

Planning & Development Department
Scanning Cover Sheet

Case No Z-0037-66

APN 139-26-301-004

Location SEC of Washington and Las Vegas Blvd

Applicant B.P.O.E. Lodge #1468

Subject

Reclassification of property legally described as that portion of the North half of the SE Quarter of Section 27, Township 20 South, Range 61 East, lying East of the East right-of-way line of N Las Vegas Blvd and the North half of the SW Quarter of Section 26, Township 20 South, Range 61 East, excepting the East 574.81', which includes Bruce Gardens No. 1, a recorded subdivision.



PROPERTY OWNERS

PROTESTS

APPROVALS

Louisa and Harris Monson
712 No. 9th St.

Calvary Lutheran Church
800 No. Bruce

FILE NO. 2-37-66

NOTICE OF PUBLIC HEARING

June 9, 1966

May 25, 1966

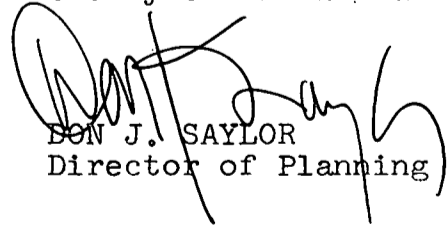
Notice is hereby given that on June 9, 1966, at 7:30 P.M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-37-66 B.P.O.E. LODGE #1468 FOR RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THAT
PORTION OF THE NORTH HALF ($N\frac{1}{2}$) OF THE
SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, LYING
EAST OF THE EAST RIGHT-OF-WAY LINE OF
LAS VEGAS BOULEVARD NORTH AND THE NORTH
HALF ($N\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$)
OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE
61 EAST, EXCEPTING THE EAST 574.81 FEET,
WHICH INCLUDES BRUCE GARDENS NO. 1, A
RECORDED SUBDIVISION AND GENERALLY
BOUNDED BY WASHINGTON AVENUE ON THE
NORTH, HARRIS AVENUE ON THE SOUTH, LAS
VEGAS BOULEVARD NORTH ON THE WEST AND
BRUCE STREET ON THE EAST,

FROM: R-1 (Single-Family Residence)
and C-1 (Limited Commercial)
TO: C-2 (General 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.

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


DON J. SAYLOR
Director of Planning

DJS:da

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

MAY 18, 1966

MAY 24, 1966 A.M.

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	020	030	0	28	Z-037-66	1	200	020	150	2	2)	Z-037-66	1
				29		2					9)		2
				32		3			150	3	1		3
		050	0	1		4			160	1	1)		4
				9		5					7)		5
				10		6					14)		6
				12		7					19)		7
		110	0	1)		8			160	2	1)		8
				3)		9					5)		9
				5		10					11)		10
				9)		11					16)		11
				11		12					18)		12
		120	0	1		13					19)		13
				3)		14			160	3	1)		14
				6)		15					4)		15
		140	2	1		16					7)		16
				2		17					8)		17
		140	6	1		18			160	4	1		18
		150	1	2		19					5)		19
				3		20					7)		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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NAME	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ADDRESS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LEGAL DESC.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LAND VALUE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IMPROVE VAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PERSONAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
GROSS TOTAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EXEMPTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NET TOTAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
OTHER		



NUMBER OF PARCELS PRINTED..... LABOR COST.....
TOTAL RUN TIME..... MACHINE COST.....
SORTING TIME..... COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....
ESTIMATED PROGRAMMING AND TESTING TIME.....
.....

PROGRAMED BY: _____ RUN BY: _____

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

MAY 18, 1966

MAY 24, 1966 A.M.

DATE JOB REQUESTED: _____ DATE JOB TO BE COMPLETE: _____
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	020	160	5	1	Z-037-66	1	200	020	190	4	1	Z-037-66	1
		180	0	1		2			860	1	1)		2
		180	1	1)		3					13)		3
				16)		4			860	2	1)		4
		180	2	1)		5					15)		5
				3)		6			860	3	1)		6
				12)		7					7)		7
				31)		8			860	4	1)		8
		180	5	1)		9					26)		9
				3)		10			860	5	1)		10
		190	1	5)		11					20)		11
				18)		12			870	0	1		12
		190	2	1)		13			870	1	1)		13
				5)		14					10)		14
				14		15			870	2	1)		15
				15		16					7)		16
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				5)		18					23		18
				26		19			880	1	1		19
				27		20					2		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: _____

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

May 18, 1966

MAY 24, 1966 AM

DATE JOB REQUESTED
NAME: CITY OF LAS VEGAS

DEPT: PLANNING

DATE JOB TO BE COMPLETED
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	020	890	1	8)	7-037-66	1							
				16)		2							
		890	2	1		3							
				2		4							
		890	4	9)		5							
				12)		6							
		890	5	1		7							
				2		8							
						9							
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						15							
						16							
						17							
						18							
						19							
						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..... LABOR COST.....
 TOTAL RUN TIME..... MACHINE COST.....
 SORTING TIME..... COST OF MATERIAL FURNISHED BY COMPUTER CENTER.....
 ESTIMATED PROGRAMMING AND TESTING TIME.....

PROGRAMED BY: _____

RUN BY: _____

April 2, 1968

City Attorney

Don J. Saylor, AIP
Director of Planning

**LAS VEGAS COWBOYS - PROFESSIONAL
FOOTBALL BUSINESS LICENSE APPLI-
CATION FOR THE ELKS' PROPERTY**

We have received a business license application relative to the above. The Elks' property is zoned residential with the exception of a small portion, occupied by the Lodge building, which is zoned commercial.

Historically, the Elks have carried on certain activities on the residential portion of the property such as the annual Hellsdorado Affair, exhibition baseball, school athletic events, etc. In each and every case, I believe the Elks or some other non-profit body was the principal and, therefore, said uses were permitted as part of the Lodge operation and were not reviewed by the Planning Department in that no business license was involved. The present license; however, if my understanding of the operation is correct, does involve a private body and is being conducted for the purpose of profit. The Elks will participate, I believe, only to the extent that they will lease the property to the licensee for a lease fee. I do not question the matter of approving the license as far as the office function of the business is concerned because it will be located in the commercial zone; however, in that the football games and attendant commercial functions will be within the area zoned R-1, I question the legality of the license.

Please review the attached copy of the license application and advise me accordingly.

DJS:lm

Attachment

March 22, 1968

COMMISSIONER S. GRANT STEWART
COMMISSIONER JAMES COREY

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

Request of Joe Burton -
Lease of Elks Property

The above request involves a question of zoning; therefore, the City Manager has suggested that I forward the following information to you.

The Elks Club property is zoned R-1 with the exception of a small area along Las Vegas Boulevard which is zoned C-1. The proposed use is, in fact, a second hand store operation and does involve outside storage and this is permitted in a C-M zone. In that second hand articles are involved, the provisions of the license section of the City Code would prevail and these provisions stipulate that the sale of second hand articles is permitted only in certain areas of the city, and the Elks property is not located within the area prescribed.

It is my understanding that the proposed function is a commercial enterprise and would have to be licensed. In order to be licensed it must necessarily conform to zoning requirements.

Several members of the Board of Trustees of the Elks Club approached me regarding this matter a few weeks ago, and at that time I advised them that the proposed operation could not be conducted on the Elks property under existing zoning and existing city codes.

If you have any questions or if you wish to discuss this matter with me further, please advise.

DJS:js

Planning Department
400 Stewart Avenue

July 6, 1966

Mr. James Bilbray
County Assessor's Office
Clark County Court House
2d and Carson
Las Vegas, Nevada

Re: Z-37-66 (Elks Club Rezoning)

Dear Mr. Bilbray:

I have discussed this matter with the Committee of the protestants and with Mr. Les Corcoran and, in view of the fact the Elks have no immediate development plans, it has been agreed that it would be appropriate for the Planning Commission to hold the application in abeyance indefinitely until such time as the Elks do have a proposed development, at which time the protestants will be notified and a joint meeting set up.

Yours very truly,

DJS:ik

DON J. SAYLOR
Director of Planning
Coordinator of Urban Renewal

developers have been advised. They have countered with a letter requesting that they be allowed to appear before this Board to present their problem. Mr. Saylor stated that he had field-tripped this area and found that it was relatively cleaned up; however, previously when it was checked it was very cluttered. The Planning Department has had many complaints.

It was generally agreed by the Board that they would be opposed to any change in the conditions without first advising the property owners.

JIM STAFFORD, Lee Brothers Market, appeared stating that their main problem was with Super X Drugs and they were willing to build a trash enclosure.

Mr. Johnston moved that the condition imposed requiring a completely enclosed trash area be upheld in conformance with the requirements specified by the Planning Department.

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

17. Z-106-64

Plot Plan Review

Approved application of RUV0 AND PERRY for property generally located on the south side of Sahara Avenue between Las Verdes Street and Valley View Boulevard, land use Zone C-1.

Mr. Saylor stated that this is for the Venetian Pizzeria and the plot plan indicated that there should be landscaping on two corners. One area is landscaped and one area is surfaced. They are now requesting "that this particular portion of landscaping be held in abeyance until the area develops and the highway construction is completed." Staff feels that the landscaping should be put in. AL PERRY appeared stating that landscaping is in at the east end of the building, but that they would like to wait awhile to put the remainder of the landscaping in. Discussion ensued as to how much area this involved and the Board generally agreed that the landscaping be installed immediately and requirements met as specified by the Planning Department.

18. Z-37-66

Abeyance

Application of B.P.O.E. LODGE #1468 for reclassification of property generally bounded by Washington; Harris, Las Vegas Boulevard North and Bruce, from R-1 and C-1 to C-2.

Mr. Saylor stated that he had contacted representatives of the protestants and also the Elks Lodge and it was determined that they have no immediate plans. He said that he informed them that he would recommend to the Planning Commission that it be held in abeyance until development plans are submitted at which time the protestants should be notified and a joint meeting set up.

Mr. Stewart moved that the application of B.P.O.E. LODGE #1468 for reclassification of property generally bounded by Washington, Harris, Las Vegas Boulevard North and Bruce, from R-1 and C-1 to C-2, be held in abeyance indefinitely pending

submittal of development plans at which time the protestants will be notified and a joint meeting set up.

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

3. Z-41-66 Cont'd
from Pg 3

CHARLES KELLAR appeared requesting that his application be reconsidered as to a C-1 classification for only the front portion of the parcel. Mr. Gilday moved that his motion of denial be rescinded.

Mr. Tiberti seconded the motion.

A brief discussion ensued and Mr. Stewart moved that the application of CORNELIA KELLAR for reclassification of property generally located on the south side of Owens Avenue between "J" Street and "N" Street, be approved by means of a Resolution of Intent subject to the following conditions:

- 1) That the application be amended to C-1 classification and that the south half of the parcel be deleted.
- 2) That the plot plan be brought back to the Planning Commission for approval.
- 3) That the Resolution of Intent be restricted to a six (6) months time limit.
- 4) Dedication of necessary right-of-way as required by the Department of Public Works.
- 5) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- 6) Conformance to the requirements of the Fire and Building Departments.

Mr. Johnston seconded the motion and it was carried unanimously.

19. Z-46-66

Request for
Special Meeting
Granted

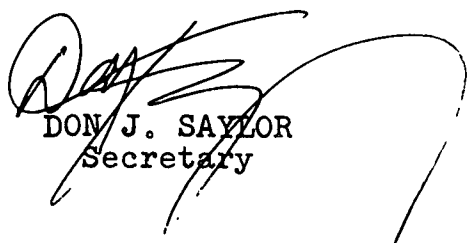
Staff requested permission for a special meeting to be held concerning the application of DR. WM. WILSON for reclassification of property generally located on the Northeast corner of Rancho Road and Sahara Avenue, from R-E to C-1.

Discussion followed and it was determined that a special meeting would be held on 8/3/66 at 8:30 A.M. in the Conference Room and Notices of Public Hearing mailed out.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting of the City Planning Commission was adjourned at 9:25 P.M.

DJS:au


DON J. SAYLOR
Secretary

Planning Department
400 Stewart Avenue

July 15, 1966

B.P.O.E. #1468
900 Las Vegas Boulevard North
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the City Planning Commission held July 14, 1966, your request for reclassification of property generally bounded by Washington Avenue, Harris Avenue, Las Vegas Boulevard North and Bruce Street, from R-1 and C-1 to C-2, was again considered.

The Planning Commission voted that this item be held in abeyance indefinitely pending submittal of development plans at which time the protestants will be notified and a joint meeting set up.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-37-66

Planning Department
400 Stewart Avenue

July 6, 1966

Mr. James Bilbray
County Assessor's Office
Clark County Court House
2d and Carson
Las Vegas, Nevada

Re: Z-37-66 (Elks Club Rezoning)

Dear Mr. Bilbray:

I have discussed this matter with the Committee of the protestants and with Mr. Les Corcoran and, in view of the fact the Elks have no immediate development plans, it has been agreed that it would be appropriate for the Planning Commission to hold the application in abeyance indefinitely until such time as the Elks do have a proposed development, at which time the protestants will be notified and a joint meeting set up.

Yours very truly,

DJS:k

DON J. SAYLOR
Director of Planning
Coordinator of Urban Renewal

6. Z-36-66
Approved

Application of VICTOR S. VOORHIES for reclassification of property legally described as the East 150.0 Feet of the West 625.0 Feet of the North Half ($N\frac{1}{2}$) 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, T20S, R62E, MDB&M, and generally located on the south side of Bonanza Road approximately 700.0 Feet West of Lamb Boulevard, from R-E to C-2.

Mr. Saylor stated that the Master Plan was amended to include this area as general commercial. There have been several union halls built here. The proposed use is for a restaurant. The plot plan shows adequate parking and landscaping between the two driveways. Staff recommends approval by means of a Resolution of Intent subject to being in accord with the plot plan, dedication of necessary R/W and installation of offsite improvements. Chairman Cahlan declared the public hearing open. No-one appeared to protest. The applicant was present.

Chairman Cahlan declared the public hearing closed. After discussion Mr. Gilday moved that the application of VICTOR VOORHIES for reclassification of property generally located on the south side of Bonanza Road approximately 700.0 Feet west of Lamb Boulevard, from R-E to C-2, be approved by means of a Resolution of Intent subject to the following conditions:

- 1) Being in accord with the plot plan.
- 2) That the Resolution of Intent be restricted to a six (6) months time limit.
- 3) Dedication of necessary R/W 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.

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

7. Z-37-66
Abeyance

Application of B.P.O.E. LODGE #1468 for reclassification of property legally described as that portion of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 27, T20S, R61E, lying East of the East right-of-way line of Las Vegas Boulevard North and the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 26, T20S, R61E, excepting the East 574.81 Feet, which includes Bruce Gardens No. 1, a recorded subdivision and generally bounded by Washington Avenue on the North, Harris Avenue on the South, Las Vegas Boulevard North on the West and Bruce Street on the East, from R-1 and C-1 to C-2.

Mr. Saylor stated that probably everyone is familiar with this application, that a portion is already zoned C-1 (approximately 600'x600') which

is the specific location of the Elks' building. The lodge is a charitable institution. Quite recently an application for commercial zoning was denied. It became evident that the proposed use was for a race track. A great number of protests were entered at both the Planning Commission and City Commission meetings.

Mr. Saylor felt that almost without exception the protests were based upon the proposed use rather than the zoning. The Elks are in a financial situation where they need to sell some of this property but they can't get into any operation with the developer unless it is zoned C-1. Staff feels that commercial use is quite logical because of the surrounding land use and recommends approval of an outright zoning on the Fifth Street frontage to a 300' depth. Mr. Saylor pointed out that almost without exception Fifth Street is zoned C-2. He further recommended that the remainder be held in abeyance until plans are submitted. If the Commission feels that commercial is appropriate and would be compatible then perhaps some indication could be given to the Elks that the Planning Commission would look favorably upon it. There are two letters of protest on record.

Chairman Cahlan declared the public hearing open. GEORGE TATE, 1608 McWilliams, appeared in protest to this blanket rezoning because there is no basis for it.

He added that, however, he would be agreeable with the conditions outlined by staff.

ARNOLD GOOSENECK, 816 North Sixteenth Street, appeared in protest stating that it seemed that they were only requesting a rezoning because they wanted to sell it. He felt that no property should be rezoned without development plans.

DARWIN FLANIGAN, 1412 Margaret, appeared in protest.

CLAY MCGILL, property owner in the area, appeared and stated that the applicants did not previously say that this would be for a race track. He was in favor of rezoning the frontage but added that the remainder should have development plans or it could start a precedence of rezoning without plans.

MADISON GRAVES, Attorney, appeared representing the Elks and stated that they are not asking for a specific use whatsoever. He pointed out that if this is rezoned it would still have to have approval by the BZA for a Use Permit. He stated that it has already been used for years for rodeos, etc.

Mr. Gilday felt that the Board should point out that if this is zoned C-2 it would allow a very high density use without any further hearings and that the Board did not want to infringe upon the property owners to the east and to the south.

Mr. Johnston questioned whether C-2 zoning would actually bring a greater demand and higher value. Chairman Cahlan felt that in the event it is approved it should be subject to review by the Board of the proposed use.

It appeared that a lengthy discussion would ensue and the Chairman declared a five-minute recess at 8:16 P.M.

The meeting resumed and JAMES BILBRAY appeared and stated that the Elks have had offers of buying but the prospective buyer always asked if it was zoned commercial. He stated that perhaps they didn't need the entire area zoned C-2, that because of the freeway something would probably develop anyway. He stated that the Elks Lodge cannot continue to pay the taxes and use it only for charity purposes and that they didn't want to offend the adjacent property owners.

Mr. Ward asked if they were in agreement with Mr. Saylor's recommendation.

Mr. Bilbray said "yes" if it goes down Washington also, that a 7-11 store has shown some interest there.

CHAIRMAN CAHLAN stated that "there isn't anybody in this room that isn't cognizant of the fact that the Elks have done a fine job. The Elks are in a very serious financial situation and the income is nowhere near the outgo. But there must be some way that this can be worked out so that it can't damage the surrounding property. They are, perhaps, the number one civic program in the community. They are entitled to a little extra consideration. I would like to suggest that this go over until the next meeting and see if something could be worked out. Perhaps a Committee could be appointed to go into this thing and come up with an answer. The Board wants to be fair to all concerned. The property owners are afraid of what might go in here - this fear has to be dissipated. Sometimes deals are made before the zoning is approved and I think that the Elks Lodge could come in with a plan."

Mr. Gilday concurred that anything with an area this size should be planned beforehand. Perhaps a meeting could be held with the people to the east and to the south.

ARNOLD GOOSENECK stated that they already had an organization called the Greater Las Vegas Improvement Association.

Chairman Cahlan requested that he designate two men to serve on a Committee with a representative from the Elks Lodge (Mr. Bilbray) together with Mr. Saylor and contact the Planning Department for a meeting thereof and that this application be held in abeyance for thirty days pending submittal of development plans.

8. Z-38-66

Approved

Application of DONALD A. McMILLAN for reclassification of property legally described as Lots 11, 12, 13, 14, 27, 28, 29 and 30 of Block 19 of Las Vegas Square and generally located on the west side of Decatur Boulevard between Nebraska and Kansas, from R-3 to C-1.

Planning Department
400 Stewart Avenue

June 10, 1966

B.P.O.E. #1468
900 Las Vegas Boulevard North
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the City Planning Commission held June 9, 1966, your request for reclassification of property generally bounded by Washington Avenue on the north, Harris Avenue on the south, Las Vegas Boulevard North on the west and Bruce Street on the east, from R-1 and C-1 to C-2, was considered.

The Planning Commission voted that this item be held in abeyance for thirty days pending submittal of development plans.

This item will again be considered by the Planning Commission at their regular meeting to be held July 14, 1966, at 7:30 P.M. to be held in the Council Chambers of City Hall.

Very truly yours,

DON J. SAYLOR
Director of Planning

DJS:da

Z-37-66



NOTICE OF PUBLIC HEARING

June 9, 1966

May 25, 1966

Notice is hereby given that on June 9, 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-37-66

B.P.O.E. LODGE #1468 FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF LAS VEGAS BOULEVARD NORTH AND THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, EXCEPTING THE EAST 574.81 FEET, WHICH INCLUDES BRUCE GARDENS NO. 1, A RECORDED SUBDIVISION AND GENERALLY BOUNDED BY WASHINGTON AVENUE ON THE NORTH, HARRIS AVENUE ON THE SOUTH, LAS VEGAS BOULEVARD NORTH ON THE WEST AND BRUCE STREET ON THE EAST,

FROM: R-1 (Single-Family Residence) and C-1 (Limited Commercial)
TO: C-2 (General 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.

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

[Signature]
DON J. SAYLOR
Director of Planning

DJS:da

*Mr. Dev approve
of this Reclassification
of this property to
General Commercial
Harris L. Morison
for the Monahan*

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-1 F C-1 Use District to a COMMERCIAL 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 \$ 65.00.

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

- Parcel #2-11-1 Pt N², SE⁴, Section 27, Township 20, Range 61 E
Which is parking entrance area consisting of 3.93 Acres.
- Parcel #2-11-2 Pt S², Section 27, Township 20, Range 61
Elk's Club building on part of .83 Acres.
- Parcel #2-12-3 Pt N², SW⁴, Section 26, Township 20, Range 61
Acreage 55.47 Acres.
- Parcel #2-12-4 Pt N², SW⁴, Section 26, Township 20, Range 61
Elk's Club. 5.14 Acres.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

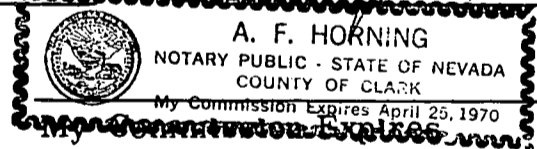
I, B.P.O.E. LODGE # 1468,

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. :
J. A. Billroy Chairman Board of Trustees 900 Las Vegas Boulevard No. 385-3191

Subscribed and sworn to before me this 10th day of May, 1966

A. F. Horning
Notary Public in and for said County and State



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 \$ 65.00
Receipt No. : 96639
Case No. : Z-37-66

Received by: [Signature]
Date: 5/11/66

P.C. meeting
6/9/66

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.

Law

That portion of the North half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section 27, Township 20 South, Range 61 East lying East of the East Right-of-way line of Las Vegas Boulevard North & the North half ($N\frac{1}{2}$) of the Southwest Quarter, Section 26, Township 20 South, Range 61 East excepting the East 574.81 feet Generally ~~located~~ bounded by Washington Ave on the north, Harris Avenue on the south, Las Vegas Boulevard North on the west & Bruce Street on the East.

2-27-66

NOTICE OF PUBLIC HEARING

June 9, 1966

May 25, 1966

Notice is hereby given that on June 9, 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-37-66

B.P.O.E. LODGE #1468 FOR RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THAT PORTION
OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE
61 EAST, LYING EAST OF THE EAST RIGHT-OF-WAY
LINE OF LAS VEGAS BOULEVARD NORTH AND THE NORTH
HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
EXCEPTING THE EAST 574.81 FEET AND GENERALLY RECORDED
SUBDIVISIONS
BOUNDED BY WASHINGTON AVENUE ON THE NORTH,
HARRIS AVENUE ON THE SOUTH, LAS VEGAS BOULEVARD
NORTH ON THE WEST AND BRUCE STREET ON THE EAST,

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WHICH INCLUDES KNOWN AS BRUCE GARDENS No. 1 ~~ETC~~

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FROM: \times R-1 (Single-Family Residence)
and C-1 (Limited Commercial)
TO: C-2 (General Commercial)

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Any and all interested persons may appear before the
City Planning Commission/~~Board of Zoning Adjustment~~ either in person or by
representative, 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.