 24, 1963, consideration was given to your application for a reclassification of property generally located on the east side of 2nd Street, between Bridger and Lewis, from C-1 to C-2.

Upon motion duly made, seconded, and carried, this zone change to C-2 was APPROVED.

Very truly yours,

(Mrs.) Vyrna M. Loparco

Acting Assistant City Clerk

cc - Public Works Department

✓ cc - Planning Department

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

15. [illegible]

16. [illegible]

17. [illegible]

18. [illegible]

19. [illegible]

20. [illegible]

21. [illegible]

22. [illegible]

23. [illegible]

24. [illegible]

25. [illegible]

26. [illegible]

27. [illegible]

28. [illegible]

29. [illegible]

30. [illegible]

31. [illegible]

32. [illegible]

33. [illegible]

34. [illegible]

35. [illegible]

36. [illegible]

37. [illegible]

38. [illegible]

39. [illegible]

40. [illegible]

41. [illegible]

42. [illegible]

43. [illegible]

44. [illegible]

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47. [illegible]

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50. [illegible]

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94. [illegible]

95. [illegible]

96. [illegible]

97. [illegible]

98. [illegible]

99. [illegible]

100. [illegible]

JAN 1963
RECEIVED
PLANNING
DEPARTMENT

19a. PUBLIC
HEARING REQUEST

Z-159-62

Mr. Saylor requested that the Commission allow a public hearing to be held at the regular meeting of the Planning Commission on January 22, 1963.

Motion duly made and seconded to hold a public hearing at the 2nd monthly meeting in January, 1963, Tuesday the 22nd.

19b. DISCUSSION
WESTGATE MALL
SHOPPING CENTER
PLOT PLAN

Mr. Saylor reviewed the plot plan of the Westgate Mall Shopping Center, stating the building permits had been applied for and the plot plan had been submitted to the Planning Commission with modifications recommended by the Planning Department, as was a condition of approval by the City Commissioners.

Mr. Saylor listed the modifications as follows:

- (1) No more than three island cuts permitted on Charleston from Decatur to Arville.
- (2) No more than three island cuts permitted on Decatur from Charleston, south.
- (3) No more than two accesses be permitted on Arville.
- (4) That a 5 foot block wall fence be erected, beginning at the south boundary line and extending to 300 feet of Charleston.

After discussion, Mr. Gilday moved that the modified plot plan be approved with the exception that the block wall fence be 6 feet high.

After further discussion, Mr. Gilday amended this motion to read a 5 foot block wall fence instead of 6 feet, and that it be completed prior to the issuance of the last building permit applied for to complete this project.

Mr. Empey seconded the motion and the vote was unanimous.

RECESS:

Vice-Chairman Tiberti declared a recess at 6:00 PM until 7:30 PM.

RESUMED:

The Chairman declared the regular meeting of the City Planning Commission resumed in the Council Chambers of the City Hall, Las Vegas, Nevada at 7:30 PM.

PRESENT:

Vice-Chairman Tiberti, Messrs. Johnston, Longley, Sr., Gilday, Mirabelli and Uehling.

ABSENT:

Chairman Cahlan, Messrs. Empey and City Manager Fletcher.

STAFF PRESENT:

Director of Planning Don J. Saylor, Sr. Planner Bob Clemmer and Recording Secretary Esther Borden.

OLD BUSINESS:

20. Z-86-62

Withdrawn

Application of TWIN LAKES CORPORATION for the reclassification of property legally described as the south one-half of the northeast quarter of the southwest quarter of Section 29, T20S, R61E, MDB&M and generally located on the west side of Belrose Drive between Avalon and Washington, from R-1 to R-4.

TO: City Clerk

DATE: January 23, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 159-62

Application of B. Mahlon Brwon, 120 South 3rd Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

**Lots 10, 11, 12, 13 and the north 10 feet of Lot 14, Block 21, Clark's Las Vegas
Townsite**

Generally located:

on the east side of 2nd Street between Bridger and Lewis.

From: C-1 (Limited Commercial)

To: C-2 (General Commercial)

Planning Commission recommends approval on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

cc: City Attorney

Don Saylor
Director of Planning

**Planning Department
400 Stewart Street**

January 24, 1963

**Mr. B. Mahlon Brown
120 South 3rd Street
Las Vegas, Nevada**

Dear Mr. Brown,

At the regular meeting of the City Planning Commission held on January 22, 1963 consideration was given to your request for reclassification of property generally located on the east side of 2nd Street between Bridger and Lewis, from C-1 to C-2.

It was voted by the Planning Commission that this item be approved.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-159-62

TO: City Clerk
FROM: Planning Department

DATE: January 23, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 159-62

Application of B. Mahlon Brwon, 120 South 3rd Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

**Lots 10, 11, 12, 13 and the north 10 feet of Lot 14, Block 21, Clark's Las Vegas
Townsite**

Generally located:

on the east side of 2nd Street between Bridger and Lewis.

From: C-1 (Limited Commercial)

To: C-2 (General Commercial)

Planning Commission recommends approval on the basis of _____

subject to the following conditions:

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

cc: City Attorney

**Don Saylor
Director of Planning**

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

PROTESTS

APPROVALS

FILE No. Z-159-62

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 C-1 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.

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

Lots 10, 11, 12, 13 & the N 10' of Lot 14
Blk 21, CLARK'S LAS VEGAS TOWNSHIP

generally located on the ^{East} side of 2nd
between Bridges & Lewis

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, B Mahlon Brown et al

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.:

* B Mahlon Brown

120-503rd St. N.

DN 28808

Subscribed and sworn to before me this 27 day of December, 19 62

Robert C. Clemmer
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: 12/27, 19 62

Fee: \$ 50

Receipt No.: 50558

Case No.: L-159-62

By: ADS
Director of Planning

1/22/62