

Planning & Development Department
Scanning Cover Sheet

Case No Z-0165-63

APN 139-33-406-001

Location N of Charleston btw Shadow & Desert

Applicant Edward J. & Gordon D. Sorenson

Subject

Reclassification of property.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-165-63

January 9, 1964

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-165-63

MEETING DATE: January 9, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

ZONE CHANGE
Z-165-63

Adopted Resolution of Intent to Rezone, subject to condition listed

ZONE CHANGE - Z-165-63 - APPLICATION OF EDWARD J. AND GORDON D. SORENSON for reclassification of property generally located on the north side of West Charleston Boulevard, between Shadow Street and Desert Lane, from R-E to P-R. (Complete legal description on file in office of City Clerk).

After briefly explaining the general location of the property for rezoning, the Director of Planning, Mr. Donald J. Saylor, stated: This is the area that the Commission acknowledged should transition to a land use other than residential. The plot plan shows the intended use, and I don't feel that I could have come up with a better suggestion than the one they are proposing. This is for a one-story office building of very pleasing design; the set back is some 50 feet from Charleston, with adequate parking, and landscaping. There were no protests, and the Planning Commission recommended approval by a Resolution of Intent, subject to being in accord with the plot plan. This is the type of development we would like to encourage in this area.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located on the north side of West Charleston Boulevard, between Shadow Street and Desert Lane, from R-E to P-R, be ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

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-166-63

Adopted Resolution of Intent to Rezone, subject to condition listed.

ZONE CHANGE - Z-166-63 - APPLICATION OF D. H. BROCKLEY for reclassification of property generally located on the northeast corner of Santa Clara and Sahara Avenue, from R-2 to P-R, legally described as Lot 1, Block 1, Paradise Village Tract No. 2.

After briefly describing the general location of the property for reclassification, the Director of Planning, Mr. Donald J. Saylor, stated: A short time ago, at the opposite end of the block, a P-R zone of the same nature was approved. Mr. Brockley has submitted a plot plan showing the requirements of the P-R zone. There was one protest. The Planning Commission recommends approval by Resolution of Intent, subject to being in accord with the plot plan. By so doing, they are acknowledging that P-R zoning is a very adequate transition to something other than residential on Sahara.

Mayor Whipple asked if anyone wished to be heard on this rezoning, to which there was no response; whereupon Commissioner Levy moved that a Resolution of Intent to Rezone property generally located on the northeast corner of Santa Clara and Sahara Avenue, from R-2 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, and Mayor Whipple voting aye; noes, none.

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 15th day of January, 1964, 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-E to PR (Z-165-63)

A portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as commencing at a point in the south line 265.00 feet east of the southwest (SW) corner of said southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 33, the true point of beginning; thence north a distance of 340.00 feet; thence west and parallel to the aforementioned south line a distance of 120.00 feet; thence south a distance of 340.00 feet; thence east a distance of 120.00 feet to the true point of beginning.

Subject to being in accord with the plot plan.

PASSED, ADOPTED AND APPROVED this 15th day of January, 1964.

ATTEST:

David Dodgson
Asst. City Clerk

Chas. K. Morgan
Mayor

distance of 239.0 feet; thence south and parallel with the said 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 east along the said north line of Sebec Acres a distance of 239.0 feet to the point of beginning, and generally located on the west side of Ferrell between Woodland Avenue and Morningside Avenue, from R-E to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that to the north of this particular parcel the area is relatively undeveloped. Mr. Saylor further stated that across the street from this particular parcel is developed low density residential and Staff does not feel that the requested high density classification is compatible. Further, he stated there are no final plans for development at this time. The record indicated 1 protest. Staff recommended denial.

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

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Matteucci moved that the application of WILLIAM E. and SHIRLEY N. HART for the reclassification of property generally located on the west side of Ferrell between Woodland Avenue and Morningside Avenue, from R-E to R-4, be denied. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

7. Z-165-63

Approved

Application of EDWARD J. and GORDON D. SORENSON for the reclassification of property legally described as a portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 33, T20S, R61E, MDB&M, more particularly described as follows: commencing at a point in the south line 265.0 feet east of the southwest corner of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 33, the true point of beginning; thence north a distance of 340 feet to a point; thence west and parallel to the aforementioned south line a distance of 120 feet to a point; thence south a distance of 340 feet to a point in said aforementioned south line; thence east a distance of 120 feet to the true point of beginning, and generally located on the north side of West Charleston Boulevard between Shadow Street and Desert Lane, from R-E to PR. Mr. Saylor gave the Staff report pointing out the general location. This is within the area fronting West Charleston where the Commission adopted the policy to consider favorably a change in zoning to a commercial type use. This particular parcel is one lot east of the hospital. Staff takes the position of wholehearted agreement with the proposed plan. Referring to the plot plan, it indicates an aesthetic designed building with an abundance of landscaping. The building elevation is one story height and there is sufficient offstreet parking. Staff recommended approval in accord with the plot plan.

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 EDWARD J. and GORDON D. SORENSON for the reclassification of property generally located on the north side of West Charleston Boulevard between Shadow Street and Desert Lane, from R-E 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. Fountain seconded the motion and it was carried by a unanimous vote.

8. Z-166-63

Approved

Application of D. H. BROCKLEY for the reclassification of property legally described as Lot 1, Block 1, Paradise Village Tract No. 2, and generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to PR.

Mr. Saylor gave the Staff report pointing out the general location. This parcel fronts Sahara Avenue at the corner of Santa Clara Drive. The Commission has previously indicated that this is proper transition in this general area fronting Sahara Avenue. The plot plan shows a 6 foot block wall along the north property line. However, along the east line is an existing chain link fence and there is on file a letter from the adjacent property owners stating they are fully satisfied with the fence as it exists. The record indicated 1 letter of protest. Staff recommended approval in accord with the plot plan.

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 D. H. BROCKLEY for the reclassification of property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to PR, be approved by means of a Resolution of Intent, subject to the following condition:

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

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

9. Z-167-63

Abeyance

Application of MAKAHA DEVELOPMENT COMPANY for reclassification of property legally described as the northwest quarter (NW1/4) of the southwest quarter (SW 1/4) of Section 24, T20S, R60E, MDB&M, and generally located on the southeast corner of Jones and Lake Mead Boulevards, from R-1 to R-3.

Mr. Saylor pointed out the general location. He stated that the applicant had requested that this item be postponed indefinitely, however, as this item had been advertised for a public hearing, it should be conducted at this time.

Chairman Cahlan declared the public hearing open.

No one appeared.

Chairman Cahlan declared the public hearing closed.

After discussion, Mr. Gilday moved that in relation to the application of MAKAHA DEVELOPMENT COMPANY for reclassification of property generally located on the southeast corner of Jones and Lake Mead Boulevards, from R-1 to R-3, the applicant be allowed to withdraw this item, or resubmit in any manner he saw fit, however, it should not be held in abeyance indefinitely; and, that the applicant be so notified.

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

10. Z-168-63

Approved

Application of EL CENTRO COMPANY for reclassification of property legally described as Lot 7, Block 2, El Centro Addition Tract No. 2, and generally located on the northeast corner of Weldon Place and El Centro Place, from R-3 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that the proposed use is for a professional office, and the applicant will later submit an application for a Use Permit. He further

January 16, 1964

Edward J. Sorenson, M.D.
and Gordon D. Sorenson
% Harris Sharpe
1806 South Main Street
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-165-63

The Board of City Commissioners, at their regular meeting on January 15, 1964, considered your application Z-165-63 for rezoning.

By motion duly made, seconded and carried, a Resolution of Intent to Rezone property generally located on the north side of West Charleston Boulevard, between Shadow Street and Desert Lane, from R-E to P-R, was ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

Very truly yours,

Vyrna M. Loparco/vml

Assistant City Clerk

✓ cc - Planning Department
cc - Public Works Department

**Planning Department
400 Stewart Avenue**

January 13, 1964

**Messrs. Edward J. Sorenson
and Gordon D. Sorenson
c/o Mr. Harris Sharpe
1806 South Main Street
Las Vegas, Nevada**

Dear Sirs:

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 north side of West Charleston Boulevard between Shadow Street and Desert Lane, from R-E 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, 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-165-63

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 RE 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 \$ _____.

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

(See attached)
generally located on the N side of ^W Charleston Blvd between
Shadow St & Desert Lane
102
112/113

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: 1806 ^{So Main} PHONE NO. 382-1860
Edward John Sorenson MD (Harris Sharpe)
Gordon Audley Sorenson

Subscribed and sworn to before me this 10 day of December, 1963

Henry Woolley
Notary Public in and for said County and State

HENRY A. WOOLLEY - NOTARY PUBLIC
in and for the County of Las Angeles, State of California
My Commission Expires Oct. 3, 1963
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: 12/15, 1963 FEE: \$ 50.00
RECEIPT NO.: 62198 CASE NO. 2-165-63
BY: X/S Jan 5, 1964
Director of Planning