

PLANNING AND DEVELOPMENT DEPARTMENT SCANNING COVER SHEET

Case No: Z-0003-66

APN: 162-06-502-003

Location: South side of Charleston Blvd btwn Valley
View Blvd and Vista Dr

Applicant: City of Las Vegas

Project Name:

Reclassification of property legally described as the North 475.0' of government Lot 1, Section 6, Township 21 South, Range 61 East, MDB&M, excepting therefrom the West 805.0' and also excepting therefrom the North 200.0' of the East 150.0' of the West 1,035.0', said exceptions are presently zoned C-1, and the East 4.0' of the North 200.0' and the West 50.0' of the North 200.0' of Lot 15, Block 1, Hinson Heights Tract.



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

PROTESTS

APPROVALS

FILE NO. 2-3-66

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-33-66*

MEETING DATE: *Feb. 22, 1966*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

REQUEST FOR DATA FROM TAX-ROLL TAPE FILE
CLARK COUNTY COURTHOUSE COMPUTER CENTER

January 24, 1966

February 4, 1966

DATE JOB REQUESTED

DATE JOB TO BE COMPLETED

NAME: City of Las Vegas

DEPT: Planning

PHONE: 385-1221 EXT: 241

REQUESTED BY:

Carl Gross

DESCRIPTION OF JOB:

NUMBER OF FORMS FURNISHED:

LABELS. YES NO

LISTING. YES NO

DIST	BOOK	PAGE	BLK	NO	ID.	CODE	DIST	BOOK	PAGE	BLK	NO	ID.	CODE
200	030	✓200	3	14	Z-003-66	1	200	070	✓210	1	2	Z-003-66	1
				16		2					12		2
		✓200	4	1		3					13		3
				3		4					15		4
		✓220	0	3		5					17		5
		✓500	1	1		6					23		6
				7		7							7
		✓500	2	1		8							8
				2		9							9
				10		10							10
				15		11							11
		✓510	1	11		12							12
				12		13							13
		✓510	2	23		14							14
				24		15							15
		✓950	0	1		16							16
	070	✓200	1	2		17							17
				3		18							18
				16		19							19
				17		20							20

NOTES:

PLEASE CHECK EITHER YES OR NO.

1. SEQUENCE REQUIRED: PARCEL NUMBER YES NO
NAME OF PROPERTY OWNER YES NO
2. INFORMATION NEEDED: PARCEL NO. YES NO
NAME YES NO
ADDRESS YES NO
LEGAL DESC. YES NO
LAND VALUE YES NO
IMPROVE VAL. YES NO
PERSONAL YES NO
GROSS TOTAL YES NO
EXEMPTION YES NO
NET TOTAL YES NO
OTHER

NUMBER OF PARCELS PRINTED.....
TOTAL RUN TIME.....
SORTING TIME.....
ESTIMATED PROGRAMMING AND TESTING TIME.....
.....

LABOR COST.....
MACHINE COST.....
COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....
.....

PROGRAMED BY: _____

RUN BY: _____

INTER-OFFICE MEMORANDUM

2-10-66

TO: Planning Dept.
Hon. J. Taylor.

FROM:

Bldg Dept
L. W. Bulineau

SUBJECT:

File # Z-1 thru 8-66

COPIES TO:

Planning Dept.
Bldg Director
Master File
City Mgr.

No objections - "Have expansions will progress"

The Bldg Dept requests as to fire etc, in each instance at the time of license application approval would be met.

Bldg Dept
L. W. Bulineau



INTEROFFICE COMMUNICATION

DATE Feb. 4, 1966

TO: Building Department

FROM: Planning Department

This is concerning the existing residential building for conversion to commercial use:

SUBJECT: File No. Z-1 thru 8-66

Application Submitted by: CITY OF LAS VEGAS

Reclassification: From Residential To C-1 & C-V

Address and/or General Location of Property:

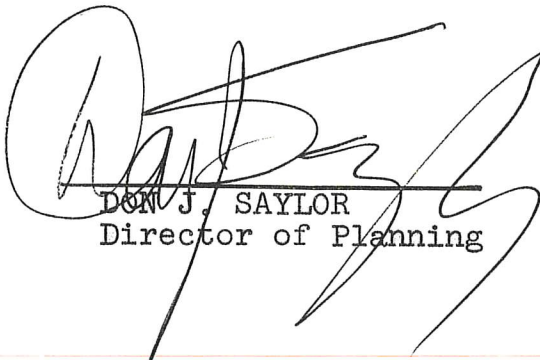
See Attached Notices of Public Hearing

City Planning Commission Meeting February 22, 1966

Your remarks regarding this application prior to Feb. 17, 1966, will be greatly appreciated.

PLOT PLAN ATTACHED: YES ☐

NO ☒


DON J. SAYLOR
Director of Planning

DJS:da

NOTICE OF PUBLIC HEARING

February 22, 1966

February 7, 1966

Notice is hereby given that on February 22, 1966, 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-3-66

CITY OF LAS VEGAS FOR RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE
NORTH 475.0 FEET OF GOVERNMENT LOT 1,
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61
EAST, MDB&M, EXCEPTING THEREFROM THE
WEST 805.0 FEET AND ALSO EXCEPTING
THEREFROM THE NORTH 200.0 FEET OF THE
EAST 150.0 FEET OF THE WEST 1035.0
FEET, SAID EXCEPTIONS ARE PRESENTLY
ZONED C-1, AND THE EAST 4.0 FEET OF
THE NORTH 200.0 FEET AND THE WEST 50.0
FEET OF THE NORTH 200.0 FEET OF LOT 15,
BLOCK 1, HINSON HEIGHTS TRACT, AND GEN-
ERALLY LOCATED ON THE SOUTH SIDE OF
WEST CHARLESTON BOULEVARD BETWEEN VALLEY
VIEW BOULEVARD AND VISTA DRIVE,

FROM: R-E (Residence Estates)

TO: C-1 (Limited Commercial)

Any and all interested persons may appear before the City Planning Commission either in person or by representative 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:da

ZONE CHANGE -
Z-3-66

Denied

ZONE CHANGE - Z-3-66 - APPLICATION OF CITY OF LAS VEGAS for reclassification of property generally located on the south side of West Charleston Boulevard between Valley View Boulevard and Vista Drive

From: R-E (Residence Estates)
To: C-1 (Limited Commercial)

Director of Planning, Donald J. Saylor: This item includes the property primarily from Valley View, west, to where Algiers will come in on the south side of Charleston. It also includes two small slivers of property that are in among the existing commercial. One is just a few feet wide and the other is perhaps 30 feet wide.

Mayor Gragson asked if anyone was present who would like to be heard on this matter, to which there was no response.

Commissioner Mirabelli moved that the application be DENIED in accordance with the recommendation of the Planning Commission.

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

ZONE CHANGE -
Z-5-66

P-R Classification approved, subject to Resolution of Intent

ZONE CHANGE - Z-5-66 - APPLICATION OF CITY OF LAS VEGAS for reclassification of property generally described as those lots in Hyde Park abutting West Charleston Boulevard

From: R-1 (Single Family Residence)
P-R (Professional Office)
To: C-1 (Limited Commercial)

Planning Director, Richard J. Saylor: This item involves all of the lots in Hyde Park fronting on West Charleston. Most of these lots have already been zoned P-R with a Resolution of Intent. The application was set up for C-1; however, the Planning Commission has recommended that it be approved for P-R, and that it be approved as such subject to the Resolution of Intent and the other conditions as set forth on the agenda. There were no protests at the Planning Commission Meeting.

Mayor Gragson asked if anyone was present who would like to be heard on this matter, to which there was no response.

Commissioner Stewart moved that the application be APPROVED by means of a Resolution of Intent, subject to the following conditions:

1. That the application be amended to a P-R classification.
2. That the plot plan be reviewed by the Planning Commission.
3. Dedication of the necessary rights-of-way as required by the Department of Public Works.
4. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
5. Conformance to the requirements of the Fire and Building Departments.

congested area. I can sympathize with those abutting residents but I don't believe this affects those people very far back. It might have some possible effect on some of them. But I think we have to look at the utmost good for the utmost people here. And it seems to me that the time has come when we should permit the people on W. Charleston to develop in an orderly manner. If you will recall, East Charleston was zoned in a spotted way and didn't develop in a very proper pattern. It developed haphazardly. If we're going to have that on West Charleston then I think it would be a mistake. I hereby request that the people who are here in favor of commercial on W. Charleston stand if they will. Thank you very much."

Chairman Cahlan called for a raise of hands of those in opposition to commercial zoning and approximately 25 people stood up. Approximately sixty people stood up in favor of the rezoning. TOM JAGGERS, 2907 West Charleston, appeared in favor and pointed out that about 92% of the people owning frontage on Charleston were in favor of commercial. MRS. ROBERT THROCKMORTON, Westleigh Tract, appeared in opposition to the application. TERRELL EVANS, 1100 Cahlan Drive, appeared in favor of commercial on the basis of heavy traffic. Chairman Cahlan declared the public hearing closed.

After discussion Mr. Matteucci moved that the application of the CITY OF LAS VEGAS for reclassification of property generally located on the south side of Charleston Boulevard between Rancho Road and Valley View Boulevard and on the north side of Charleston Boulevard between Rancho Road and Douglas extended, from R-1, R-E and R-A to C-1, be denied.

Mr. Tiberti seconded the motion and the vote was carried by a majority vote. Mr. Cahlan abstained.

Recess was declared at 9:23 P.M.

3. Z-3-66

Denied

Application of CITY OF LAS VEGAS for reclassification of property legally described as the North 475.0 feet of Government Lot 1, Section 6, T21S, R61E, MDB&M, excepting therefrom the West 805.0 feet and also excepting therefrom the North 200.0 feet of the East 150.0 feet of the West 1035.0 feet, said exceptions are presently zoned C-1, and the East 4.0 feet of the North 200.0 feet and the West 50.0 feet of the North 200.0 feet of Lot 15, Block 1, Hinson Heights Tract, and generally located on the south side of West Charleston Boulevard between Valley View Boulevard and Vista Drive, from R-E to C-1.

Mr. Saylor pointed out the residential on the north side of the street on the map. He stated that the western portion of this application involves the extension of Algiers Road which would

be the first street west of Valley View and indicated the lots in the Westleigh Tract backing up to Valley View.

Staff recommends that in view of the commercial pattern and in consonance with the Master Plan this application be approved to C-1 on the larger parcel by means of a Resolution of Intent, without any time limit, subject to review of the plot plan, dedication of necessary rights-of-way, offsite improvements, and that, further, the two smaller parcels at Vista Drive be zoned outright to C-1, with no conditions except the dedication of necessary rights-of-way and offsite improvements. There is no record of any protests or approvals.

Discussion followed as to the right-of-way.

Mr. Matteucci stated that he would still like an opinion from the City Attorney as to the Resolution of Intent. Mr. Saylor stated that he would check this out.

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

Chairman Cahlan declared the public hearing closed.

Mr. Johnston stated that there was no need for commercial zoning until the property owner comes in with a use and moved that the application of the CITY OF LAS VEGAS for reclassification of property generally located on the south side of West Charleston Boulevard between Valley View Boulevard and Vista Drive, from R-E to C-1, be denied. Mr. Matteucci seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>
Mr. Matteucci	Mr. Stewart
Mr. Johnston	Mr. Trelease
Mr. Ward	
Mr. Uehling	
Mr. Tiberti	
Mr. Cahlan	

The motion of denial carried.

4. Z-4-66
Abeyance

Application of CITY OF LAS VEGAS for reclassification of property legally described as that portion of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 29, lying south of West Fremont Street and that portion of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 30, lying South of West Fremont Street and the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of Section 31, and that portion of the Northwest Quarter ($NW\frac{1}{4}$) of Section 32, described as follows: Commencing at the North Quarter Corner of said Section 32, the true point of beginning; thence South $0^{\circ} 00' 55''$ East along the east line of said Northwest Quarter ($NW\frac{1}{4}$) a distance of 299.95 feet; thence North $89^{\circ} 17' 55''$ West a distance of 1399.95 feet; thence South $35^{\circ} 12' 15''$ West to the point of intersection with the West line of said Northwest Quarter ($NW\frac{1}{4}$); thence Northerly along said West line to the Northwest Corner of said Northwest Quarter ($NW\frac{1}{4}$); thence

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, 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-E Use District to a C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ N/A.

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

The North 475.0 feet of the East 604.26 feet of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of Section 6, Township 21 South, Range 61 East, MDB& M. Excepting the North 200 feet of the East 150.0 feet of the West 230 feet therefrom. The East 4.0 feet of the North 200.0 feet and the West 50.0 feet of the North 200.0 feet of Lot 15, Block 1, Hinson Heights Tract.

GENERALLY LOCATED ON THE SO. SIDE OF W. CHARLESTON BLVD. BETWEEN VALLEY VIEW BLVD AND VISTA DRIVE.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

I, CITY OF LAS VEGAS, by Don J. Saylor

being duly sworn, depose and say that I am (we are) the owner (s) of property involved in this application and that the foregoing statements are and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my), (our) knowledge and belief.

Signed: (In Ink) Mailing Address Phone No.:

400 Stewart Ave. 385-1221

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

Notary Public in and for said County and State

My Commission Expires

SEE REVERSE SIDE for Plot Plan Specifications and further informational requirements.

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 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ _____

Received by: _____

Receipt No. : _____

Case No. : 2-5-66

Date: _____

P.C. meeting
2/22/66

D R A F T

D R A F T

NOTICE OF PUBLIC HEARING

February 22, 1966

Feb. 7, 1966

Notice is hereby given that on Feb. 22, 1966,
at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City
Planning Commission/~~Board of Zoning Adjustment~~ will hear the application of:

Z-3-66

CITY OF LAS VEGAS FOR RECLASSIFICATION OF

PROPERTY LEGALLY DESCRIBED AS ~~THE NORTH 475.0~~

~~FEET OF THE EAST 604.26 FEET OF THE NORTHEAST~~

~~QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)~~

THEREFROM

~~OF SECTION 6, EXCEPTING THE NORTH 200.0 FEET~~

~~OF THE EAST 150.0 FEET OF THE WEST 230.0 FEET~~

~~THEREFROM, T21S, R61E, MDB&M, AND THE EAST 4.0~~

~~FEET OF THE NORTH 200.0 FEET AND THE WEST 50.0~~

~~FEET OF THE NORTH 200.0 FEET OF LOT 15, BLOCK 1,~~

HINSON HEIGHTS TRACT AND GENERALLY LOCATED ON

THE SOUTH SIDE OF WEST CHARLESTON BOULEVARD

BETWEEN VALLEY VIEW BOULEVARD AND VISTA DRIVE,

FROM: R-E (Residence Estates)

TO: C-1 (Limited Commercial)

THAT PORTION OF

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

DJS: da

DON J. SAYLOR
Director of Planning

THE NORTH 475' OF GOV'T LOT 1, SECTION 6.

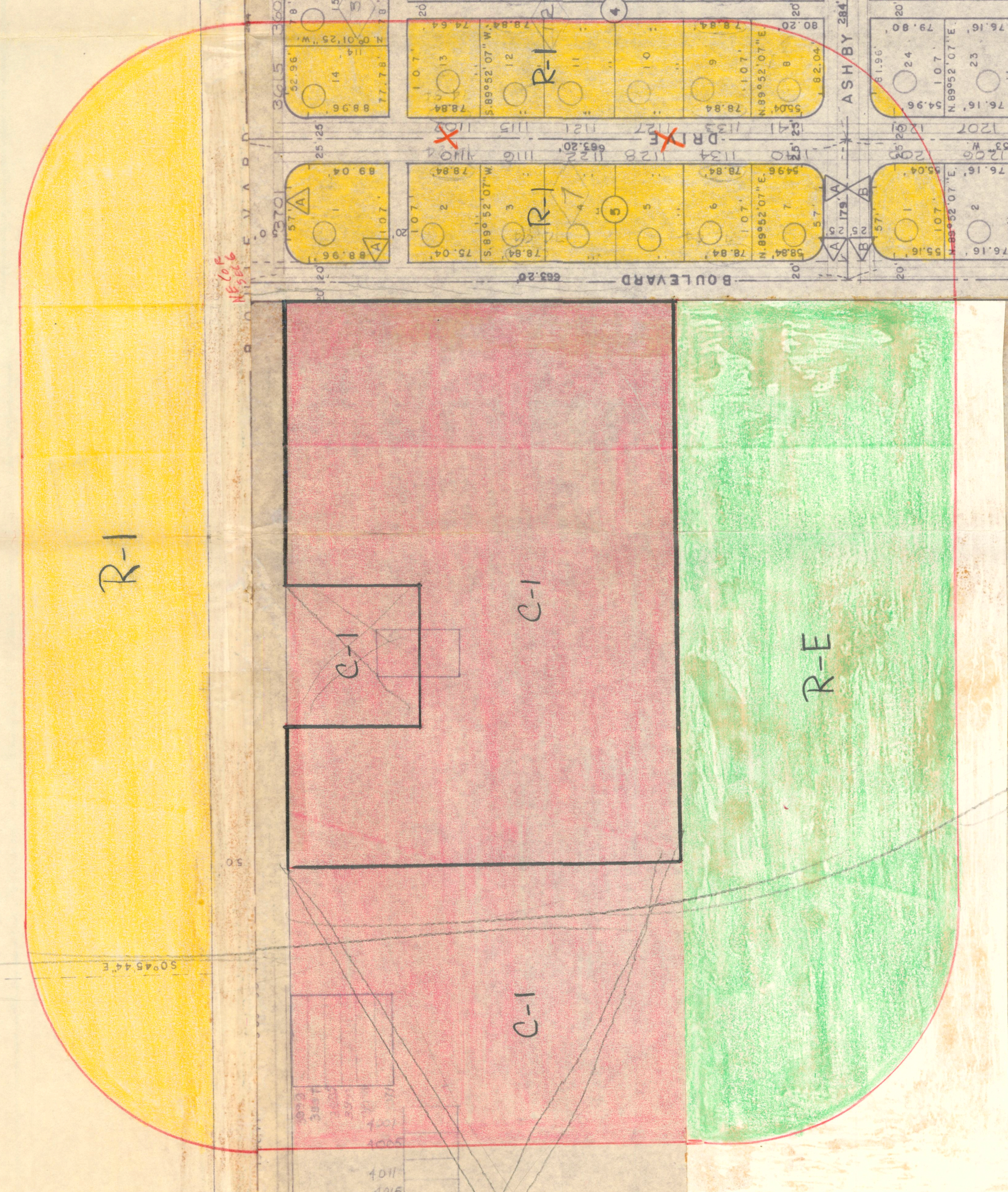
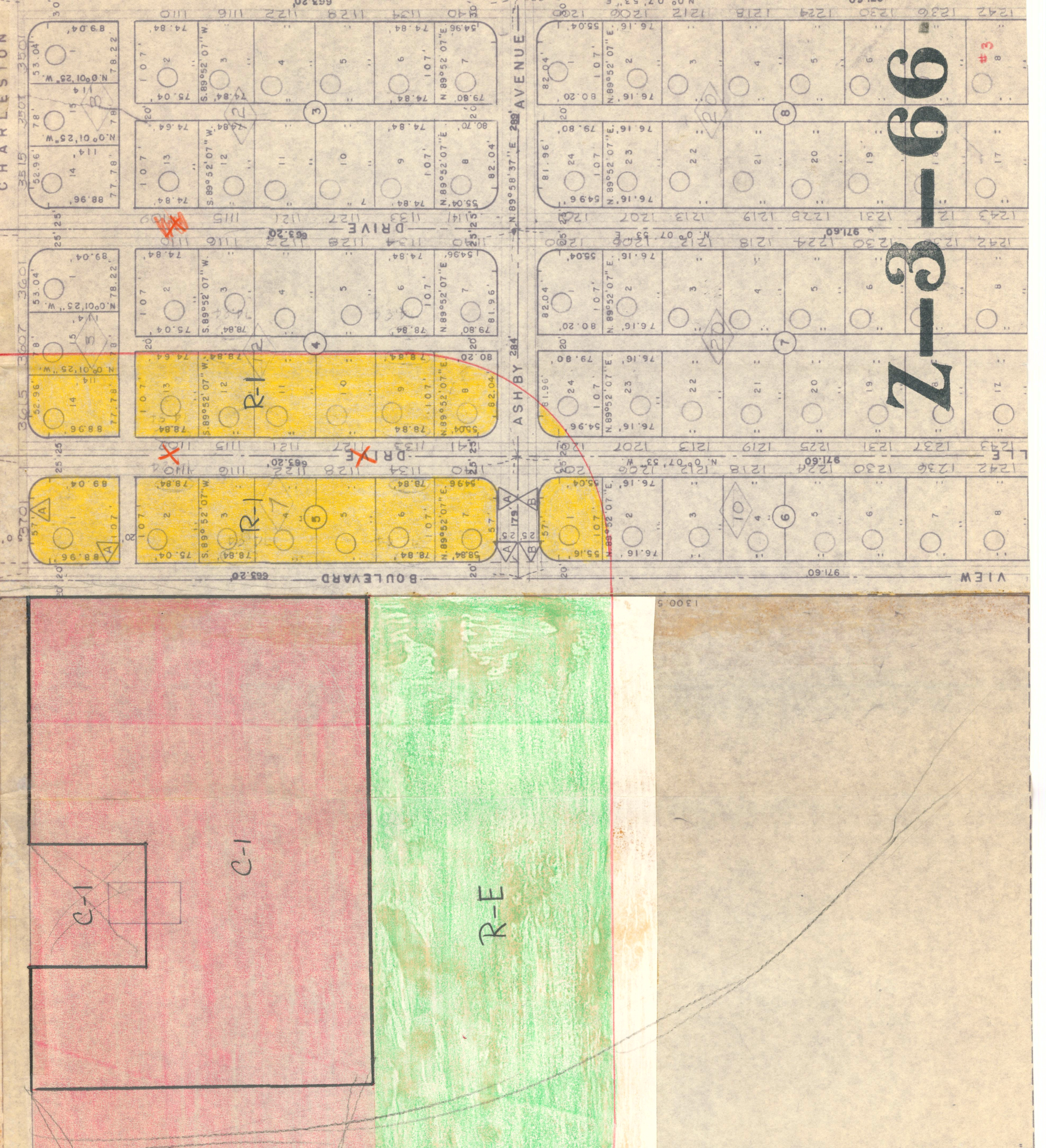
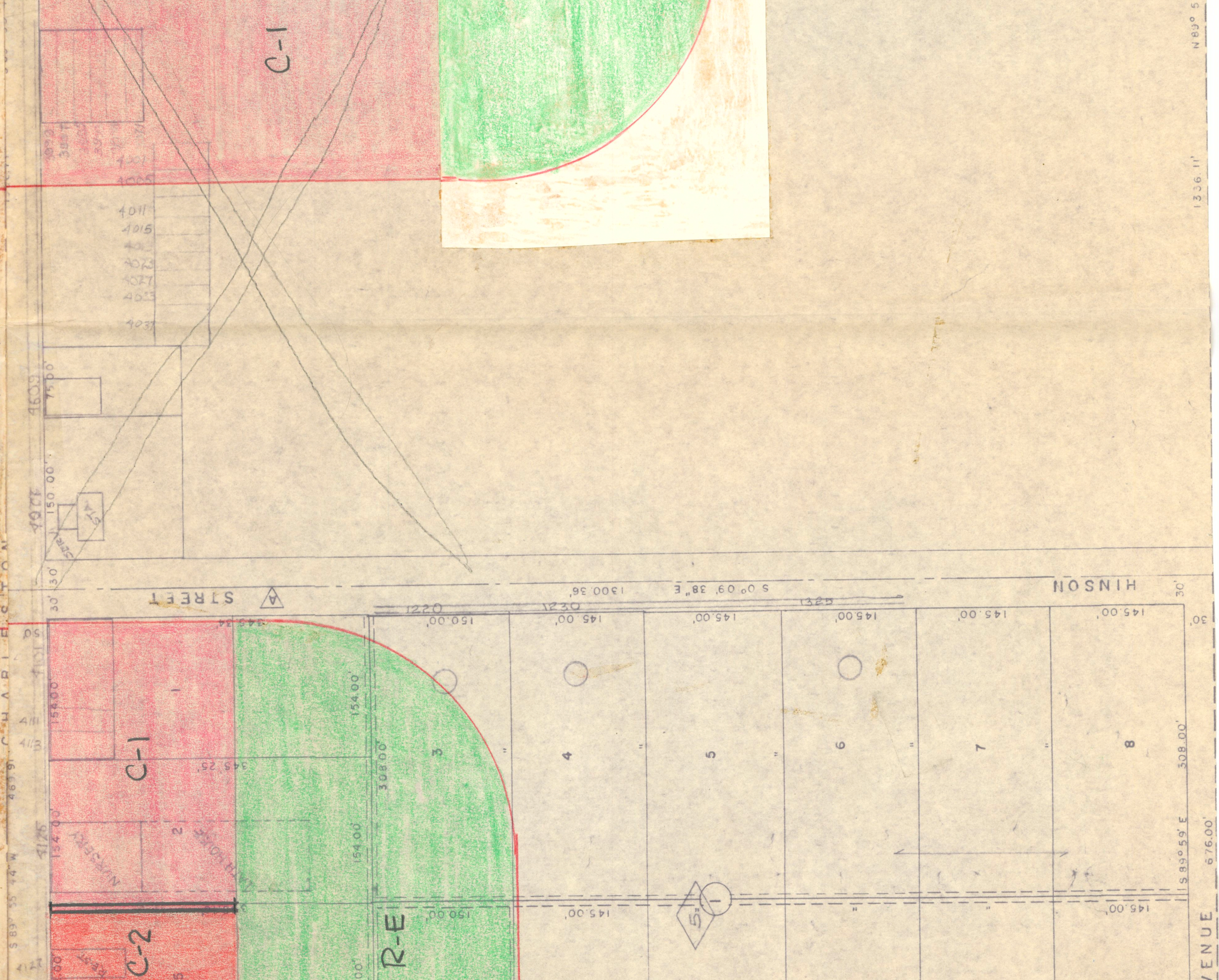
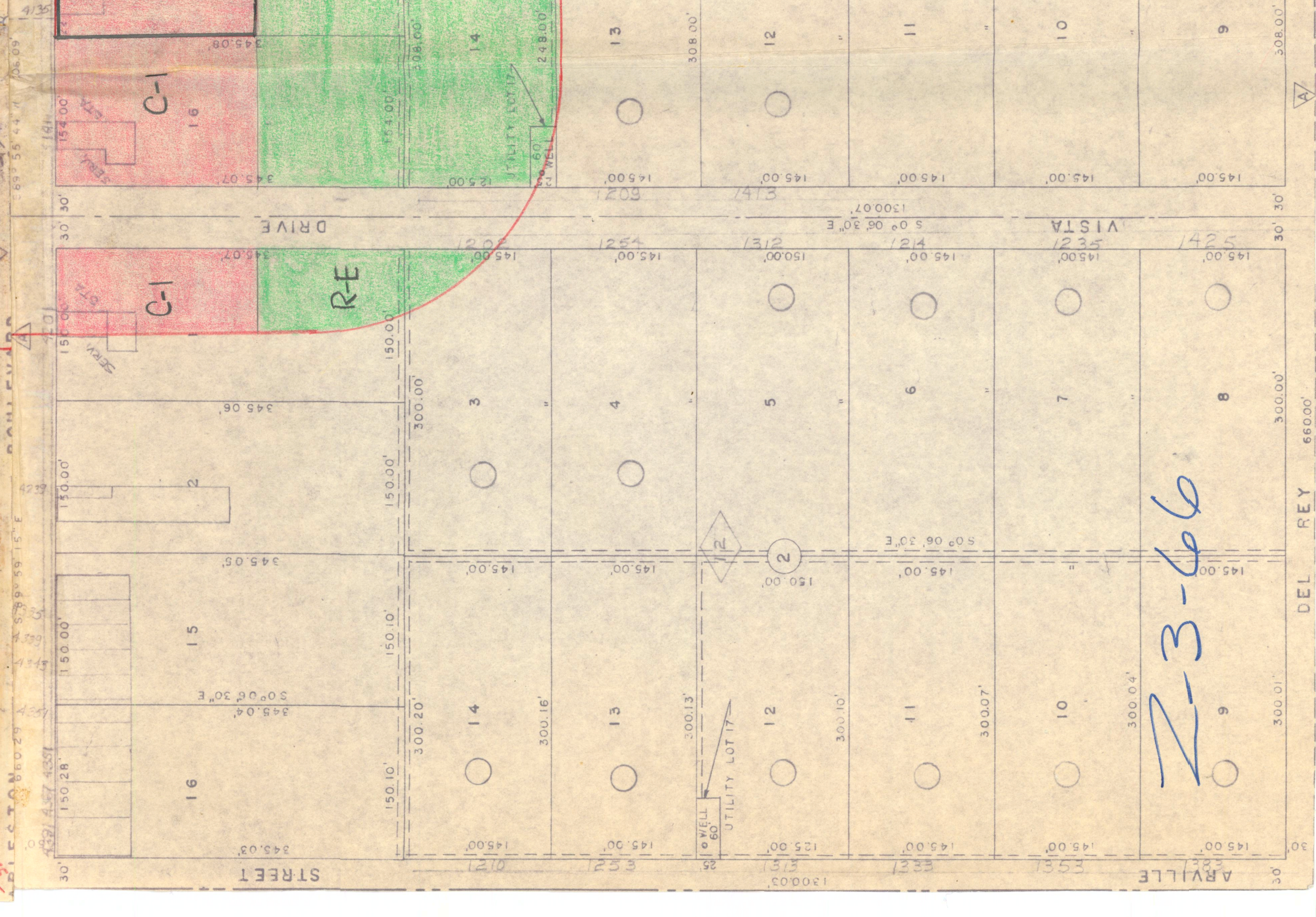
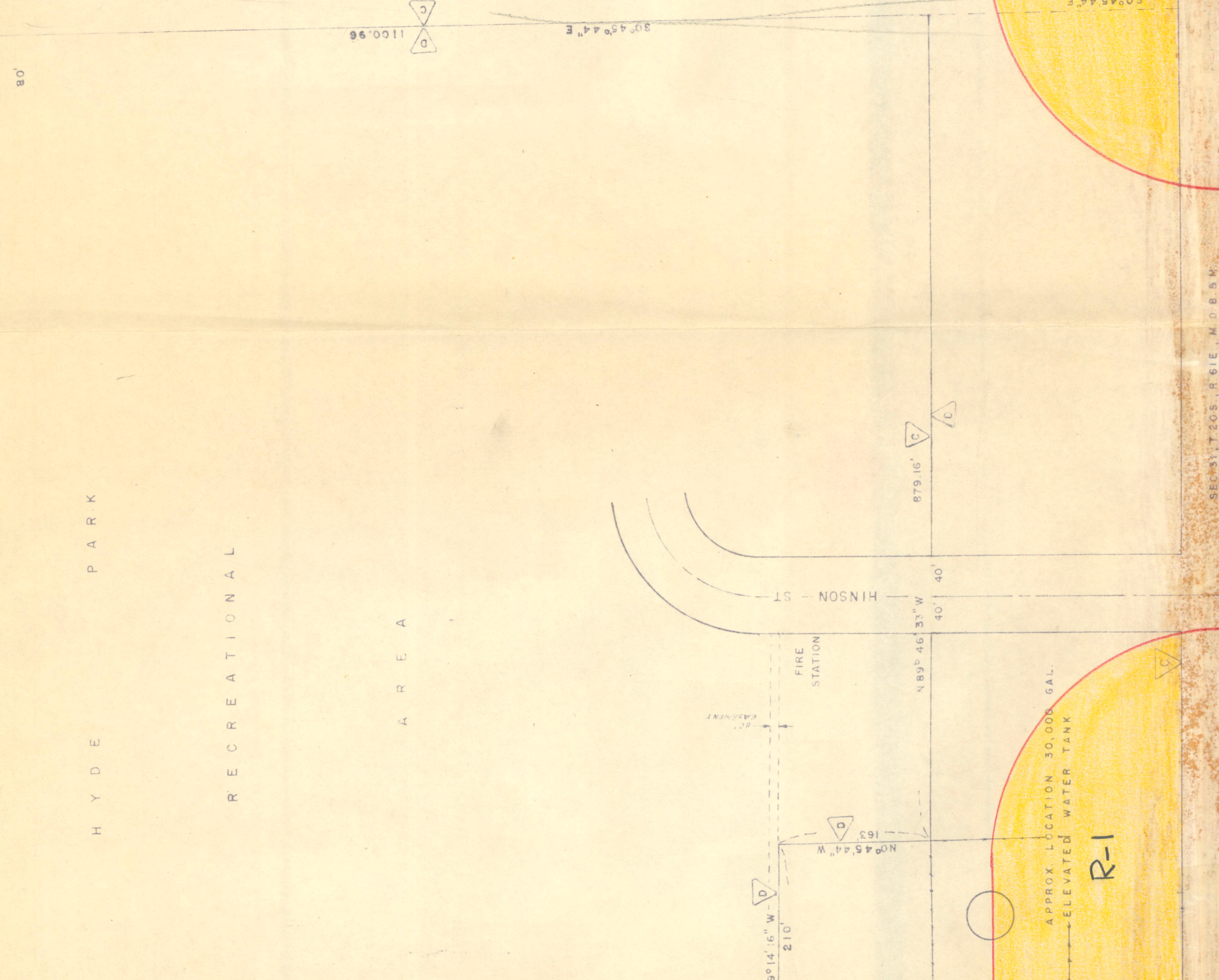
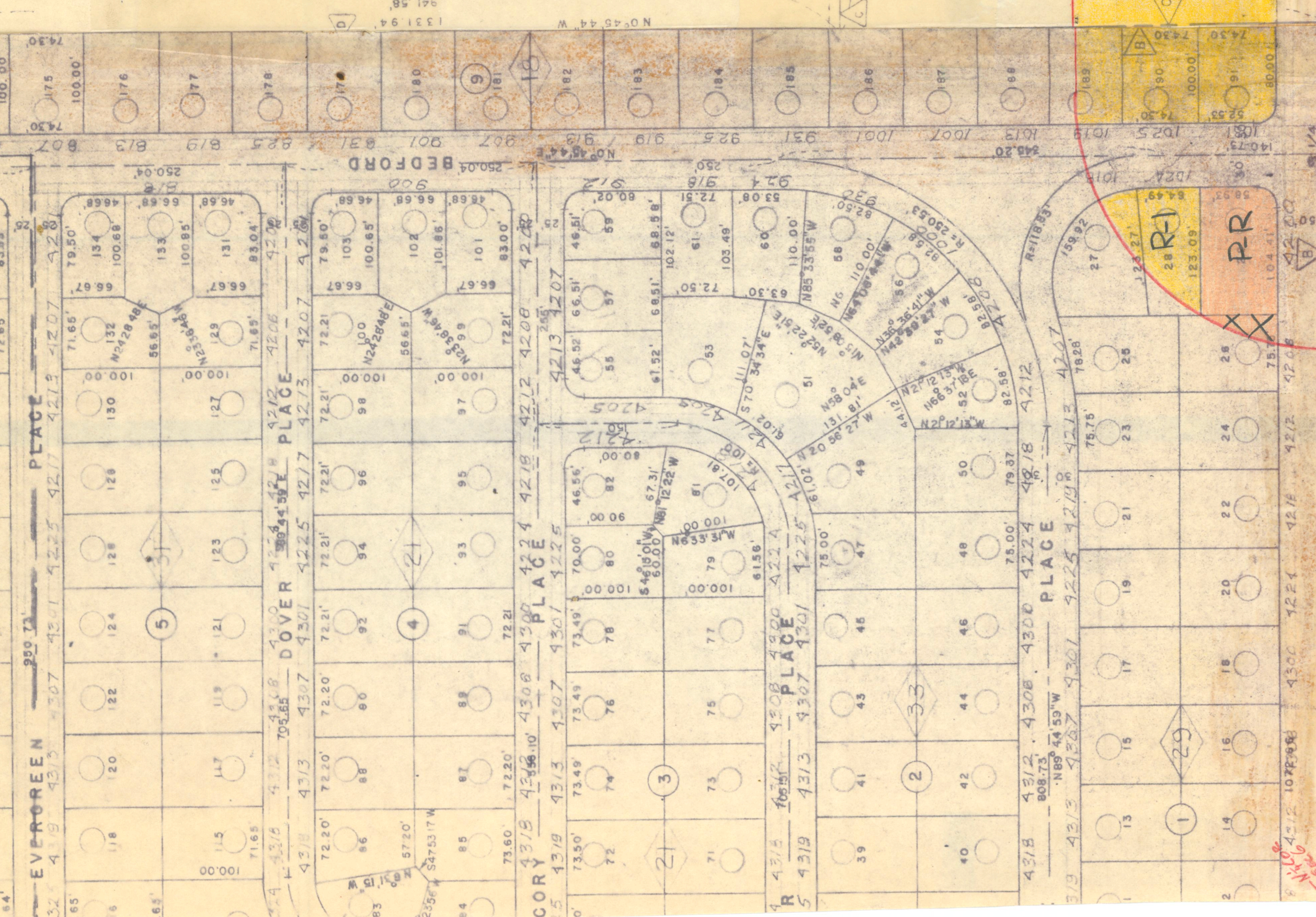
T21S R61E M.D.B. & M., EXCEPTING THEREFROM

~~THEREFROM~~
THE WEST 805' AND ALSO EXCEPTING THE NORTH

200' OF THE EAST 150' OF THE WEST 1035'.

SAID EXCEPTIONS ARE PRESENTLY ZONED C-1.





Z-3-46

Z-3-66

[illegible]

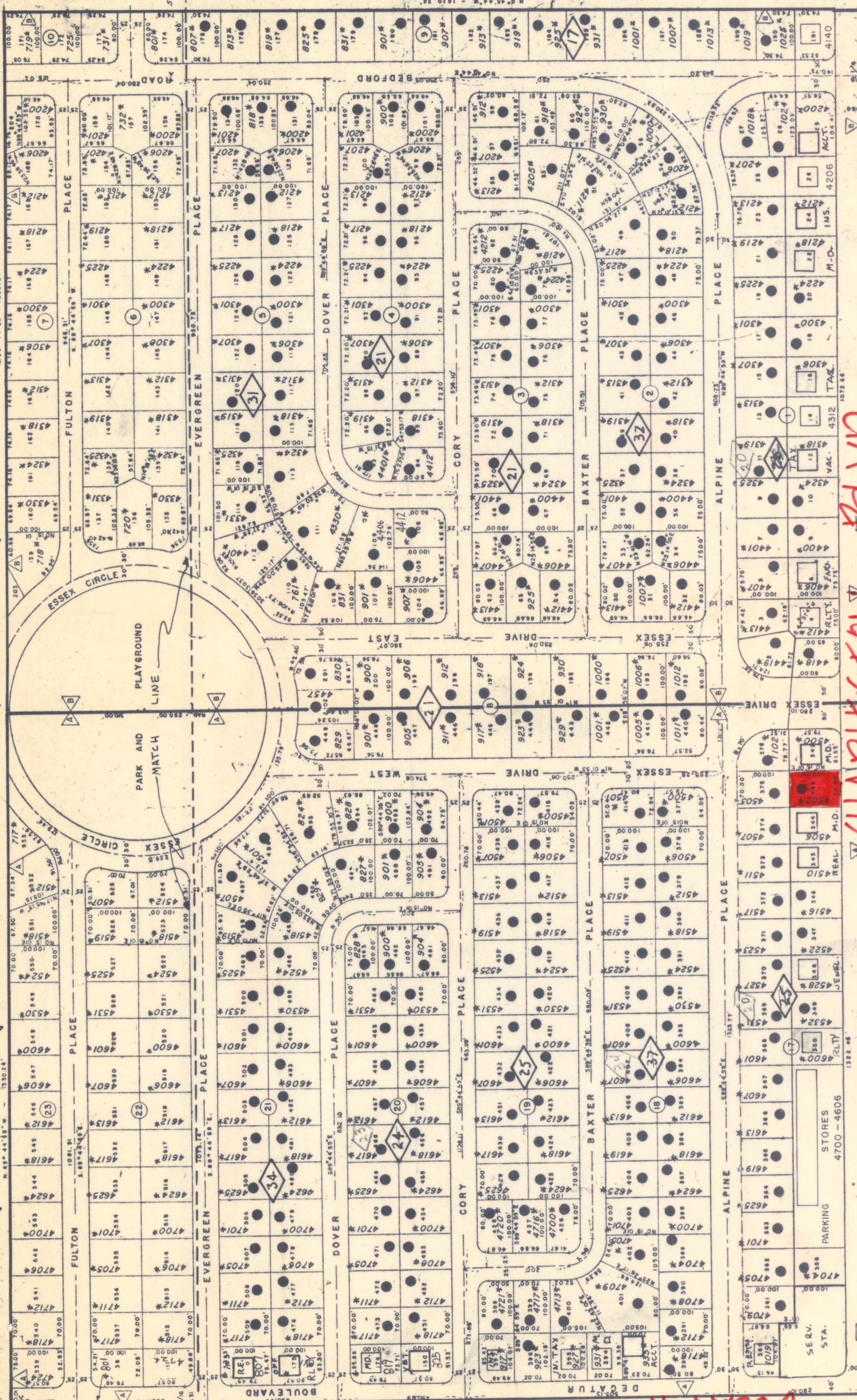
M-31-5

M-31-8

Z-5-66(3)

4800 W
4700 W
4600 W
4500 W
4400 W
4300 W
4200 W

C.T. 1.05



BOULEVARD
CHARLESTON
S 1/2 SW 1/4 SEC. 31, T20 S R6 E

CITY OF LAS VEGAS NEVADA
PLANNING DEPT.

DISTRICT MAP
HOUSE NUMBERS
SHEET NO. 97

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY
CITY ENGINEER
SCALE 1" = 200'
FIELD BOOK NO.
WORK ORDER NO. 562
DRAWING NO.
DATE 12/2/72

* INDICATES EXISTING NUMBERS

HYDE PARK SUBDIVISION NO. 8 -- 3/99
NO. 1 -- 3/52

ALL RADII 20' UNLESS SHOWN

1100 50

1000 50

900 50

800 50

299

CHARLESTON PLVD

BLVD

DECATUR