Planning & Development Department
Scanning Cover Sheet

Case No Z-0166-63

APN 162-03-414-023

Location NEC of Santa Clara & Sahara

Applicant D.H. Brockley

Subject

Reclassification of property.

123456

PROPERTY OWNERS

PROTESTS

Mrs Joseph Weider
2321 Santa Paula

APPROVALS

FILE No. Z-166-63

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-166-63

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:

File

Z-166-63

D. H. BROCKLEY FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1, PARADISE VILLAGE TRACT NO. 2, GENERALLY LOCATED ON THE NORTHEAST CORNER OF SANTA CLARA DRIVE AND SAHARA AVENUE.

FROM: R-2 (Two Family Residence)

TO: P-R (Professional Office)

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

DON J. SAYLOR
Director of Planning

DJS:bb

Dear Sir —

As property owner of 2321 Santa Paula I object to the above proposal of the ~~re~~ over

The rezoning of the ~~of~~ properties mentioned.

Mrs Joseph Weider

Las Vegas, Nevada
January 3, 1964

Las Vegas, City Planning Board
Las Vegas, Nevada

Dear Sirs:

We the undersigned Bert G. Harrod and Norma Harrod, are satisfied with the chain link fence separating our properties. Knowing Mr. Brockley will use part of his property adjoining our property for parking in connection with his application for BR Zoning professional office.

Yours truly,

Bert G. Harrod

Bert G. Harrod

Norma Harrod

Norma Harrod

Las Vegas, Nevada
December 12, 1963

Mr. Don Saylor
City Planning Board
Las Vegas, Nevada

Dear Sirs:

I'm submitting my application for rezoning my home at 2413 Santa Clara Dr. from R 2 to P R.

I want the planning board to understand, I did not buy this place for speculation. I have lived in this place for 12 years. The traffic and noise has become so bad, we just can't sleep or relax here anymore. Will you please reccomend this change in zoning, so we can leave or sell this for an office or offices and find a more desirable place to live

Yours truly,

D H Brockley

D. H. Brockley
2413 Santa Clara Dr.
Las Vegas, Nevada

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 R-2 Use District to a P-R 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 1, Block 1, Paradise Village Tract #2, generally located on the NE corner of Santa Clara Dr. & Sahara Ave.

158
D

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, D H Brockley

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.
D H Brockley	2413 Santa Clara Dr	735-4261

Subscribed and sworn to before me this 11th day of Dec., 1963

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: 12/16, 1963 FEE: $ 50.00

RECEIPT NO.: 62199 CASE NO. Z-166-63

BY: RLP. Jan 9, 1964

Director of Planning

D R A F T

NOTICE OF PUBLIC HEARING

January 9, 1964

D R A F T

December 26, 1963

Notice is hereby given that on January 9, 1964, 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-166-63 D. H. BROCKLEY FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 1, PARADISE VILLAGE TRACT NO. 2, GENERALLY LOCATED ON THE NORTHEAST CORNER OF SANTA CLARA DRIVE AND SAHARA AVENUE.

FROM: R-2 (Two Family Residence)

TO: P-R (Professional Office)

OK-RDD

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 OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: MAY 9, 1966

TO: RCC

FROM: CHG

SUBJECT: BROCKLEY (2-166-63)

COPIES TO:

PERMIT FOR BLOCK WALL 6' HIGH CONSTRUCTED ALONG NORTH PROPERTY LINE at 300 SAHARA TO MIKE APODACA.

CA

Proposed development differs from approved plot plan. Asphalt conc. installed without permit to my knowledge - erroneously so much of the required landscaping has been usurped. New owner - contractor advised to have owner comply or seek revision of approval.

Complete

Field Check - 8/16/66 BLOCK WALL UP IN ACCORDANCE WITH CONDITIONS, HOWEVER LANDSCAPING NOT IN. JLX

CL 1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 16, 1967

TO: CITY ATTORNEY

FROM: PLANNING DEPARTMENT

SUBJECT: REQUEST FOR ORDINANCE PREPARATION

COPIES TO: City Manager
Assessor's Office
Req. for Ord. Prep.
Chrono.
J.Smith & K. Ferris
Z-166-63 & Z-80-65

Would you please prepare an ordinance to rezone the following property:

Z-166-63 R-2 to P-R

Lot 1, Block 1, Paradise Village Tract #2

Z-80-65 R-1 to C-2

The North 175.5 feet of the West 200.0 feet of the South 671.23 feet of the Northwest Quarter of Section 31, Township 20 South, Range 61 East, MDB&M

R. C. Clemmer
Senior Planner

RCC:mm

CL 1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date 3/14/67

TO: Bob Clemmer

FROM: Jerry Smith

SUBJECT: Final Field Inspection

COPIES TO:

On 24 March, 1967 a Field inspection was made at 300 E Sahara, revealed that the conditions of #Z-166-63 have * been met.

* Outside storage of boat, possible residential use.

Residential use ceased per Mr Thomas 3 days ago & the boat will be immediately removed. RCC 3/15/67

License Issued
Ord. Requested

J Smith
Planning Assistant

CL 1.

ORDINANCE NO. 934-107

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 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-1 TO C-1 (Z-108-63)

The South 277.04 feet of the West 100.00 feet of the East 342.04 feet of Section 5, Township 21 South, Range 61 East, M.D.B.&M.

FROM R-2 TO P-R (Z-166-63)

Lot 1, Block 1, Paradise Village Tract #2.

FROM R-1 TO C-2 (Z-80-65)

The North 175.5 feet of the West 200.0 feet of the South 671.23 feet of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-3 TO C-1 (Z-46-66) FROM R-3 TO C-1 (Z-35-66)

The South 333.42 feet of the West 190.0 feet of the Southwest Quarter (SW 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B.&M.

FROM R-3 TO C-1 (Z-48-66)

Lots 5 and 6, Block 1, Paradise Village Tract #1.

FROM R-4 TO C-1 (Z-3-67)

Lot 4, Block 3, South Fifth Street Tract #1.

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 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 19th day of April, 1967.

/s/ Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Aleta E. Watson
Assistant City Clerk

Mr. Matteucci moved that the application of FRANK BERTA for reclassification of property generally located on the south side of West Charleston Boulevard, between Rancho Road and Strong Drive, from R-1 to C-1, be denied.
Mr. Johnston seconded the motion and it was carried by a unanimous vote.

2. Z-166-63

Plot Plan Review

Approved

Approved application of D. H. BROCKLEY for reclassification of property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, land use zone P-R.
Mr. Stormson stated that the approved plot plan shows a landscaped area along Santa Clara and Sahara Avenue, two parking spaces and a driveway along the Sahara frontage in addition to the existing driveway and a parking space on the Santa Clara side.
Now the applicant is requesting the widening of the twelve foot driveway to twenty-four feet and reduction of the landscaped area to three feet. The required six foot block wall along the north line is completed. The Planning Department feels that perhaps an additional parking space would be an advantage. Mr. Stormson said that since Sahara Avenue has a beautification program underway that at least a three-foot strip of landscaping should be maintained along the full length on the frontages.
The applicant appeared and stated that since the original plan was submitted the property to the east has been reclassified for professional and he has a letter from the Planning Department waiving the wall requirement on the east property line since both lots were P-R.
Mr. Johnston asked if both property owners would use a common driveway and Mr. Brockley answered "no".
Although this was not a public hearing CARUS LORTZ, 2412 Santa Clara Drive, requested that he be heard. He stated that they had been promised that their street would remain residential and he objected to additional parking and the six foot block wall clear out to Santa Clara right-of-way. He felt that it created a traffic hazard by blocking the vision and didn't add to the beauty of the street.
MRS. DONALD STEPHENS, 2408 Santa Clara, stated that Santa Clara should retain a residential neighborhood appearance. She advised the Board that this building has always had a Santa Clara address and requested that the side on Santa Clara be landscaped and maintained. She was not against the business however.
IRA BRADSHAW, 215 East Sahara, stated that the parking would be alleviated when the construction on Sahara Avenue is finished.
Discussion followed as to drivers' sight distance on Santa Clara due to the six foot block wall, paving of the grassed area adjacent to the north wall and the most advantageous use of parking.
Mr. Trelease suggested that the Traffic Engineering Division check out the possibility of the existence of a traffic hazard concerning the six foot block wall on the Santa Clara property line.

Mr. Uehling moved that the plot plan review concerning property generally located on the northeast corner of Santa Clara and Sahara Avenue, land use Zone P-R, be approved subject to the following conditions:

1) That the grassed area at the north property line on Santa Clara Drive remain and be maintained.

2) That a three foot landscaped strip be maintained along the full length of the sidewalks on Sahara Avenue and as shown on the original plot plan along Santa Clara.

3) Conformance to the requirements of the Traffic Engineering Division specifically as to the block wall height at the north property line.

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

3. JULIAN MOORE CONDOMINIUM

Plot Plan Review

Approved

Request of JULIAN MOORE concerning proposed commercial condominium on East Sahara Avenue between 6th Street and Maryland Parkway, land use Zone C-1.
Mr. Stormson stated that this item was presented as a grading plan for C-1 property. The plot plan shows twenty-two lots with the driveway starting at thirty feet and widening to about sixty-eight feet. Since this is not a recorded subdivision staff contacted the City Attorney to determine the legality and they advised us that the State of Nevada Revised Statutes states that only four lots may be divided in one calendar year. Last year the Planning Department proposed a Condominium Ordinance which was adopted. It states that a commercial or industrial property may have divisions owned by several owners but they must have a jointly-owned access way to a public street.
Mr. Stormson then introduced JAMES M. BARTLEY, Deputy City Attorney, to explain the legal aspects of this commercial proposal.
Mr. Bartley stated that this was first presented to their office by the Planning Department and, therefore, have not heard the petitioner's side. He stated that apparently this was proposed under the Condominium Ordinance which requires lots to have a jointly-owned access to a dedicated public street. A private easement proposed would not make lots face on a dedicated public street. The reason for the new Condominium Ordinance was to get away from existing problems created by the property divisions of commercial developments to the east on Sahara Avenue.
Mr. Stormson stated that Mr. Saylor had suggested that in cases of property divisions the Condominium Ordinance be complied with which stipulates six conditions which Mr. Stormson read. A discussion followed regarding the applicant's plan that was submitted to the Building Department allowing right-angle parking twenty feet wide on either side on a 68-foot wide driveway. The plan proposes a straight dead-end street. The Ordinance states that the private

Planning Department
400 Stewart Avenue

May 26, 1966

Ray Thomas Enterprises, Inc.
650 West Eleventh Street
Claremont, California

Dear Mr. Thomas:

At the regular meeting of the City Planning Commission held May 24, 1966, consideration was given to your plot plan review concerning property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, land use zone P-R.

It was voted by the Board to approve this item subject to the following conditions:

1) That the grassed area at the rear property line on Santa Clara Drive remain and be maintained.
2) That a 3' landscaped strip be maintained at the southeast corner on Sahara Avenue.
3) That the required landscaping area on the southwest corner be reduced to a 3' strip.
4) Conformance to the requirements of the Traffic Engineering Department, specifically as to the block wall fence at the rear property line.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-166-63

Planning Department
400 Stewart Avenue

May 9, 1966

Mr. Ray Thomas, President
Ray Thomas Enterprises, Inc.
650 West Eleventh Street
Claremont, California

Dear Mr. Thomas: Re: Z-166-63

Per your letter of May 7, the requirement of the six foot block wall on the east side will be waived as it was required for protection of residential property and Mr. G. Harrod has had his property reclassified.

However, an application was submitted this morning for development of a planter along Sahara. It was indicated that except for this planter the entire area was black topped. This is not according to the approved development plan. The planting strip is required to be a minimum of thirteen (13) feet.

We anticipate your correction of this item.

Very truly yours,

R. C. CLEMMER
Senior Planner

RCC:mm

July 2, 1964

Sidney Whitmore,
City Attorney

Director of Planning

Business License Application,
Advance Safety Driving School,
2413 Santa Clara (600 E. Sahara)
Charles Apton

You have verbally advised me that the Safety Driving School as proposed in the above business license applimation constitutes a professional office use. Will you please sign the attached copy of this memo verifying my interpretation of your verbal decision so that I may have it for my records.

Don J. Saylor,
Director of Planning

DJS:bjz

SRW
7-7-64

July 7, 1964

License Division

Planning Department

Advance Safety Driving School
2413 Santa Clara

Z-166-63
Current Planning Misc. Corres.

This application must be denied for the following reasons:

1. The required 6 foot block wall along the north property line has not been installed.

2. The offstreet parking has not been developed in accordance with the approved plot plan (Amended 4-9-63).

3. The advertising sign is 32 sq. ft. where a maximum of 15 is permissable.

4. All residential use must cease and there shall be no residential uses permitted once the building is converted. There is a sign advertising a Studio apartment within which cannot be allowed.

5. The use proposed on said advertising sign cannot be permitted, i.e., marriage counseling. Dep by City Attorney

Robert C. Clemmer
Senior Planner

RCC:mb

RAY THOMAS ENTERPRISES, INC.

Developers of Escalante Valley Ranchos

General Offices:
650 West Eleventh Street
Claremont, California
Phone (714) 624-1586

May 7, 1966

Planning Commission
City of Las Vegas, Nevada
City Hall
Las Vegas, Nevada
Attention: Mr. Don Saylor

Re: Plot Plan Review
File No. Z-166-63
300 East Sahara (2413 Santa Clara Dr.)

Dear Mr. Saylor:

Kindly refer to the above listed file. I have just recently purchased this property and I hereby respectfully request that the requirement for a block wall along the east boundry line be deleted due to the following reasons:

1. Ours was the first property in the immediate area to be approved for PR zoning. At that time the property to the east was zoned residential, however, since that time, the property adjoining on the east has also been approved for PR use. Inasmuch as both properties are now PR zoned and will be used for PR offices within 2 to 3 weeks, it would seem that the wall separating the two properties would not now be required.
2. In the above listed file, there is a letter dated June 3, 1964 from Mr. G. Harrod who is the owner of the adjoining property to the east. Said letter states that as far as he is concerned, a block wall fence is not necessary and the existing chain link fence is satisfactory.
3. The work on all other requirements of the plot plan are now, or soon will be completed, including the block wall along the northern boundry.

Your attention to this matter during the May 12, 1966 meeting will be appreciated.

Very truly yours,

RAY THOMAS ENTERPRISES, INC.

Ray Thomas

Ray Thomas, President.

RT/jr

relative to the application of MADGE LOEWEN, ET AL, specifically that lot known as 374 Maydelle Place, be approved subject to the following conditions:

(1) Signing an agreement to enter the proposed assessment district for future street lighting and sidewalks, and
(2) Utilization of the existing sewer and water lines of the City of Las Vegas Sanitation Service, and The Las Vegas Valley Water District, respectively.

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

21. Z-166-63

Amended Plot Plan Review

Approved

Application of D. H. BROCKLEY, approved reclassification from R-2 to PR, by means of a Resolution of Intent of property generally located on the northeast corner of Santa Clara and Sahara Avenue. Condition subjected to this approval was that it be in accord with the plot plan submitted.
Mr. Saylor pointed out the general location and presented the amended plot plan to the Commission. Mr. Saylor further stated that although this amended plot plan decreases the amount of landscaping, it does improve the circulation pattern, and Staff has no objections.
After discussion, Mr. Uehling moved that the Amended Plot Plan relative to the application of D. H. BROCKLEY, (File No. Z-166-63) be approved.
Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

22. WASHINGTON SQUARE NO. 1

Lots 94, 96, 97, & 98, Blk. 5

Building Layout Plan Review

Approved

Mr. Saylor presented the Building Layout Plan relative to Lots 94, 96, 97 and 98, Block 5, Washington Square No. 1. He pointed out the general location of this subdivision. Further, Mr. Saylor stated that these are irregular shaped lots fronting a cul-de-sac. The Ordinance specifies that the Commission may approve a reduction of the required rear yard setbacks up to a minimum of 10 feet if the overall average conforms to the required setback on regular shaped lots. Referring to the Building Layout Plan, Mr. Saylor stated that these specific rear yards have more than the normal amount of rear yard area. Staff recommended approval.
After discussion, Mr. Gilday moved that the Building Layout Plan relative to Lots 94, 96, 97, and 98, Block 5, Washington Square No. 1, be approved.
Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

23. DISCUSSION

C-2 classified zone uses.

Mr. Saylor stated that under our new Ordinance for a C-2 classified zone, you may only have uses specifically mentioned, with uses of a like nature approved by the Planning Commission. No mention is made of miniature golf courses, drive-in theaters, and other outdoor amusements. In conferring with the Attorney, it is his opinion that in permitting a theater, that this also would apply to a drive-in theater. Staff does not feel that this is appropriate. Staff recommended that the Ordinance be amended to specifically mention a drive-in theater, miniature golf course, and other outdoor amusements, to be permitted in a C-2 zone by means of a Use Permit.
During the discussion, it was felt that perhaps a miniature golf course should be permitted in a C-1 zone also by means of a Use Permit.
After further discussion, Mr. Gilday moved that the Zoning Ordinance be amended to specifically permit a miniature golf course, drive-in theater, and other outdoor amusement centers in a C-2 zone by means of a Use Permit.
Mr. Johnston seconded the motion and it was carried by a unanimous vote.

Z-166-63

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-2 to PR (Z-166-63)

Lot 1, Block 1, Paradise Village Tract No. 2.

Subject to being in accord with the plot plan.

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

Mayor

ATTEST:

Sigrid Dodgson
Asst. City Clerk

Planning Department
400 Stewart Avenue

April 13, 1964

Mr. D. H. Brockley
2413 Santa Clara Drive
Las Vegas, Nevada

Dear Mr. Brockley:

At the regular meeting of the City Planning Commission held on April 9, 1964, your amended plot plan relative to the approved reclassification of property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to P-R, was reviewed.

It was voted by the Planning Commission to approve this amended plot plan.

Yours truly,

DON J. SAYLOR
Director of Planning

By Jose Urcia
Assistant Director

DJS:JU:eb

Z-166-63

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.

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

See page 13 .

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

Mr. D. H. Brockley
2413 Santa Clara Drive
Las Vegas, Nevada

Dear Mr. Brockley:

ZONE CHANGE APPLICATION - Z-166-63

The Board of City Commissioners, at their regular meeting on January 15, 1964, considered your application Z-166-63 for rezoning.

By motion duly made, seconded and carried, a Resolution of Intent to Rezone property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to P-R, was ADOPTED, subject to the following condition:

1. Being in accord with the plot plan.

Very truly yours,

Vyma M. Loparco/vml

Assistant City Clerk

cc - Planning Department
cc - Public Works Department

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: January 22, 1964

TO: CITY ATTORNEY

FROM: PLANNING DEPARTMENT

SUBJECT: Request for Resolution of Intent Preparation.

COPIES TO: Current Resolution of Intent File
Attorney Correspondence File
File Z-165-63
File Z-166-63

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

Z-165-63 From R-E to PR

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, MDB&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:

(1) Being in accord with the plot plan.

Z-166-63 From R-2 to PR

Lot 1, Block 1, Paradise Village Tract No. 2.

Subject to:

(1) Being in accord with the plot plan.

Robert C. Clemmer
Senior Planner

RCC:eb

CL 1

Planning Department
400 Stewart Avenue

January 13, 1964

Mr. D. H. Brockley
2413 Santa Clara Drive
Las Vegas, Nevada

Dear Mr. Brockley:

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 northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 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, in the Council Chambers of the City Hall, Las Vegas, Nevada, on January 15, 1964.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-166-63