

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0163-63

APN                162-03-110-002

Location           W of S 3rd St btw Charleston & 4th

Applicant         Fanny Soss

Subject

Reclassification of property.



PROPERTY OWNERS

PROTESTS

APPROVALS

*Nova Martin Behmer  
4876 Jonopah Hwy*

FILE No. Z-163-63  
January 9, 1964

**CHECK LIST -- FOR PROCESSING APPLICATIONS**

- |     | <b>TO BE DONE</b>  | <b>CHECK IF<br/>DONE</b> | <b>BY</b> |
|-----|--|--------------------------|-----------|
| 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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>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.<br>a. Type property owner's list.<br>b. Type envelopes.<br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. |                          |           |
| 12. | Prepare Legal Notice for newspapers.<br>a. Call newspapers and have messenger pick up legals.  |                          |           |
| 13. | Ask Don regarding Resolutions.   |                          |           |

**FILE NO:** Z-163-63

**MEETING DATE:** January 9, 1964

**PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.**

NOTICE OF PUBLIC HEARING

January 9, 1964

December 26, 1963

Notice is hereby given that on January 9, 1964, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:


Z-163-63

FANNY SOSS FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT SIX (6) IN BLOCK TWENTY-ONE (21) OF BOULDER ADDITION, AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH 3RD STREET BETWEEN CHARLESTON BOULEVARD AND 4TH PLACE.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

Any and all interested persons may appear before the City Planning Commission either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

  
DON J. SAYLOR  
Director of Planning

DJS:bb

*December 28<sup>th</sup>*

*I approve of the zone change from R-4 to C-1*

*on So. 3<sup>rd</sup>*

*Nova Martin Behmer*

RECEIVED  
DEC 1963  
PLANNING  
DEPARTMENT

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NOTICE OF PUBLIC HEARING

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SIDE OF SOUTH 3RD STREET BETWEEN CHARLESTON BOULEVARD  
AND 4TH PLACE.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

*east*  
*OK*  
*e*

*OK: RB*

Any and all interested persons may appear before the 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: bb

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 R4 Use District to a E1 Use District, as established by Section 10, Chapter 24 of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 50.00.

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

Lot Six (6) in Block Twenty-one (21) of Boulder Addition to the City of Las Vegas as shown by map thereof on file in Book 1 of Plats, page 52, in the Office of the County Recorder of Clark County, Nevada generally located on the E side of S 3<sup>rd</sup> St between Charleston Blvd & 4<sup>th</sup> Place

OWNER'S AFFIDAVIT

4  
114

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, FANNY SOSS

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.  
Mrs. Fanny Soss 1113 South 3d 384-3634

Subscribed and sworn to before me this 12th day of December, 1963

[Signature] 3/12/64  
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: 12/13, 1963

RECEIPT NO.:

BY: [Signature]  
Director of Planning

FEE: \$ 50.00

CASE NO. 2-163-63

Jan 9, 1963

Plans to be submitted before meeting

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE July 11, 1977

TO: DIRECTOR OF BUSINESS ACTIVITY  
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT  
SUBJECT: LICENSE APPLICATION NO. A07-15468

NAME OF BUSINESS Poppy's Property, Inc.

TYPE OF BUSINESS Apartment Rentals - 10 units

ADDRESS 1113-1117 South Third Street ZONE C-1 (existing nonconforming use)

	YES	NO	Z-163-63
THIS IS A CHANGE OF NAME	<input type="checkbox"/>	<input type="checkbox"/>	
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>	<input type="checkbox"/>	
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>	<input type="checkbox"/>	

APPLICATION IS	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	and forwarded to	BLDG. <input type="checkbox"/>	LICENSE <input type="checkbox"/>
	XXX				XXX

COMMENTS:

BLC  
Logged by

Ira John Gardner  
Approved/Denied by

ORDINANCE NO. 934-49

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, 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, Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

FROM R-E to R-D (Z-161-63)

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M.

FROM R-E to R-1 (Z-162-63)

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35 and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47 and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49 and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 26, 27, 43, 44, 45 and 46 of Block "E"; Lots 27, 28, 29 and 30 of Block "G"; Lots 1 through 50 inclusive, of Block "I"; and Lots 1 through 48, inclusive, of Block "J".

FROM R-4 to C-1 (Z-163-63)

Lot 6, Block 21, Boulder Addition.

FROM R-3 to R-4 (Z-168-63)

Lot 7, Block 2, El Centro Addition Tract No. 2

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:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of February, 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 vote:

VOTING "AYE": Commissioners \_\_\_\_\_

\_\_\_\_\_

VOTING "NAY": \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED:

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

Commissioner Mirabelli moved the application of Thompson Construction Company (Z-162-63) for reclassification of property generally located on the northeast corner of Lamb Blvd. and Bonanza Road, from R-E to R-1, be APPROVED.

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

ZONE CHANGE  
Z-163-63

Approved

ZONE CHANGE - Z-163-63 - APPLICATION OF FANNY SOSS for the reclassification of property generally located on the east side of South Third Street, between Charleston Boulevard and Fourth Place, from R-4 to C-1, legally described as:

Lot 6, Block 21, Boulder Addition.

The Director of Planning, Mr. Donald J. Saylor, briefly described the location of the property, and stated: The property across the street is zoned commercial. The Planning Commission felt that there was very definitely an influence from the existing commercial in the area and they have recommended approval. The attitude on the overall area is that it will go commercial and they are trying to keep it in somewhat of an orderly fashion, and so far have been pretty successful.

Commissioner Mirabelli moved that the application of Fanny Soss (Z-163-63) for reclassification of property generally located on the east side of South Third Street, between Charleston Boulevard and Fourth Place, from R-4 to C-1, be APPROVED.

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

ZONE CHANGE  
Z-164-63

Denied

ZONE CHANGE - Z-164-63 - APPLICATION OF WILLIAM E. AND SHIRLEY N. HART for the reclassification of property generally located on the west side of Ferrell Street, between Woodland Avenue and Morningside Avenue, from R-E to R-4. (Complete legal description on file in office of City Clerk).

After briefly describing the location of the property for reclassification, the Director of Planning, Mr. Donald J. Saylor, stated: The zoning across the street is R-1 and to the south is R-E. The application was for high density apartments and the Planning Commission felt that in the absence of any indication of demand for apartments, plus the fact that this is across the street from R-1, this application should be denied.

Mayor Whipple asked if anyone wished to be heard on this rezoning, to which there was no response; whereupon, Commissioner Fountain moved that the application of William E. and Shirley N. Hart (Z-164-63) be DENIED.

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

The property described herein  
now belongs to Ingo Electric Co.  
since

NOTICE OF PUBLIC HEARING

January 9, 1964

Feb. 1963 —

Geraldine J. Mann  
as power of attorney for  
December 26, 1963  
Mary Evelyn Steele  
2/14/64

Notice is hereby given that on January 9, 1964, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:


Z-163-63

FANNY SOSS FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT SIX (6) IN BLOCK TWENTY-ONE (21) OF BOULDER ADDITION, AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH 3RD STREET BETWEEN CHARLESTON BOULEVARD AND 4TH PLACE.

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited Commercial)

Any and all interested persons may appear before the City Planning Commission either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objections thereto or approval thereof.

  
DON J. SAYLOR  
Director of Planning

DJS:bb

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

Planning Department  
400 Stewart Street


December 30, 1963

Dear Property Owner:

RE: Z-163-63

The Application of Fanny Soss

The NOTICE OF PUBLIC HEARING you recently received relative to the above erroneously described the property as located on the west side of 3rd instead of the east side of 3rd Street.

  
DON J. SAYLOR  
Director of Planning

DJS:mb

Lots 34, 35 and 36, of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47, and 48, of Block "C"; Lots 1, 2, 22, 23, 24, 25, and Lots 42 through 50 (inclusive), of Block "D"; Lots 7 through 19 (inclusive), 26, 27, and Lots 43 through 46 (inclusive), of Block "E"; Lots 27 through 30 (inclusive), of Block "G"; Lots 1 through 50 (inclusive) of Block "I"; and, Lots 1 through 48 (inclusive), of Block "J"; and generally located on the northeast corner of Lamb Boulevard and Bonanza Road, from R-E to R-1. Mr. Saylor gave the Staff report pointing out the general location. He further stated that this is an old recorded subdivision which up to this time has never been developed. The applicant who proposes to develop the area wishes to develop on an R-1 basis. The applicant, however, does not own the entire subdivision, therefore due to the essence of time, Staff recommended approval of this item, with further request for permission to set up a public hearing to reclassify the remainder of the subdivision to R-1.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Fountain moved that the application of THOMPSON CONSTRUCTION COMPANY for the reclassification of property generally located on the northeast corner of Lamb Boulevard and Bonanza Road, from R-E to R-1, be approved; and further, that Staff begin proceedings to set up a public hearing to reclassify the remainder of the subdivision to R-1. Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

5. Z-163-63

Approved

Application of FANNY SOSS for the reclassification of property legally described as Lots 6, Block 21, Boulder Addition, and generally located on the east side of South Third Street between Charleston Boulevard and 4th Place, from R-4 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He also pointed out existing commercial parcels in the immediate area. Mr. Saylor further stated that this parcel is within the area where the policy has been established by the Commission to reclassify to commercial in an orderly manner. Offstreet parking will be available with ingress/egress from the alley. Although the tentative plans are not to develop this immediately, Staff felt it is a proper change and recommended approval.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Johnston moved that the application of FANNY SOSS for the reclassification of property generally located on the east side of South Third Street between Charleston Boulevard and 4th Place, from R-4 to C-1, be approved.

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

6. Z-164-63

Denied

Application of WILLIAM E. and SHIRLEY N. HART for the reclassification of property legally described as that portion of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 20, T20S, R61E, MDB&M, described as follows: Commencing at the northeast corner of Sebec Acres; thence north along the east line of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of said Section 20, a distance of 182.0 feet; thence west and parallel with the north line of the aforementioned Sebec Acres, a

January 16, 1964

Mrs. Fanny Soss  
1113 South 3rd Street  
Las Vegas, Nevada

Dear Mrs. Soss:

**ZONE CHANGE APPLICATION - Z-163-63**

The Board of City Commissioners, at their regular meeting on January 15, 1964, considered your application for reclassification of property generally located on the east side of South 3rd Street, between Charleston Boulevard and 4th Place, from R-4 to C-1.

By motion duly made, seconded and carried, this application (Z-163-63) for reclassification to C-1 was APPROVED.

Very truly yours,

Vyrna M. Loparco/vml

Assistant City Clerk

cc - Planning Department  
cc - Public Works Department



January 21, 1964

## INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:

PLANNING DEPARTMENT

SUBJECT:

Request for Ordinance Preparation

COPIES TO:

Current Ordinance Request File.  
 General - Attorney's Correspondence.  
 Relative zoning file.

Will you please prepare an Ordinance on the following reclassifications:

Z-161-63 From R-E to R-D

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, MDE&M

Z-162-63 From R-E to R-1

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35, and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47, and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49, and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, 26, 27, 43, 44, 45, and 46 of Block "E"; Lots 27, 28, 29, and 30 of Block "G"; Lots 1 through 50 (inclusive) of Block "I"; and, Lots 1 through 48 (inclusive) of Block "J".

Z-163-63 From R-4 to C-1

Lot 6, Block 21, Boulder Addition.

Z-168-63 From R-3 to R-4

Lot 7, Block 2, El Centro Addition Tract No. 2.

Robert C. Clemmer  
 Senior Planner

RCC:eb

Planning Department  
400 Stewart Avenue

January 13, 1964

Mrs. Fanny Soss  
1113 South Third Street  
Las Vegas, Nevada

Dear Mrs. Soss:

At the regular meeting of the City Planning Commission held on January 9, 1964, consideration was given to your request for the reclassification of property generally located on the east side of South Third Street between Charleston Boulevard and Fourth Place, from R-4 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.

This item will be heard by the Board of City Commissioners at 6:00 PM, January 15, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR  
Director of Planning

DJS:eb

Z-163-63

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

Planning Department  
400 Stewart Street

December 30, 1963

Dear Property Owner:

RE: Z-163-63

The Application of Fanny Soss

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*Don J. Saylor*  
DON J. SAYLOR  
Director of Planning

DJS:mb

*You have our yes vote -  
Nova Martin Behmer  
4816 Jonopah Hwy.*