

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0033-56

APN

Location           W OF BRUCE & NO S OF LEWIS STS

Applicant           CITY OF LAS VEGAS

Subject

REZONE 60FT E & 347.22FT N OF THE S 1/4 CORNER  
OF SEC 35, T20W, R61E, THENCE N 347.3FT THENCE  
E 100FT, THENCE S 347.3FT, THENCE W 100FT TO  
THE POINT OF BEGINNING FROM R-1 TO R-4 &  
BEGINNING AT A POINT 60FT E & 694.52FT N OF THE  
S 1/4 CORNER OF SEC 35, T20S, R61E, THENCE N  
130FT, THENCE E 100FT, THENCE S 130FT, THENCE  
W 100FT TO POINT OF BEGINNING FROM C-2 TO R-4



SECTION 35

Z-33-56 Planning Comm.

reclassify O.W. Clark property beginning at a point 60'E and 347.22' N of the S $\frac{1}{4}$  corner of Sec. 35, T20S R61E, thence N347.3' thence E100', thence S347.3' thence W100' to the point of beginning (bounded on W by Bruce and on S by Lewis from R-1 to R-4 AND beginning at a point 60'E and 694.52' N of the S $\frac{1}{4}$  corner of Sec. 35, T20S, R61E, thence N. 130', thence E100', thence S130'; thence W100' to point of beginning (bounded on W by Bruce) from C-2 to R-4.

PC: 9/13/56

CC:

## RESOLUTION #

A RESOLUTION RECOMMENDING APPROVAL OF ACTION INITIATED BY THE  
CITY PLANNING COMMISSION  
TO RECLASSIFY PROPERTY BEGINNING AT A POINT THAT IS 60' EAST AND 347.22' NORTH  
OF THE SOUTH QUARTER CORNER OF SECTION 35, T20S, R61E, THENCE NORTH 347.3', THENCE  
EAST 100'; THENCE SOUTH 347.3', THENCE WEST 100' TO THE POINT OF BEGINNING, FROM  
R-1 TO R-4; AND PROPERTY BEGINNING AT A POINT THAT IS 60' EAST AND 694.52' NORTH  
OF THE SOUTH QUARTER CORNER OF SECTION 35, T20S, R61E, THENCE NORTH 130'; THENCE  
EAST 100', THENCE SOUTH 130'; THENCE WEST 100' TO THE POINT OF BEGINNING  
FROM C-2 TO R-4

WHEREAS, the property under consideration consists of two parcels on the  
east side of Bruce Street, one zoned C-2 and one zoned R-1, and

WHEREAS, on the West side of Bruce, across the street from this property,  
is an area of single family residences in an R-1 zone, and

WHEREAS, that parcel that is zoned C-2 is a part of a larger C-2 district  
which fronts on Fremont Street. However, this particular parcel fronts on Bruce  
and is the only commercial zoning on Bruce in this area, and

WHEREAS, that parcel that is zoned R-1 has commercial zoning adjacent  
to it on one side and multi-family zoning adjacent to it on two sides, and

WHEREAS, that parcel that is zoned C-2 is presently used for multi-  
family purposes and that parcel that is zoned R-1 is undeveloped and it is  
unlikely that it would ever be developed for single uses because of the surround-  
ing land use pattern, and

WHEREAS, it would seem to be in line with good zoning practices to  
zone both of these parcels for multi-family uses, an action which would permit  
the property to be developed and still would afford some measure of compatability  
with the adjacent single family development;

NOW THEREFORE BE IT RESOLVED ~~by the City Planning Commission~~ that the  
action of the City Planning Commission to reclassify property beginning at a  
point that is 60' east and 347.22' North of the south quarter corner of Section 35,  
T20S, R61E; thence North 347.3'; thence East 100'; thence South 347.3'; thence  
West 100' to the point of beginning, from R-1 to R-4; and property beginning at  
a point that is 60' east and 694.52' north of the south quarter corner of Section 35,  
T20S, R61E, thence North 130'; thence east 100'; thence South 130', thence west 100'  
to the point of beginning, from C-2 to R-4, be and hereby is referred to the Board  
of City Commissioners with the recommendation that it be approved.

Voided by application of O.W. Clark (Z-38-56) Additional land included in this application, added to O. W. Clark application by amendment. WT 8/28/56

beginning at a point that is 60' east and 347.22' North of the South  $\frac{1}{4}$  corner of Sec. 35-20-61 Thence north 347.3'± thence east 100' ; thence south 347.3'± thence west 100' to the point of beginning. (This property is bounded on the west by Bruce St., and on the south by Lewis Ave.)

R-1 to R-4

beginning at a point ~~that is 60' east and~~ 694.52' North of the South  $\frac{1}{4}$  corner of Section 35-20-61, thence north 130', thence ~~100'~~ east 100', thence south 130', thence west 100' to <sup>the</sup> point of beginning. ( This property is bounded on the west by Bruce St.)

CR to R-4