

Planning & Development Department
Scanning Cover Sheet

Case No Z-0037-71

APN 162-02-111-001

Location SWC of Charleston & Chapman

Applicant Clyde V. Crutchfield

Subject

Reclassification of property legally described as Lot 1 in Block 2 of Charleston Square Tract #1, together with that portion of Charleston Blvd lying immediately North of Lot 1, Block 2 of Charleston Square Subdivision which was vacated by that certain order of vacation by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of official records of Clark County, Nevada.



PROPERTY OWNERS

PROTESTS

APPROVALS

- | <u>PROTESTS</u> | <u>APPROVALS</u> |
|--------------------------------------|------------------|
| 1. <i>J.W. Friday</i> | |
| 2. <i>Woodrow & Ethel Long</i> | |
| 3. <i>Oliver & Lottie Jacoby</i> | |
| 4. <i>Esther Christanson</i> | |
| 5. <i>Mr. Nash</i> | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| 11. | |
| 12. | |
| 13. | |
| 14. | |
| 15. | |
| 16. | |
| 17. | |
| 18. | |
| 19. | |
| 20. | |

FILE NO. 2-37-71

June 22, 1971

June 7, 1971

Notice is hereby given that on June 22, 1971 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-37-71 CLYDE V. CRUTCHFIELD JR. FOR RECLASSIFICATION OF PROPERTY
M
LEGALLY DESCRIBED AS LOT 1 IN BLOCK 2 OF CHARLESTON SQUARE TRACT #1, TOGETHER WITH THAT PORTION OF CHARLESTON BOULEVARD LYING IMMEDIATELY NORTH OF LOT 1, BLOCK 2 OF CHARLESTON SQUARE SUBDIVISION WHICH WAS VACATED BY THAT CERTAIN ORDER OF VACATION BY THE CITY OF LAS VEGAS DATED FEBRUARY 19, 1958 RECORDED MAY 1, 1958 AS DOCUMENT NO. 130233 IN BOOK 159 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND CHAPMAN DRIVE.

M FROM: C-1 (LIMITED COMMERCIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: *Auto Rental & ~~business~~*
~~Auto Rental~~ ref. w.

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.

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

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 C-1 Use District to a C-2 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 \$ 100⁰⁰.

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

Lot one (1) in Block Two (2) of Charleston Square Tract 1, as shown by map thereon file in Book 2 of Plate, Page 66 in the office of the County Recorder of Clark County, Nevada. Together with that portion of Charleston Boulevard lying immediately north of Lot 1, Block 2 of Charleston Square Subdivision which was vacated by that certain order of vacation by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of Official Records of Clark County, Nevada.
GENERALLY LOCATED ON THE SOUTH WEST CORNER OF CHARLESTON BLVD & CHAPMAN DR
OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

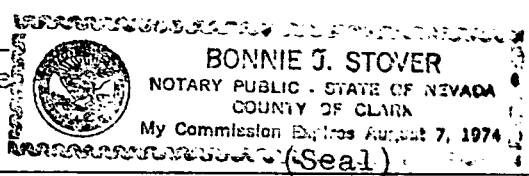
COUNTY OF CLARK) SS:

I, Chas. J. Crutcher 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 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) Chas. J. Crutcher Mailing Address 2105 Bonnie Blue h.v. Nev. Phone No: 384.2975

Subscribed and sworn to before me this 19 day of May, 19 71

Bonnie J. Stover
Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specs. 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: \$ 100⁰⁰
Receipt No: 69047
Case No: 2-37-71

Received by: [Signature]
Date: 5/21/71

Notice To: Norm Jenkins
105 Shadow Lane

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

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 C-1 Use District to a C-2 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 \$ 100.00.

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

Lot one (1) in Block Two (2) of Charleston Square Tract 1, as shown by map thereof on file in Book 2 of Plats, Page 66, in the office of the County Recorder of Clark County, Nevada. Together with that portion of Charleston Boulevard lying immediately North of Lot 1, Block 2 of Charleston Square Subdivision which was vacated by that certain order of vacation by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of official Records of Clark County, Nevada

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK) ss:

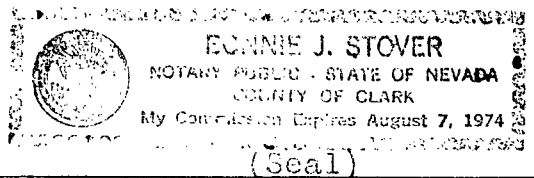
I, Cheryl J. Mutchfield being duly sworn, depose and say that I am (we are) the owner(s) of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my), (our) knowledge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

Signed: (In Ink) Mailing Address Phone No:

Cheryl J. Mutchfield 105 Bonnie Brae h.v. Nev. 384-2975

Subscribed and sworn to before me this 19 day of May, 19 71

Bonnie J. Stover
Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specs. 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.

Fee: \$ _____ Received by: _____

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

City of Las Vegas
City of Las Vegas
City of Las Vegas

City of Las Vegas

LICENSE APPLICATION

NO. 116-259-1-0976.3

This application must be completely filled out and all applicable questions answered. Use back page and additional sheets if necessary to complete all lists and schedules.

Name of Applicant and Business (as it is to appear on the license)
CHANCESTON AUTO CORP dba KENO AUTO SALES

APPLICANT'S NAME AUTO SALES BUSINESS NAME (REFERENCE NRS 602)

TYPE OF BUSINESS 1524 E. CHANCESTON BUSINESS PHONE 544 2

BUSINESS ADDRESS SUITE NO. MAILING ADDRESS ZIP

If new business in the City of Las Vegas, show anticipated date of opening or date the license is to begin: _____

In addition to the appropriate departmental approvals, it may be necessary for you to comply with the following checked items for compliance with City, County or State ordinances prior to issuance of a business license:

DO NOT WRITE IN THIS BOX

Bond: Type _____ Amount _____ Attached _____ Pending _____
Nevada State License No. _____ Health Permit No. _____
Letter of Authorization Re: Premises _____ Additional Fees _____
Other _____

APPROVALS: Tentative Final: C-2 2-37-71

PLANNING	DATE _____	BY _____	DATE <u>2/22/80</u>	BY <u>[Signature]</u>
BUILDING	DATE _____	BY _____	DATE <u>1-6-81</u>	BY <u>[Signature]</u>
FIRE	DATE _____	BY _____	DATE <u>1-6-81</u>	BY <u>[Signature]</u>
LICENSE	DATE _____	BY _____	DATE <u>1-16-81</u>	BY <u>[Signature]</u>

General Receipt No. 406064 Date 12-18-80 Amount 10⁰⁰ Date _____
Logged Date 12-19-80 Initial _____

If Change of Ownership: License Fees Paid To 7-1-81 Owing _____
Sewer Cycle No. 06-2556 Amount 54.00 Paid To 6/1/81 Owing _____
Referral to SIB: Date _____ Plate Card 1-20-81/mk License _____

Ordinance No. 1901 adopted by the Mayor and Board of City Commissioners on 11/23/77 provides for the issuance of a temporary business license to permit the applicant to engage in the business designated at the location stated on the application for a period up to, but not to exceed, 60 days. Provided, however, the preliminary inspections relating to the uniform fire code, proper zoning and structural building requirements have been made and tentatively approved by the proper department within the City of Las Vegas.

Business premises require inspection; Please show when someone will be on the premises to admit inspectors during the hours of 9:00 AM and 5:00 PM on DATE. Applicant can be contacted at telephone: 586 7936.

I understand that I cannot commence business until a temporary business license can be issued and that a regular license will not be issued until all requirements and conditions have been complied with.

Signature of Applicant [Signature] Date 12-17-80

1. PURPOSE OF APPLICATION:

- New Business
- Change in Name (Show old name on page 4)
- Change in Ownership (in compliance with NRS 104, Bulk Sales Act)
- Change of Location (Show old location on page 4)
- Change in Corporate Officer

2. Give a concise description of the business to be conducted. Be certain that all phases of the business to be transacted are described. Any misrepresentation in the description of the business by the applicant will be sufficient cause for the license to be rejected or revoked.

Auto Store - Used

3. Describe the premises in or on which business is to be conducted. (Type of building, description of rooms in which business is to be transacted, include all physical properties to be used in conducting the business; for example, storage yards or equipment parking lots to be used in addition to the buildings and rooms.)

Converted Garage - paved lot.

4. If applying as an INDIVIDUAL:

Name _____ Social Security No. _____

Birth Date _____ Phone Number _____

Residence Address _____

Time of Residence in Clark County? _____

If the applicant is the employee of another, give the following information:

Employer's Name _____ Address _____

5. If applying as (check one) PARTNERSHIP _____, ASSOCIATION _____, OR CORPORATION _____

A. List the following information for all members of Partnerships; or all Officers and Directors of Association or Corporations and all Stockholders owning 5% or more of the corporations capital stock:

Name Lew Sient Title Partner Soc. Sec. No. 5655-8127

Birth Date 6-12-42 Residence 1881 Duncannon Phone No. 8732154

Name _____ Title _____ Soc. Sec. No. _____

Birth Date _____ Residence _____ Phone No. _____

Name _____ Title _____ Soc. Sec. No. _____

Birth Date _____ Residence _____ Phone No. _____

B. Name of corporate resident agent _____

Address _____

C. Is this a newly formed corporation? No If not a Nevada Corporation, give the name of the State of Incorporation: _____

D. Give the date the Articles of Incorporation were approved by the State of Nevada: 7/71

6. List the names and addresses of current or previous businesses in which the applicants have been involved during the previous five (5) years:

Business Name Old Name Business Address
Charleston Auto Sales 1321 E. Chas

7. If licensed outside the City of Las Vegas, give the name of jurisdiction: NO

A. City _____ County _____ State _____

B. Current License Numbers _____ Dates of Issue _____

8. Has the applicant, or any of the partners, association or corporation officers or directors ever:

A. Been refused a license of any type in the State of Nevada NO Any other State? NO
If so, where? _____ For what reason? _____

B. Been convicted of a crime, misdemeanor, or violation of any municipal ordinance, excluding minor traffic violations, where the fine is \$25.00 or less? Yes h No X If so, state the nature of such offense and and punishment assessed therefore.

C. Filed for bankruptcy? If so, where? NO When? _____

9. List the names and addresses of four (4) persons of personal or business reference.

Name Street City State Zip Code
See original app # 09763

CERTIFICATION

I, the undersigned, have answered all questions in the above application, and to the best of my belief, all answers are true and correct. I further understand that disclosure of any false or misleading or incomplete answers in the above will result in automatic denial or revocation of the license if already issued.

I certify that: a) if a change in ownership was made, the change is in compliance with NRS 104 (Bulk Sales Act) and b) if engaged in business under a fictitious name that the provisions of NRS 602 have been complied with.

The undersigned understands and agrees that the Director of the Department of Business Activity and any other officer designated shall have the power and authority to enter any store, building or any other place in which such business is being conducted at any time during business hours and have access to the books of such business for the purpose of ascertaining the amount of sales made. The information received from the licensee under the provisions of this section shall be confidential and available only to those officials concerned in such matters as amended by the Las Vegas City Code.

[Signature]
Signature of Applicant _____ per _____

Subscribed and sworn to before me on Dec 15, 1982

Ila Britt, Director
Department of Business Activity

By [Signature]

RECEIVED
BUSINESS ACTIVITY
DEC 18 1 58 PM '82

CITY OF LAS VEGAS
DEPARTMENT OF BUSINESS ACTIVITY
P.O. Box 1900 — 400 E. Stewart
Las Vegas, Nevada 89125

BUSINESS LICENSE APPLICATION

All questions must be answered. Application must be completed in ink or typed.

Purpose of Application: [Check Appropriate Block(s)]		License No.: <u>A16-00259-1-009763</u>
New Business <input type="checkbox"/> <u>reclass</u>	Former Name: <u>Keno Auto Sales</u>	License No.: <u>A30-91352-1-009763</u>
Change In Name <input checked="" type="checkbox"/>	Former Owner: _____	License No.: _____
Change In Ownership <input checked="" type="checkbox"/>	Former Location: _____	
Change In Location <input type="checkbox"/>		

Change In Corporate Officer(s): Added Deleted All New

Business Name (DBA): CARS "R" US

Business Address: 1524 E. CHARLESTON Zip: 89104

Mailing Address: SAME Zip: _____

Business Phone: 385-7102

Parent Business Name: _____ Est. Date License To Begin: 12-1-85

Type of Business: USED AUTO'S

Brief Description Of How Business Is To Be Conducted: SALES USED AUTO'S

Door-To-Door Soliciting: Yes No

All New Merchandise: Yes No

Description Of Above Business Address: 1,000.00 Sq Ft. PAVED WITH WOOD BUILDING

Storage Required: Yes No

If yes, where: 1524 E. CHARLESTON LV. 89104

* Nevada State License(s) No.: Pending Health Permit No.: _____

State Sales Tax Permit No.: _____ Applied For: 10-28-85

Other Current Business Licenses: _____

Ownership Is: (Check One) Sole Proprietor Partnership Corporation Association

Name: <u>STEWART M. BOURNE</u>	Title: <u>PRESIDENT</u>	Residence: <u>2835 SANTA MARGARITA LV. 89102</u>	
	Phone No.: <u>362-3698</u>	Social Security: <u>556-90-5542</u>	Date Of Birth: <u>10-9-31</u>
Name: <u>Vince Nick</u>	Title: <u>Sec/Treas</u>	Residence: <u>3760 PAMPLONA ST. 89103</u>	
	Phone No.: <u>871-0507</u>	Social Security: <u>530 54 5703</u>	Date Of Birth: <u>11/28/57</u>
Name: _____	Title: _____	Residence: _____	
	Phone No.: _____	Social Security: _____	Date Of Birth: _____

Corporate Resident Agent/Local Mgr.: _____ Business Address: _____ Business Phone: _____

Has owner(s) been arrested: (except minor traffic violations) Yes No

If yes, list arrest(s):

Name:	Date:	Charge:	Location:	Disposition:

COMPLETE IF APPLICABLE:

Coin-Operated Machines: Amusement # _____ Juke Box # _____ Cigarette # _____

Location Of Machines: _____ Date Placed In Service: _____

2501 E Sahara
386-5263
Dept of Inspection

DO NOT WRITE IN THIS BOX

Bond: Type: _____ Amount: _____ Attached: _____ Pending: _____

Insurance: Amount: _____ Policy Attached: _____ Pending: _____

Insured By: _____ Expiration Date: _____

Vehicle No.: _____ Date Sticker Issued: _____ Police I.D. No.: _____

Letter Of Authorization On Premises: Attached: _____ Pending: _____

Other: _____

General Receipt No.: 79040 Date: 10-28-85 Amt: 20.00 Paid To: COO/CON

Date Logged: 10-29-85 Semiannual Rate: _____

If Change Of Ownership/Location: License Fees Paid To: A16 1-186 Owing: _____

Room Taxes Paid To: _____ Owing: _____

Sewer Cycle No.: _____ Amount: _____ Paid To: _____ Owing: _____

Referral To LVMPD: Date: _____ Plate Card: _____ License: _____

Seating Capacity: Number Of Seats: _____

City Council Approval Date: _____

APPROVALS:

TENTATIVE

Planning _____ Date _____ By _____ 11/21/85 _____ FINAL H. J. M. Paul

Fire _____ Date _____ By _____

License _____ Date _____ By _____

Additional Comments Or Information:

EXISTING BUS ~~INS~~

The filing of an application does not authorize the applicant to conduct any business for which a license is required, and any carrying on of such business before a license is issued may be grounds for denial of a license.

CERTIFICATION

I, the undersigned, have answered all questions in this application and to the best of my knowledge, all answers are true and correct. I further understand that disclosure of any false, misleading, or incorrect answers could result in denial of the license.

Received By:

Edward H. Bauer 10/28/85 _____ 10-28-85
Signature Of Applicant Title Date Department Of Business Activity Date

RECEIVED
BUSINESS ACTIVITY
1985 OCT 28 P 12:54

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 best 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 by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 7th day of July, 1971, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of the rezoning and the conditions attached thereto:

FROM C-1 to C-2 (Z-37-71)

Lot 1 in Block 2 of Charleston Square Tract #1, together with that portion of Charleston Boulevard lying immediately north of Lot 1, Block 2, of Charleston Square Subdivision which was vacated by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of Official Records of Clark County, Nevada.


SUBJECT TO:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. The operation be restricted to long-term leasing rather than short-term rental and there be no permanent or volume storage of automobiles on the property but that short-term storage of vehicles waiting to be picked up by the leasee would be permitted.

PASSED, ADOPTED AND APPROVED this 7th day of July, 1971.


ORAN K. GRAGSON, Mayor

ATTEST:


Edwina M. Cole, City Clerk



Chairman Johnston stated the Board is abdicating its authority to leave it to staff.

Mr. Saylor stated staff could work out a plot plan and bring it back to the Board.

Mr. Morris stated he would like to point out the properties on Eastern are being rejuvenated and everyone has benefited from the P-R zoning on Eastern.

Mr. Tiberti moved the Plot Plan Review concerning property generally located on the northwest corner of Sweeney Avenue and Eastern Avenue, P-R Zone, be HELD IN ABEYANCE pending submittal of a plot plan showing adequate landscaping to be developed by staff and submitted at the next meeting. The motion was seconded by Mr. O'Brien and carried by unanimous vote.

NEW BUSINESS:

✓ 1. Z-37-71

APPROVED

Application of CLYDE V. CRUTCHFIELD JR. for reclassification of property legally described as Lot 1, Block 2 of Charleston Square Tract #1, together with that portion of Charleston Boulevard lying immediately north of Lot 1, Block 2 of Charleston Square Subdivision which was vacated by that certain order of vacation by the City of Las Vegas dated February 19, 1958, recorded May 1, 1958 as Document No. 130233 in Book 159 of official records of Clark County, Nevada and generally located on the southwest corner of Charleston Boulevard and Chapman Drive, from C-1 to C-2.

Mr. Saylor stated the Board gave special permission for this item to be heard at this meeting rather than the first meeting in July. It involves a request for change from C-1 to C-2 for property located at the southwest corner of Chapman and East Charleston. There is all C-1 zoning in this area. The lot was used as an office building. On the building to the west, you granted approval of use of that building for a used car broker which was an office only; however, to satisfy state requirements, he had to have one or two cars on the lot. That use expired and it reverted back to C-1. They are now requesting C-2 on the entire property to allow automobile rental and storage lot. Frankly, staff is not acquainted with the details of the proposed operation. We don't know if it is an actual rental lot where you pick up and return the cars or just what the function is. We have had protest from the people indicated by the red dots on the map in the R-1 area. If it is a car rental operation as normally we would envision it, staff does not feel this is necessarily an appropriate use in this particular area.

Chairman Johnston declared the public hearing open.

MR. CLYDE CRUTCHFIELD, 2105 Bonnie Brae, the applicant, appeared and stated to correct the application, it is not an automobile rental. It is auto leasing. It is not a place where cars will be coming in and out all the time. It will be leasing on two or three year basis. No cars are stored there. The property looked pretty bad and they had the building painted and intend to pave the property. Dr. Lockitch, the previous occupant, retired. They have entered into a lease with Master Auto Leasing who have five locations in the southwest, Los Angeles and Utah, and there will not be any used car lot. They are trying to get them to give a curb cut on Chapman so people can enter from Chapman.

Mr. Tiberti stated it is specifically understood this is a rental for cars on a long-term basis and storage lot doesn't mean junk cars for any long period of time.

Chairman Johnston asked if the application could be amended to read auto leasing rather than auto rental.

Mr. Saylor asked if there would be any maintenance.

Mr. Crutchfield replied there would be no maintenance. There would be an isolated case where, if a car arrived for a client, it might stay there until he picked it up.

MR. NASH appeared in protest and stated he lives on the corner of 16th and Thelma Lane. Before Dr. Lockitch occupied it, they had an air conditioning man working on automobiles. After that, they had a bunch of hippies selling different things. He asked what kind of storage is proposed.

Chairman Johnston stated there will be no rental and he is not going to be allowed to store any cars there. He is going to put in paving and landscaping in front of the house. He feels anything that would clean up the property would be an improvement.

Mr. Nash stated he didn't want to see any more messes going in there to lower his property valuation.

Mr. Crutchfield stated at one time there was an inner curb. That is going to be asphalted down to the sidewalk.

Chairman Johnston declared the public hearing closed.

Mr. O'Brien moved the application of CLYDE V. CRUTCHFIELD JR. for reclassification of property generally located on the southwest corner of Charleston Boulevard and Chapman Drive, from C-1 to C-2, be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. The operation be restricted to long-term leasing rather than short-term rental and that there be no permanent or volume storage of automobiles on the property but that the short-term storage of vehicles waiting to be picked up by the leasee would be permitted.

The motion was seconded by Mr. Tiberti and carried by unanimous vote.

2. Final Map
Torrey Pines Park #1

Property generally located at Smoke Ranch Road and Torrey Pines.

APPROVED

Mr. Saylor stated this is a subdivision out at the northwest part of the City at Smoke Ranch Road and Torrey Pines; the first one wherein this new ordinance about reducing the size of lot provided they put in a park is being used. This is in conformity with the tentative. The developer indicated he would dedicate to the City a park, first developed and then dedicated. It pretty well meets all the requirements. The lots didn't quite meet the required size and some are still a little bit undersized and we would recommend approval with the condition the lots be brought up to the minimum size and the bond to cover the cost of the park development should be submitted as part of the bond with the off-site improvements. Also, a statement should be entered on the plat that the park is to be dedicated to the City.

MR. WILKINSON of Daniel, Mann, Johnson and Mendenhall, engineers for Twin Lakes, appeared representing the application.

Mr. O'Brien moved the Final Map of Torrey Pines Park #1 be APPROVED subject to the following conditions:

1. All lots be brought up to minimum size (5850 sq. ft.).
2. Detailed construction plans for the park development be submitted and the cost of the park development be included in the Subdivision Bond.

PAYROLL WARRANTS
Approved

Commissioner Thornley moved that Payroll Warrants Nos. 98673 thru 91198, for the pay period ending JUNE 19, 1971, in the amount of \$368,624.06, be APPROVED, and the Director of Finance authorized to issue.

Motion seconded by Commissioner Morelli and carried by the following vote: Commissioners Franklin, Morelli, Coblentz, Thornley and Mayor Gragson voting aye; noes, none.

Z-37-71

ZONE CHANGE Z-37-71 - CLYDE V. CRUTCHFIELD, JR.

Director of Planning, Donald J. Saylor: The first item on the agenda is a request for a change in zoning from C-1 to C-2 for property located at the southwest corner of Charleston and Chapman Drive. This is Charleston (wall map) - this is Chapman Drive. All of the property along Charleston is already zoned commercial, primarily C-1 in this particular area. This is the lot in question. Up until recently it was occupied by a doctor's office on the corner and the commercial use in this building. They are now requesting the C-2 zoning to allow an auto leasing operation with a limited amount of storage, which does require the C-2 classification. The operation, as explained at the Planning Commission meeting, would be a long-term leasing type of operation. It is not a car rental type of thing where cars would be in and out, but in terms of one or two years lease and the limited storage would involve only those vehicles that were there waiting to be picked up by the Lessee. In other words, they would not keep a supply of vehicles on the property for somebody to come in and lease. The Planning Commission has recommended approval subject to several conditions. The plot plan that has been submitted proposes to clean up and dress up the property a little bit with some landscaping along Charleston and Chapman. It has adequate off-street parking. There were 5 protests at the Planning Commission meeting. I do not mean to say that these protests are no longer valid, however, I think, in part, some of the protest was to a misunderstanding as to exactly what the property was going to be used for. The Planning Commission has recommended approval

Mauor Gragson: Is there anyone present who wants to be heard in protest to this application?

(No response)

Commissioner Franklin moved that the recommendation of the Planning Commission under Z-37-71, be APPROVED, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan on file in the Planning Department.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.

4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. The operation to be restricted to long-term leasing rather than short-term rental and that there be no permanent or volume storage of automobiles on the property, but that short-term storage of vehicles waiting to be picked up by the leasee would be permitted.

Motion seconded by Commissioner Morelli and carried by the following vote: Commissioners Franklin, Morelli, Coblentz, Thornley and Mayor Gragson voting aye; noes, none.

Z-8-70

Z-9-70

Approved

REQUEST FOR REINSTATEMENTS AND EXTENSIONS OF TIME
 Z-8-70 - SPROUL HOMES OF NEVADA
Z-9-70 - SPROUL HOMES OF NEVADA

Mr. Saylor: The next two items are requests for extension of time on the part of Sproul Homes for some proposed commercial development located at the far west end of their housing tract. This is Charleston (wall map) - this is Buffalo - this portion is under development by Sproul Homes. They did apply for some commercial zoning along Buffalo which is a major street, which was approved. Obviously they don't propose to build it until there is a sufficient market in the area. The purpose for applying for it in advance was so that anybody buying a home would know that this was going to be commercial. They are asking for a 2-year extension of time and the Planning Commission has recommended approval.

Commissioner Franklin: What do you mean by "reinstatement" ?

Mr. Saylor: We have a procedure wherein, generally speaking, most zoning is approved for a specific length of time. When that time expires, there is a provision in the Ordinance that within six months of that expiration they can request a reinstatement and an extension.

Commissioner Franklin: Is there any danger, in your mind, that the character of this land could conceivably change within the 2-year extension that would not justify this type of zoning ?

Mr. Saylor: I don't believe so, Commissioner Franklin. The pattern as they have proposed it would pretty much insure, let's say, the proposed commercial as being compatible with what will be built there.

Commissioner Franklin: They are the owners of the entire property ?

Mr. Saylor: Right.

Commissioner Thornley moved that the recommendation of the Planning Commission under Z-8-70 and Z-9-70, be APPROVED, and the Planning Staff authorized to proceed.

ORDINANCE NO. 934-196

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 P-R (Z-47-71)

Lot 574, Block 22, Hyde Park Subdivision #4.

FROM R-3 to C-V (Z-66-71)

Lots 2, 3, 4, and 10, Block 28, H.F.M. & M.

FROM C-1 to C-2 (Z-37-71) ✓

Lot 1 in Block 2 of Charleston Square Tract #1, together with that portion of Charleston Boulevard lying immediately North of Lot 1, Block 2 of Charleston Square Subdivision which was vacated by that certain Order of Vacation by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of official records of Clark County, Nevada.

FROM R-2 to C-M (Z-38-71)

Beginning at the Northeast Corner of Section 29, Township 20 South, Range 62 East, thence South $0^{\circ}20'08''$ East a distance of 2348.85 feet; thence South $87^{\circ}13'28''$ West a distance of 40 feet to the True Point of Beginning; thence South $0^{\circ}20'08''$ East a distance of 101.74 feet; thence South $87^{\circ}13'28''$ West a distance of 287.00 feet; thence North $0^{\circ}20'08''$ West a distance of 101.74 feet; thence North $87^{\circ}13'28''$ East a distance of 287 feet to the True Point of Beginning.

FROM R-E to R-T (Z-77-69)

The South Half (S $1/2$) of the North Half (N $1/2$) of the Northeast Quarter (NE $1/4$) of the Northeast Quarter (NE $1/4$) of Section 31, Township 20 South, Range 62 East; MDB&M.

Parcel No. 1. - FROM R-1 to R-4. (Z-27-68)

The West 103 feet of the following described parcel:
A portion of the Southwest Quarter (SW $1/4$) of the Northeast Quarter (NE $1/4$) of Section 8, Township 21 South, Range 61 East, MDM., more particularly described as follows; to wit: Beginning at the Northwest corner of Lot 7, Block 18, of Richfield Village Unit No. 4A, Official Records, Clark County, Nevada; thence North $0^{\circ}33'31''$ East a distance of 284.45 feet to a tangent point of curvature of a curve concave to the West, having a radius of 226.00 feet and subtending a central angle of $26^{\circ}16'14''$; thence Northerly and to the left along said curve an arc length distance of 103.62 feet to a point; thence North $62^{\circ}17'17''$ East a distance of 64.66 feet to a tangent point of curvature of a curve concave to the

South, having a radius of 167.00 feet; thence Easterly and to the right along said curve an arc length distance of 156.75 feet to a tangent point; thence South 0°33'31" West a distance of 411.51 feet to a point; thence North 89°26'29" West a distance of 185.60 feet to the True Point of Beginning.

Parcel No. 2. - FROM R-1 and R-4 to R-T

The East 82.6 feet of the following described parcel:
A portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter of Section 8, Township 21 South, Range 61 East, MDM., more particularly described as follows, to wit: Beginning at the Northwest corner of Lot 7, Block 18 of Richfield Village Unit No. 4-A, Official Records, Clark County, Nevada; thence North 0°33'31" East a distance of 284.45 feet to a tangent point of curvature of a curve concave to the West, having a radius of 226.00 feet and subtending a central angle of 26°16'14"; thence Northerly and to the left along said curve an arc length distance of 103.62 feet to a point, thence North 62°17'17" East a distance of 64.66 feet to a tangent point of curvature of a curve concave to the South, having a radius of 167.00 feet; thence Easterly and to the right along said curve an arc length distance of 156.75 feet to a tangent point; thence South 0°33'31" West a distance of 411.51 feet to a point; thence North 89°26'29" West a distance of 185.60 feet to the True Point of Beginning.

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 8th day of December, 1971.

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

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk
(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 17th day of November, 1971, and referred to the following committee composed of Commissioners Thornley and Morelli for recommendation, thereafter the said committee reported favorably on said ordinance on the 8th day of December, 1971, which was a regular meeting of said Board; that at said regular 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 Franklin, Morelli, Coblentz, Thornley and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

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

ATTEST:

/s/ Edwina M. Cole

Edwina M. Cole, City Clerk
(SEAL)

2/28/71

INTER-OFFICE MEMORANDUM

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

Crump

SUBJECT:

Permit Issued

COPIES TO:

On the above date, a permit was issued to WEAVER CONST
(^{OWNER}JENKINS) for PAVING
at 1574 E. CHARLESTON
in accordance with conditions listed 2-37-71

Ord Requested 11/9/71

Crump
PLANNING ASSISTANT

8/31/71

INTER-OFFICE MEMORANDUM

TO:

Robert C. Clemmer
Senior Planner

FROM:

Crump

SUBJECT:

Final Field Inspection.

COPIES TO:

On *8/31/71* a field inspection was made at *1924 E. Charleston Blvd.*; which revealed that the conditions of *F-37-71* ~~has~~ have not been met.

Comments:

Installation of plant material has not been completed. The east side planter areas have not been left unpaved.

R/W. Dedicated - Assessment District Age Sign.

M. Crump
Planning Assistant

November 9, 1971

City Attorney

Planning Department

Request for Ordinance Preparation

City Manager
Assessor
Z-37-71; Z-38-71; Z-77-69.

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

Z-37-71 From C-1 to C-2.

Lot 1 in Block 2 of Charleston Square Tract #1, together with that portion of Charleston Boulevard lying immediately North of Lot 1, Block 2 of Charleston Square subdivision which was vacated by that certain Order of Vacation by the City of Las Vegas dated February 19, 1958 recorded May 1, 1958 as Document No. 130233 in Book 159 of official records of Clark County, Nevada.

Z-38-71 From R-2 to C-M

Beginning at the Northeast Corner of Section 29, Township 20 South, Range 62 East, thence South $0^{\circ}20'08''$ East a distance of 2348.85 feet; thence South $87^{\circ}13'28''$ West a distance of 40 feet to the True Point of Beginning; thence South $0^{\circ}20'08''$ East a distance of 101.74 feet; thence South $87^{\circ}13'28''$ West a distance of 237.00 feet; thence North $0^{\circ}20'08''$ West a distance of 101.74 feet; thence North $87^{\circ}13'28''$ East a distance of 237 feet to the True Point of Beginning.

Z-77-69 From R-E to R-T

The South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, LDE&M.

Robert C. Clemmer
Senior Planner

RCC:jb
Norm Jenkins Master Lease, 1524 E. Charleston Blvd
Rudy's Used Cars, 209 North Hollis Blvd
Tahitian Isle Mobile Home Park, 543 North Lamb Blvd.

INTER-OFFICE MEMORANDUM

10/5/71

TO:

Robert C. Clemmer
Senior Planner

FROM:

Crump

SUBJECT:

Final Field Inspection.

COPIES TO:

On 10/5/71 a field inspection was made at 1524 E. Charleston; which revealed that the conditions of E-37-71 ~~have~~ have not been met.

Comments:

Landscaping has not been installed as approved
 Norm Jenkins - Mosh Lane ~~684-652~~ 870-4354
 Called Mr. Jenkins was to come to the office to review the approved plan but did not show
 Arrived

11/5/71 Additional Plants Added See Comments

Crump
 Planning Assistant

9/8/71

INTER-OFFICE MEMORANDUM

TO:

Robert C. Clemmer
Senior Planner

FROM:

Chung

SUBJECT:

Final Field Inspection.

COPIES TO:

On *9/8/71* a field inspection was made at *574 E. Charleston*; which revealed that the conditions of *E-37-71* ~~had~~ have not been met.

Comments:

Landscaping has not been installed as approved.

Chung
Planning Assistant

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE September 2, 1971

TO: Supervisor of License and Revenue

FROM: Planning Department

SUBJECT: License Application No. 10395

NAME OF BUSINESS Norn Jenkins/dba/Master Lease

TYPE OF BUSINESS Auto Leasing

ADDRESS 1524 E. Charleston ZONE C-1

	YES		NO
THIS IS A CHANGE OF NAME	<input type="checkbox"/>		<input checked="" type="checkbox"/>
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Application is	Approved <input type="checkbox"/>	Denied <input checked="" type="checkbox"/>	and forwarded to
			Bldg. <input type="checkbox"/>
			License <input checked="" type="checkbox"/>

Denied:

The conditions of approval of the rezoning have not been met (2-37-71).

Installation of landscaping material has not been completed. Required planter areas have been paved over.

Logged By: _____

DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

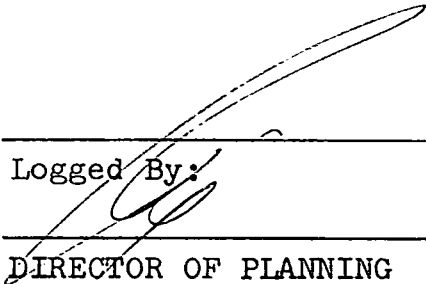
DATE July 21, 1971

TO: Director of License and Revenue
FROM: Planning Department
SUBJECT: License Application No. 10395

NAME OF BUSINESS Norm Jenkins/dba/Master Lease
TYPE OF BUSINESS Auto Leasing
ADDRESS 1524 E. Charleston ZONE C-1

	YES		NO		
THIS IS A CHANGE OF NAME	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
THIS IS A CHANGE OF OWNERSHIP	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
THIS IS A CHANGE OF LOCATION	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Application is	Approved <input type="checkbox"/>	Denied <input checked="" type="checkbox"/>	and forwarded to	Bldg. <input type="checkbox"/>	License <input checked="" type="checkbox"/>

Denied:
The conditions of approval
of the rezoning have not
been met. (2-37-71)

Logged By: 

DIRECTOR OF PLANNING

July 9, 1971

Mr. Clyde V. Crutchfield, Jr.
2105 Bonnie Brae
Las Vegas, Nevada 89102

Re: Z-37-71

At a regular meeting of the Board of City Commissioners held on July 7, 1971, your application for reclassification of property generally located on the southwest corner of Charleston Boulevard and Chapman Drive from C-1 to C-2 was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.



Mr. Clyde V. Crutchfield, Jr.

-2-

July 9, 1971

6. The operation be restricted to long-term leasing rather than short-term rental and there be no permanent or volume storage of automobiles on the property but that short-term storage of vehicles waiting to be picked up by the lessee would be permitted.

EDWINA M. COLE
CITY CLERK

EMC:dmk

cc: Planning Department ✓
Public Works Dept.
Fire Department
Building Department

July 8, 1971

City Attorney

Planning Department

Request for Resolution of
Intent Preparation

City Manager
Assessor
2-37-71 ✓
Chrono.
Req. for R.O.I. Prep.
Murrel Grump

Would you please prepare a Resolution of Intent to rezone
the following property:

2-37-71 From C-1 to C-2

Lot 1 in Block 2 of Charleston Square Tract #1,
together with that portion of Charleston Boule-
vard lying immediately north of Lot 1, Block 2,
of Charleston Square Subdivision which was vacated
by the City of Las Vegas dated February 19, 1958
recorded May 1, 1958 as Document No. 130233 in
Book 159 of Official Records of Clark County,
Nevada.

Subject to:

1. Resolution of Intent be restricted to a
twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and
signing an agreement and posting a bond for
the installation of off-site improvements as
required by the Department of Public Works.
4. Conformance to the requirements of the Fire
and Building Departments.
5. Landscaping as required by the Planning
Department.

Cont'd...

July 8, 1971

6. The operation be restricted to long-term leasing rather than short-term rental and there be no permanent or volume storage of automobiles on the property but that short-term storage of vehicles waiting to be picked up by the leasee would be permitted.

Robert C. Clemmer
Senior Planner

RCC:jb

Planning Department
June 23, 1971

Clyde V. Crutchfield Jr.
2105 Bonnie Brae
Las Vegas, Nevada

Re: Z-37-71

Dear Mr. Crutchfield:

At the regular meeting of the Las Vegas City Planning Commission, held June 22, 1971, consideration was given to your request for reclassification of property generally located on the southwest corner of Charleston Boulevard and Chapman Drive, from C-1 to C-2.

It was voted by the Board to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. The operation be restricted to long-term leasing rather than short-term rental and there be no permanent or volume storage of automobiles on the property but that short-term storage of vehicles waiting to be picked up by the leasee would be permitted.

Contd....

Clyde V. Crutchfield Jr.

Re: Z-37-71
June 23, 1971
Page #2

This item will be heard by the Board of City Commissioners at their next regular meeting to be held July 7, 1971, at 10:00 A.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

Sincerely,

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw

June 16, 1971



Mr. Don Saylor,
City Planning Director
City of Las Vegas
Las Vegas, Nevada

Dear Sir;

I the undersigned residing at 1116 Chapman Drive, Las Vegas, Nevada, do hereby protest the re-zoning of Lot #1 block #2 Charleston Square Tract, from C1 Limited Commercial to C2 General Commercial.

I feel this type of zoning and business would lower the resale value of my home and cause traffic and parking problems.

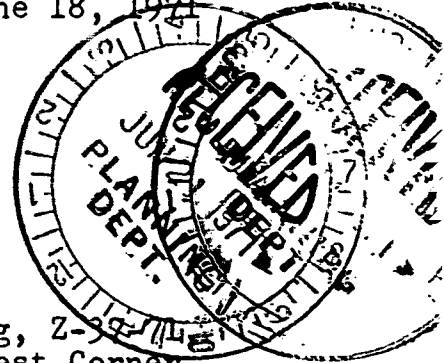
Yours truly,

Esther S. Christianson
Esther Christianson

1537 Thelma Lane
Las Vegas, Nevada
June 18, 1971

Director of Planning
City of Las Vegas
821 Las Vegas Boulevard North
Las Vegas, Nevada

*Protest
Z-37-71*



Dear Sir,

Reference your Notice of Public Hearing, Z-37-71, "Proposed Reclassification of Property, Southwest Corner of Charleston Boulevard and Chapman Drive from C-1 to C-2", dated June 7, 1971, we, the undersigned, wish to submit our disapproval of such change.

In November 1967, after much consideration of such factors as location, appearance, zoning, and type neighborhood in general, we chose this residential property as our permanent home. At present, all businesses, including the C-1 property in question, are limited to Charleston Boulevard. The extension of business activities southward on Chapman Drive or other streets in this local jeopardizes the status of adjacent properties directly, and the surrounding neighborhood in general; most important of which is the preservation of this finely developed part of our city as a place to live. The business activities of Doctor Lockitch, when he was still in practice, posed no problems since such was confined to the office on Charleston Boulevard and was scheduled. The small driveway on the property was adequate for patient parking.

The differences in a physicians practice and those proposed, i. e., Auto Rental and Storage Lot, are quite apparent. It has come to my attention that motor vehicle maintenance, sufficient to result in oily substance running into the street, have already been conducted at the property on Chapman Drive. Also, residents on Thelma Lane have sometimes been subjected to the over-flow of customer parking at such businesses as presently exist at Hillside and Charleston. The latter condition is infrequent (week ends) and is presently controllable. Vehicles have parked in private driveways and blocked entrance or exit from driveways.


In conclusion, there exist many other places, now vacant or available, better suited for the conduct of an

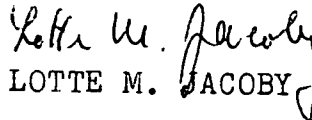
enterprising auto rental agency and storage lot than the proposed location. Matters such as vehicular servicing and maintenance are considered additional problems which have not been mentioned.

We feel that an extension of businesses of this type southward on any street perpendicular to Charleston Boulevard, in this immediate area, is an infringement on the rights of present property owners and can only result in the deterioration of one more otherwise nice place to live and raise our children.

Should one profit at the expense of many others when existing more suitable locations go lacking?

Thank you very kindly,


OLIVER L. JACOBY


LOTTE M. JACOBY

1537 Thelma Lane
Las Vegas, Nevada
June 18, 1971

Director of Planning
City of Las Vegas
821 Las Vegas Boulevard North
Las Vegas, Nevada

Dear Sir,

Reference your Notice of Public Hearing, Z-37-71, "Proposed Reclassification of Property, Southwest Corner of Charleston Boulevard and Chapman Drive from C-1 to C-2", dated June 7, 1971, we, the undersigned, wish to submit our disapproval of such change.

In November 1967, after much consideration of such factors as location, appearance, zoning, and type neighborhood in general, we chose this residential property as our permanent home. At present, all businesses, including the C-1 property in question, are limited to Charleston Boulevard. The extension of business activities southward on Chapman Drive or other streets in this local jeopardizes the status of adjacent properties directly, and the surrounding neighborhood in general; most important of which is the preservation of this finely developed part of our city as a place to live. The business activities of Doctor Lockitch, when he was still in practice, posed no problems since such was confined to the office on Charleston Boulevard and was scheduled. The small driveway on the property was adequate for patient parking.

The differences in a physicians practice and those proposed, i. e., Auto Rental and Storage Lot, are quite apparent. It has come to my attention that motor vehicle maintenance, sufficient to result in oily substance running into the street, have already been conducted at the property on Chapman Drive. Also, residents on Thelma Lane have sometimes been subjected to the over-flow of customer parking at such businesses as presently exist at Hillside and Charleston. The latter condition is infrequent (week ends) and is presently controllable. Vehicles have parked in private driveways and blocked entrance or exit from driveways.

In conclusion, there exist many other places, now vacant or available, better suited for the conduct of an

enterprising auto rental agency and storage lot than the proposed location. Matters such as vehicular servicing and maintenance are considered additional problems which have not been mentioned.

We feel that an extension of businesses of this type southward on any street perpendicular to Charleston Boulevard, in this immediate area, is an infringement on the rights of present property owners and can only result in the deterioration of one more otherwise nice place to live and raise our children.

Should one profit at the expense of many others when existing more suitable locations go lacking?

Thank you very kindly,

Oliver L. Jacoby
OLIVER L. JACOBY

Lotte M. Jacoby
LOTTE M. JACOBY

Protest

June 16, 1971

Mr. Don Saylor,
City Planning Director
City of Las Vegas
Las Vegas, Nevada

Dear Sir;

We the undersigned residing at 1110 Chapman Drive, Las Vegas, Nevada, hereby protest the re-zoning of Lot #1 block #2 Charleston Square Tract, from C1 limited Commercial to C2 General Commercial.

We feel this type of zoning and business would cause parking problems and increase traffic and its accompanying noise and greatly reduce the resale value of our property.

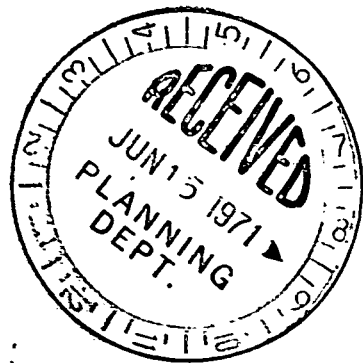
Sincerely,

Woodrow W. Long
Woodrow W. Long

Edythe W. Long
Edythe W. Long

June 14, 1971

Protect
2'



To: The City Planning Director:

As a long-time resident, and property owner of the City of Las Vegas, Nevada, I wish to register my strongest protest against the application of Mr. Clyde U. Clutchfield, Jr. for reclassification of the property legally described as, Lot 1, in Block, 2, of Charleston Square, tract # 1, et.

Such reclassification would set a precedent, and lead to the use of this property, and other surrounding properties for purposes that would not be desirable to the residents of this neighborhood at this time.

Respectfully

F. W. Friday -

(owner) of, 1122 Chapman Drive

Las Vegas, Nevada

shown on the plot plan is not available, that access from Las Verdes Street will have to be provided for access to the parking.

The motion was seconded by Mr. Tiberti and carried by unanimous vote.

10. Z-66-64
Plot Plan Review
APPROVED

Submitted by L & R CONSTRUCTION COMPANY concerning property generally located on the north side of Contract Way between 30th Street and Mojave Road.

Mr. Saylor stated this is in the East Park Industrial Subdivision. There is an existing development on the front of the lot. This is in an industrial zone. This does have landscaping along the front and along the building and it is properly maintained. They want to build a building across the rear to enclose storage and have two or three parking spaces. They do have access to an alley in the rear. Staff would recommend approval.

Mr. O'Brien moved the Plot Plan Review submitted by L & R CONSTRUCTION COMPANY for property generally located on the north side of Contract Way between 30th Street and Mojave Road be APPROVED subject to the following condition:

1. Conformance to the plot plan.

The motion was seconded by Mr. Willard and carried by unanimous vote.

11. Tentative Map
Sycamore Estates
County Referral
APPROVED

Property generally located at Jones and Gowan Road.

Mr. Saylor stated this is a County Referral of a subdivision out along Tonopah Highway at Gowan and Jones. They are dividing up into lots at least 1/2 acre in size, some look a little bit larger. They do provide necessary street right-of-way, 50' half street on Jones and 40' on Gowan. Staff would recommend approval of the map subject to the Health Department's approval of the proposed sewer system.

Mr. Tiberti moved the Tentative Map of Sycamore Estates, County Referral, be APPROVED subject to the following condition:

1. Approval by the Health Department of the sewer system.

The motion was seconded by Mr. O'Brien and carried by unanimous vote.

12. Discussion
APPROVED

Request of CLYDE V. CRUTCHFIELD JR. for permission to hold a public hearing at the second meeting in June.

Mr. Saylor stated as you know, your policy stipulates you will only hear new zoning applications on the first meeting of the

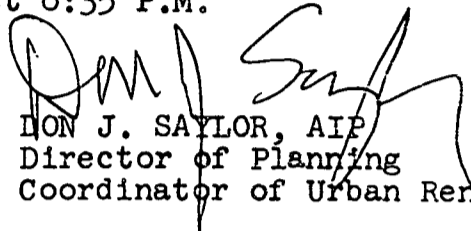
month. This application came in two days late and he is asking permission for it to be heard at the June 22 meeting.

Dr. Coblentz moved that permission be given to hold a public hearing on June 22 concerning application of CLYDE V. CRUTCHFIELD JR. The motion was seconded by Mr. O'Brien and carried by unanimous vote.

Director's Business was held in abeyance until the next meeting.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 8:35 P.M.



DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw