

Planning & Development Department
Scanning Cover Sheet

Case No Z-0160-63

APN 162-03-413-011

Location E of Paradise btw St. Louis & Sahara

Applicant Arthur M. Lelles

Subject

Reclassification of property.



1 2 3 4 5 6

PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. 2-160-63

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-160-63*

MEETING DATE: *December 12, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
A
F
T

NOTICE OF PUBLIC HEARING

December 12, 1963

D
R
A
F
T

November 27, 1963

Notice is hereby given that on December 12, 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-160-63

ARTHUR M. LELLES, FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 13, 14, 15 AND 16,
PARADISE VILLAGE TRACT NO. 1. GENERALLY LOCATED ON
THE EAST SIDE OF PARADISE ROAD BETWEEN ST. LOUIS STREET
AND SAHARA AVENUE.

FROM: R-3 (Limited Multiple Residence)

TO: P-R (Professional Office)

OK-REL

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: mb

ZONE CHANGE
Z-160-63

Adopted Resolution of Intent to Rezone to P-R, subject to condition listed.

ZONE CHANGE - Z-160-63 - APPLICATION OF ARTHUR M. LELLES for reclassification of property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to P-R, legally described as Lots 13, 14, 15 and 16, Paradise Village Tract No. 1.

After briefly describing the location of the property and the surrounding area, the Director of Planning, Mr. Donald J. Saylor, stated: This is for the express purpose of utilizing some of the duplexes for Professional Offices. The plot plan shows sufficient offstreet parking and it meets the requirements of the P-R zone. There were no protests, and the Planning Commission recommended approval, subject to being in accord with the plot plan.

Commissioner Mirabelli: Obviously this indicates that we are willing to go on the rest of the property?

Mr. Saylor: I would say yes.

Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to P-R, 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.

VEGAS HEIGHTS
MORATORIUM

Stricken from
Agenda

The Director of Planning, Mr. Donald J. Saylor: You are aware that we are in the process of annexing Vegas Heights to the City. However, the County is still admitting that it is in the County and are still accepting applications for building permits, rezonings, etc. and we anticipate a tremendous problem if they are in the process of taking action on this type of thing, while it is in the process of being annexed to the City. The Planning Commission has recommended that a moratorium be requested from Clark County by this Commission on Vegas Heights building permits, rezonings, use permits, variances, and any other real property changes.

The City Attorney, Mr. Sidney R. Whitmore: I don't think the County has any authority to do such a thing. I think this request should be rejected. Vegas Heights is still in the County -- it is not a part of the City, and I think those people are entitled to have building permits or rezonings.

Commissioner Mirabelli was temporarily excused from the meeting.

In accordance with the recommendation of the City Attorney, Commissioner Fountain moved that the proposed moratorium request on Vegas Heights be STRICKEN FROM THE AGENDA.

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

ZONE CHANGE
Z-160-63

Adopted Resolution of Intent to Rezone to P-R, subject to condition listed.

ZONE CHANGE - Z-160-63 - APPLICATION OF ARTHUR M. LELLES for reclassification of property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to P-R, legally described as Lots 13, 14, 15 and 16, Paradise Village Tract No. 1.

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Stricken from
Agenda

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Commissioner Mirabelli was temporarily excused from the meeting.

In accordance with the recommendation of the City Attorney, Commissioner Fountain moved that the proposed moratorium request on Vegas Heights be STRICKEN FROM THE AGENDA.

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

ORDINANCE NO. 934-79

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, 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 Edition, is hereby amended to read as follows:

FROM R-2 to P-R (Z-43-65)

Lot 46 and the East 12.5 feet of Lot 47, Block 1, Paradise Village Tract #1.

FROM R-3 to P-R (Z-160-63)

Lots 13 through 16 (inclusive), Block 1, Paradise Village Tract # 1.

FROM R-1 to C-1 (Z-42-65)

Lot 1 and the South 31.43 feet of Lot 2, Block 1, Golf Ridge Terrace # 1.

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

PASSED, ADOPTED AND APPROVED this _____ day of _____, 1965.

APPROVED:

ATTEST:

Mayor

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of August, 1965, 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 _____, 1965, 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 vote:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____ ABSENT: _____

APPROVED:

ATTEST:

Mayor

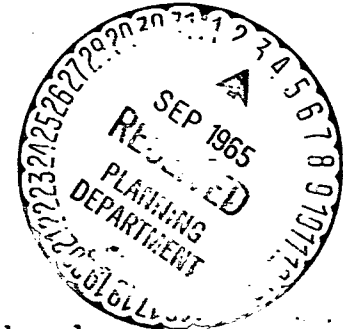
City Clerk

File 2-160-43
Letter

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

August 26, 1965

Mr. Gerald Moffitt
2029 Paradise Road
Las Vegas, Nevada



Dear Mr. Moffitt:

Regarding our conversation this week, permission has been granted as to the license applications of the first three leases of your complex. A prime contractor must be on the job within 10 days to correct the non-code compliance areas we discussed. Please have him contact this office as soon as permits are issued for an inspection and I am sure all areas can be corrected:

To be one-hour fire resistive the following must be accomplished:

1. Partitions must be 5/8" sheet rock both sides.
2. Doors to have one hour separation value.
3. Exterior overhang stucco.
4. Plumbing and electrical work must be in code compliance.

The one area of hallways must be a minimum of three feet in width (3'0").

Very truly yours,

JOHN REPLOGLE, Director
Department of Building & Safety

L. Deane Burlingame
L. DEANE BURLINGAME, Building Inspector

CC: Fire Dept.
License Dept.
Planning Dept.

7



August 9, 1965

CITY ATTORNEY

PLANNING DEPARTMENT

REQUEST FOR ORDINANCE PREPARATION

Z-160-63 ✓
Atty. Corres. File
Ord. Req. File
City Manager

Will you please prepare an ordinance for the following rezoning:

Z-160-63 From R-3 To P-R

Lots 13 thru 16 (inclusive), Block 1,
Paradise Village Tract #1.

R. C. CLEMMER
Senior Planner

RCC:mm

INTER-OFFICE MEMORANDUM

6-23-65

TO:

RCC

FROM:

CHG

SUBJECT:

File

Z-160-63 (Leues)

COPIES TO:

Paving permit issued to Union Paving
for paving at 2029 Paradise Road, as per
approved Plot plan (approved by P.C. 6-22-65)

All conditions Satisfied

Perf Requested 8/15 R/R

(24)

INTER-OFFICE MEMORANDUM

Aug. 9, 1965

TO:

RCC

FROM:

CHG

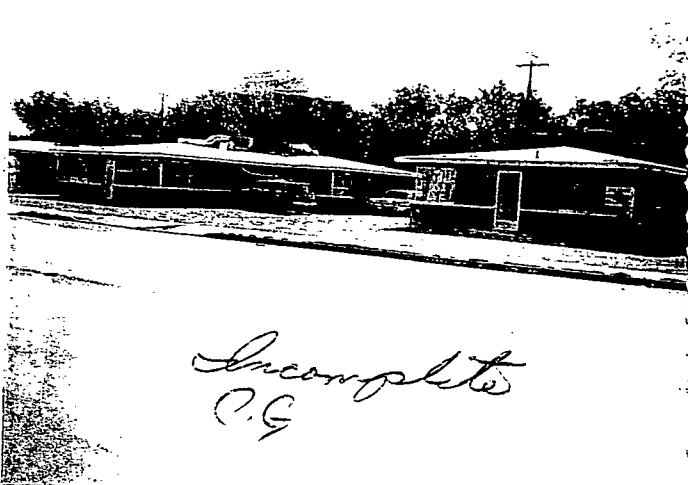
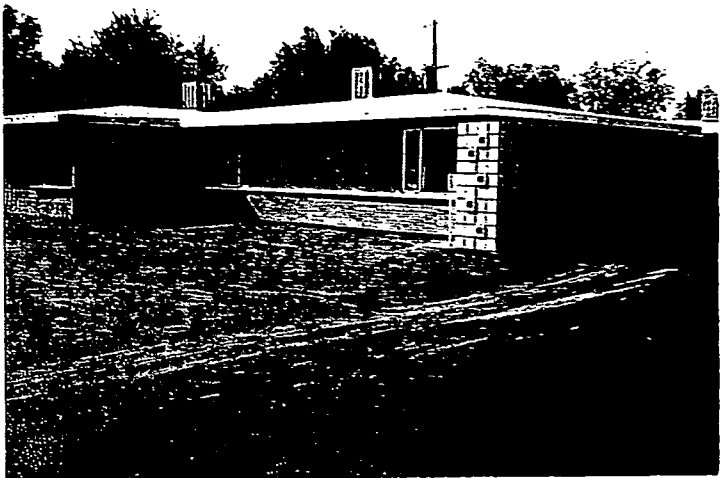
SUBJECT:

Lelles Property
(Z-160-63)

COPIES TO:

Field checked property, paving,
stone walk, & planter beds are in residential
company has ceased, & in section have been
met. (Add walkway) P/W dedicated per Don Nelson

licenses previously denied
have been requested to be
returned. None in license

TYPICAL - LELLES
CompleteIncomplete
C.G.

INTER-OFFICE MEMORANDUM

June 25, 1965

TO:

Public Works Department
Right-of-Way Section

FROM:

Director of Planning

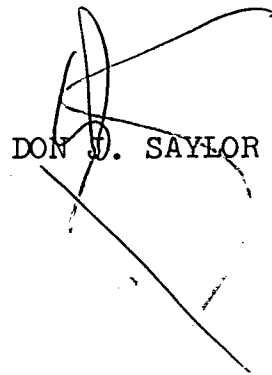
SUBJECT:

Paradise Road

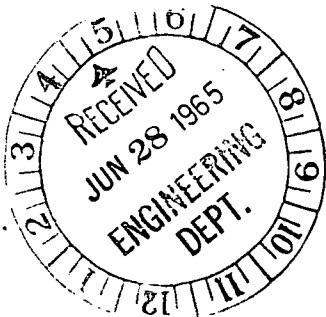
COPIES TO:

2-160-63

Be advised that Mr. Arthur M. Lelles, owner of Lots 13, 14, 15 & 16, Paradise Village Tract #2, Block 1, which is located on the east side of Paradise Road between St. Louis Street and Sahara Avenue, has indicated that he is willing to dedicate the additional five feet of right-of-way needed to provide for half the ninety foot proposed width. Therefore, I would suggest that you send him the necessary ~~quick~~-claim deeds for his signature.


DON J. SAYLOR

DJS:jk



Deeds encare
given to property
owners on
6-23-65 for signature
Jmc
Thank you for
measures

June 25, 1965

Public Works Department
Right-of-Way Section

Director of Planning

Paradise Road

Be advised that Mr. Arthur M. Lelles, owner of Lots 13, 14, 15 & 16, Paradise Village Tract #1, Block 1, which is located on the east side of Paradise Road between St. Louis Street and Sahara Avenue, has indicated that he is willing to dedicate the additional five feet of right-of-way needed to provide for half the ninety foot proposed width. Therefore, I would suggest that you send him the necessary quick-claim deeds for his signature.

DON J. SAYLOR

DJS:jk

June 24, 1965
Planning Department
400 Stewart Avenue

Mr. Arthur Lelles
3479 Eastern Avenue
Las Vegas, Nevada

Dear Mr. Lelles:

At the regular meeting of the Planning Commission held June 22, 1965, your plot plan review was considered concerning property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues.

It was voted by the Planning Commission to approve this plot plan review subject to the following condition:

- (1) That an additional five (5) feet be dedicated for the widening of Paradise Road.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-160-63

7. Z-160-63
Plot Plan Review
Approved

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 between St Louis and Sahara Avenues, from R-3 to P-R.

Mr. Saylor pointed out the general location and stated that this review was for the express purpose of obtaining additional parking by diminishing the landscaping. The proposed request now is to do away with most of the landscaping leaving only a decorative planter. At the last meeting this plot plan review was held in abeyance so that the members of the Planning Commission could field trip the area. Mr. Saylor then presented a map, Staff had prepared, to the Board for their review.

A brief discussion was held.

Milton Crane appeared, representing the applicant, stating that the parking places would be more practical than the landscaping areas.

Further discussion was held as to the ultimate widening of Paradise Road, the practicality of the parking spaces, etc. Mr. Gilday moved that the plot plan revision be approved subject to the following condition:

- (1) That an additional five (5) feet be dedicated for the widening of Paradise Road.

Mr. Longley, Sr. seconded the motion and it was carried by a unanimous vote.

8. C-1 and C-2 Uses
Resolution
Adopted

Mr. Saylor stated that in 1962 a new Zoning Ordinance was adopted which only implies that beer bars are allowed in C-1 zones. The old Ordinance specifically stated their permission and staff would like this clarified. It is staff's recommendation that under C-1 zoning that beer bars be stipulated as a permitted use by the Planning Commission.

After discussion, Mr. Gilday moved that a Resolution be adopted setting forth beer bars as a permitted use in C-1 zones. Mr. Trelease seconded the motion and it was carried by a unanimous vote.

9. North Las Vegas
Master Plan

Mr. Saylor announced that George Charchalis, Director of Planning of North Las Vegas, had requested that this be taken up with the Planning Commission. Mr. Saylor further stated that there were three proposals to be presented to the Board as follows:

- (1) Invite Mr. Charchalis to a Planning Commission meeting for discussion.
- (2) Request that a discussion be held by Mr. Saylor and Mr. Charchalis concerning the North Las Vegas Master Plan.
- (3) Wait until the County Master Plan is completed and review them both at the same time.

After discussion, Chairman Cahlan suggested that both proposals (2) and (3) be adopted.

Mr. Gilday moved that:

- (1) Mr. Saylor and Mr. Charchalis discuss the North Las Vegas Master Plan.
- (2) After the County Master Plan is completed then both the County and North Las Vegas Master Plans be reviewed before the City Planning Commission.

Mr. Longley, Sr. seconded the motion and it was carried by a unanimous vote.

Mr. Johnston moved that the request for an extension of time concerning the application of DAVE SIMON regarding property generally located on the northeast corner of "G" Street and Jackson Avenue, be approved.

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

10. Street Name Change
Request for Public
Hearing
Approved

Mr. Saylor presented the map showing Third Street from Charleston Boulevard to Las Vegas Boulevard South. Staff asked for a public hearing to change the name from Colorado Avenue to Las Vegas Boulevard South to Fourth Street. The City Traffic Engineer proposes putting a sign at Las Vegas Boulevard South directing traffic downtown via Fourth Street if this street name change is approved.

After discussion, Mr. Mateucci moved that a public hearing be held at the next regular meeting, June 22, 1965, proposing the street name change of Third Street from Charleston Boulevard to Las Vegas Boulevard South.

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

11. Plot Plan Review-
Madison School
Review

Mr. Saylor stated that this is Phase I of the redevelopment of the Madison School Urban Renewal Project, consisting of one-hundred units and about 200 more units are proposed on the parcel to the north. The original plan proposed by the developer to the Urban Renewal Agency, which received their approval, proposed a series of apartment buildings in a straight line. Staff has had several meetings with the redeveloper, architect and Housing and Home Finance Administration officials and came up with a pattern that was not completely satisfactory, but was one agreed upon by all entities. This proposes an entrance with a block wall, sidewalk, offset buildings, etc. Staff recommends approval of this plot plan.

After discussion, Mr. Gilday moved that the plot plan of Phase I of the Madison School Urban Renewal Project be approved as submitted.

Mr. Tiberti seconded the motion and the vote was carried unanimously.

12. Z-160-63
Plot Plan Review
Abeyance

Approve 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 between St. Louis Street and Sahara Avenue, from R-3 to P-R.

Mr. Saylor pointed out the general location stating that the whole area has been zoned P-R. The original plot plan calls for landscaping in front of the building and at each end. The applicant now wishes to change it to do away with the open areas at the end of the buildings and put in two more parking spaces.

The pattern of landscaping of Paradise Road is quite varied. The Planning Department is increasing their requirements on landscaping and, therefore, Staff recommends denial of the proposed plot plan change.

Milton Crane appeared, representing the applicant, stating that he was one of the owners of the property. He added that he was told that a minimum of 16 parking spaces is required by Ordinance and that they have proceeded with improvement of the property by constructing a six foot block wall, tearing out trees, etc.

After discussion concerning proper landscaping, parking spaces, etc., Mr. Johnston moved that the plot plan revision of ARTHUR M. LELLES concerning property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues, be held in abeyance for further study to the next regular meeting of June 22, 1965.

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

13. Request to write letter to Power Company

Approved

Mr. Saylor requested permission from the Planning Commission to direct a letter to the Power Company asking them to clean up their sub-station unsightliness. Mr. Fountain moved that this request be approved and Mr. Trelease seconded the motion. It was carried by a unanimous vote.

8. Z-93-64 - continued

Committee returned to the Council Chambers and Mr. McClelland reported that a decision had been made and that the applicant could 1) move the entire building back from Walnut Avenue forty (40') feet and raise the wall to six (6) feet, plus landscaping or 2) change the four (4) foot block wall to eight (8) to ten (10) foot.

Further discussion was held.

Mr. Johnston moved that the plot plan review concerning property generally located on the northwest corner of Walnut Avenue and 25th Street be approved subject to the following conditions:

- (1) That the building and wall be moved ten (10) feet further north from Walnut Avenue.
- (2) That there be no outside cooling towers and that transformers and service boxes be screened if located above the height of the wall.
- (3) That the landscaping meet the approval of the property owners, within reason, and a bond be required to guarantee ten-year maintenance of such or a ten-year contract with a nursery be submitted.

Planning Department
400 Stewart Avenue
June 11, 1965

Mr. Arthur Lelles
3479 Eastern Avenue
Las Vegas, Nevada

Dear Mr. Lelles:

At the regular meeting of the Planning Commission held June 10, 1965, your plot plan review was considered concerning property generally located on the east side of Paradise Road, between St. Louis and Sahara Avenues.

The Planning Commission voted to hold this item in abeyance for further study to the next regular meeting to be held June 22, 1965, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-160-63

February 19, 1965

License Division

Planning Department

Commercial Use of Property
contrary to Zoning Ordinance.

License Dept. Corres.
General Corres.
Code Assistant Complaint File
Z-160-63

Lots 16 - 13, Block 1, Paradise Village #1, numbered 2017-2019, 2021-2023, 2025-2027, 2029-2031 respectively, are occupied by three business uses which licenses have been repeatedly denied by this Department as they have not conformed to the conditions of approval set by the City Commission.

These uses must be caused to cease. Would you advise the undersigned of the disposition.

Robert C. Clemmer

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 2-19-65

TO: Supervisor of License and Revenue

FROM: Planning Department

2-160-63

SUBJECT: License Application No. 9292

Name of Applicant Dennis L. Compton, M.D.

Business Physician

Address 2025 Paradise Road Zone R-3

This is a change of NAME

YES

☐

NO

☒

This is a change of OWNERSHIP

☐☒

This is a change of LOCATION

☐☒

Application is

Approved

☐

Denied

☒

and forwarded to

Building

☐

License

☒

Cannot be approved until
conditions of approval of
rezoning action to R-X
are met.

Robert Clemmer by [Signature]
Inspector

[Signature]
Director of Planning

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 2-19-65

TO: Supervisor of License and Revenue

FROM: Planning Department

Z-160-63

SUBJECT: License Application No. 711

Name of Applicant Radik Insurance Agency

Business Insurance

Address 2014 Paradise Zone R-3

This is a change of NAME

YES

☐

NO

☒

This is a change of OWNERSHIP

☐☒

This is a change of LOCATION

☒☐

Application is

Approved

☐

Denied

☒

and forwarded to

Building

☐

License

☒

Cannot be approved until
conditions of approval of
rezoning action to PR
are met.

Inspector


Director of Planning

July 8, 1964

License Division

Planning Department

2025 Paradise Road
Dr. Dennis G. Campton

Current Planning Gen. Corres.

This license cannot be approved for the following reasons:

1. The required 6 foot block wall along the rear property line has not been installed.
2. All residential use has not ceased.
3. Plot Plan conformance has not been attained.

ROBERT C. CLEMMER
SENIOR PLANNER

RCC:mb

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-3 to P-R (Z-160-63)

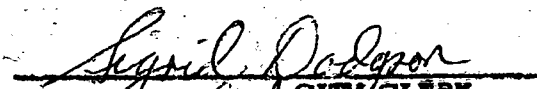
Lots 13 through 16, inclusive, Paradise Village Tract No. 1

Subject to being in accord with Plot Plan.

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


MAYOR

ATTEST:


CITY CLERK

CITY OF LAS VEGAS, NEVADA
INTER-OFFICE MEMORANDUM

Date 8-27-64

TO: SUPERVISOR OF LICENSE AND REVENUE

FROM: Planning Department

SUBJECT: License Application No. 3239

Name of Applicant E.K.G. Service Co.

Business Electrocardiography Service

Address 2025 Paradise Road Zone R-3

	Yes	No
This is a change of NAME	☐	☒
This is a change of OWNERSHIP	☐	☒
This is a change of LOCATION	☒	☐

	Approved	Denied		Building	License
Application is	☐	☒	and forwarded to	☐	☒

Not developed in accord with
Plot as required in the approval
of the Z-160-63 Resolution of
Intent to P-R-
File

RB
Inspector

RP
Director of Planning

PLANNING DEPARTMENT
400 STEWART AVENUE

August 25, 1964

Mr. Arthur Lelles
3479 Eastern Avenue
Las Vegas, Nevada

Re: Z-160-63

Dear Mr. Lelles:

This is in reference to property located on Paradise Road which was rezoned at your request to a PR classification. The rezoning was by means of a Resolution of Intent and subject to the condition it be in accord with the plot plan. It has come to my attention that the property is presently being used for office purposes. The provisions of the plot plan have not been satisfied. Consequently, the zoning is not effective which, in turn, means that the property may not be used for office purposes.

Unless I have some assurance from you that the provisions of the plot plan will be installed within the very near future, I shall take whatever action is necessary to have the office use of the property cease until such time that the conditions of the Resolution of Intent are satisfied. Furthermore, all residential use of the property must cease prior to any office use.

If I can assist you in any way or if you have any questions, please advise.

Very truly yours,

DON J. SAYLOR,
Director of Planning

DJS:bjz

December 19, 1963

Mr. Arthur M. Lelles
3479 Eastern Avenue
Las Vegas, Nevada

Dear Mr. Lelles:

ZONE CHANGE APPLICATION - Z-160-63

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 east side of Paradise Road, between St. Louis and Sahara Avenues, from R-3 to P-R, subject to the following condition:

1. Being in accord with the plot plan.

Very truly yours,

Mrs. Sigrid Dodgson
Assistant City Clerk

SD/vml

cc - Planning Department
cc - Public Works Department



3-160-63

December 2, 1963

City Attorney

Planning Department

Request for Resolution of Intent
Preparation

Current Planning - Nearest Neighb. File
✓ City Atty. Corres.
2-152-63 2-158-63
2-155-63 2-160-63
2-156-63 ✓ 2-161-63

Will you please prepare a Resolution of Intent to rezone the following properties:

Z-152-63 From R-2 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 38, Township 26 South, Range 92 East, N.D.S. & M.

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

Z-155-63 From R-4 to C-2

Lot 1, Block 10, U.F.W. & M. Addition.

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

Z-156-63 From R-2 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 29 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 Z-1 & R-2 to C-1

The South 345.68 feet of the West 512.54 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.

City Attorney -- December 29, 1957

Page 3

Request for Resolution of Intent Preparation

Z-100-65 From N-3 to "N"

Lots 13 thru 16 (Inclusive), Paradise Village Tract #1.

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

ROBERT C. CLARKE

RCC:ms

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

between St. Louis Street and Sahara Avenue, from R-3 to PR.

Mr. Saylor gave the Staff report pointing out the general location. Further he stated that on the west side of Paradise Road the zone classification is R-4. The plot plan indicates sufficient offstreet parking and Staff finds this a logical transition along Paradise Road, although this tier of lots does abut residential properties to the east. However, the philosophy is that the new PR classification is compatible. Staff recommended approval in accord with the plot plan. The Chairman declared the public hearing open. Mr. Lelles appeared in his own behalf, stating the project would commence immediately. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of ARTHUS M. LELLES for the reclassification of property generally located on the east side of Paradise Road between St. Louis Street and Sahara Avenue, from R-3 to PR, be approved by means of a Resolution of Intent subject to the following condition:

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

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

11. STONEHAVEN

Tentative Map

Approved

Mr. Saylor presented the tentative map of STONEHAVEN pointing out the general location. He further stated that essentially it is in accord with good subdivision planning, however, a sewer and drainage easement is proposed. The Department of Public Works requests that there be a through street at this point instead of the easement based on their policy to keep utilities in a public right-of-way. From a planning point of view, Staff felt that the cul de sac design is better, however, Staff recommended approval subject to Ida and LaVerne Circles being a through street predicated on the Department of Public Work's policy. After discussion, Mr. Matteucci moved that the tentative map of STONEHAVEN be approved subject to the following condition:

- (1) To an agreement between the Subdivider and the Department of Public Works as to whether the proposed sewer and drainage facilities between Ida and LaVerne Circles be located in an easement or a dedicated right-of-way.

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

12. WESTWOOD VILLAGE NO. 3

Tentative Map

Abeyance

Mr. Saylor presented the tentative map of WESTWOOD VILLAGE NO. 3, pointing out the general location. He stated that the subdivider had requested that this item be held in abeyance. Acting Chairman Johnston ruled this item be held in abeyance.

13. CHARLESTON HEIGHTS NO. 50-B(3rd Revision)

Final Map

Approved

Mr. Saylor presented the final map of CHARLESTON HEIGHTS NO. 50-B, (3rd Revision), pointing out the general location. He stated that this map is in conformance with the tentative map with the exception that the tier of lots along Michael Way have been reduced in size, however, they are above the required minimum and Staff has no objections. After discussion, Mr. Gilday moved that the final map of CHARLESTON HEIGHTS NO. 50-B (3rd Revision) be approved and the Secretary authorized to certify this approval on said map.

Planning Department
400 Stewart Avenue

December 16, 1963

Mr. Arthur M. Lelles
3479 Eastern Avenue
Las Vegas, Nevada

Dear Mr. Lelles:

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 Paradise Road between St. Louis Avenue and Sahara Avenue, from R-3 to PR.

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-160-63

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R3 Use District to a PR 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 \$ 65.00.

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

The property is situated at 2025-2027 and 2029-2031 Paradise Rd--
Legally described as follows: Lots 13, 14, 15, and 16 Paradise Village
Tract No. 1. gen located on E side of Paradise Rd between St Louis
St & Sahara Ave.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Arthur M. Lelles Lelles

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.

Arthur M. Lelles 3479 Eastern, L.V. Nevada Re 5-1393

Subscribed and sworn to before me this 14th day of Nov, 1963

MY COMMISSION EXPIRES—AUGUST 22, 1966

Charles L. Smith
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. 19, 1963

FEE: \$ 65.00

RECEIPT NO.: 62188

CASE NO. Z-160-63

BY: RP

Director of Planning

12/12/63

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 R3 Use District to a PR 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 \$ 65.00.

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

The property is situated at 2025-2027 and 2029-2031 Paradise Rd
Legally described as follows: Lots 13, 14, 15, and 16 Paradise Village
Tract No. 1.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, _____

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.

_____ 3479 Eastern, L.V. Nevada Re 5-1393

Subscribed and sworn to before me this _____ day of _____, 19__

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: _____, 19__

FEE: \$ _____

RECEIPT NO.: _____

CASE NO. Z-

BY: _____

Director of Planning