

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0021-67

APN                139-28-412-001

Location           S of Bonanza btw Highland and Rancho

Applicant         T.W.D. Corp., Inc.

Subject

Reclassification of property legally described as that portion of the SW Quarter of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: the West 200' of the East 500' of the North 378' of the NW Quarter of the SW Quarter of the SW Quarter of said Section 28.



PROPERTY OWNERS

PROTESTS

APPROVALS

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_
- 11. \_\_\_\_\_
- 12. \_\_\_\_\_
- 13. \_\_\_\_\_
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_

Walter Zick  
Harris Sharp  
2616 State St.

Erwin Schneider  
2320 Michigan

Howard Crow (Telephoned in  
favor) 1821 W. Bonanza

FILE NO. 2-21-67

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
ENGINEERING DEPARTMENT			
FIRE DEPARTMENT			
POLICE DEPARTMENT			
CITY ATTORNEY			
POWER COMPANY			
TELEPHONE COMPANY			
GAS COMPANY			
WATER DISTRICT			
F.H.A.			
SCHOOL DISTRICT			
CITY MANAGER			

DJS/ml

NOTICE OF PUBLIC HEARING

September 14, 1967

Aug. 30, 1967

Notice is hereby given that on Sep. 14, 1967,  
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-21-67

T. W. D. CORP. INC. FOR RECLASSIFICATION

OF PROPERTY LEGALLY DESCRIBED AS THAT

*M*  
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )

OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE

61 EAST, MDB&M, DESCRIBED AS FOLLOWS:

THE WEST 200.0 FEET OF THE EAST 500.0

FEET OF THE NORTH 378.0 FEET OF THE

NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTH

EAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHWEST

QUARTER (SW $\frac{1}{4}$ ) OF SAID SECTION 28,

AND GENERALLY LOCATED ON THE SOUTH SIDE

*M*  
OF BONANZA ROAD BETWEEN HIGHLAND DRIVE

AND RANCHO ROAD,

*M* FROM: R-E (Residence Estates)

TO: C-2 (General Commercial)

PROPOSED USE: *Equipment Rental Agency*  
*J.R. EB*

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.

DON J. SAYLOR  
Director of Planning

Planning Department  
April 18, 1972

CERTIFIED MAIL

Mr. Ahern  
Ahern Trailer & Equipment Rental  
1785 West Bonanza  
Las Vegas, Nevada

Dear Mr. Ahern:

A recent check on your rental operation on West Bonanza Road revealed several zoning violations.

The Board of Zoning Adjustment in granting your light equipment and tool rental business provided that the unpaved, undeveloped area could not be used for any purpose until they approved the plan. This has not been presented for their approval, yet the area is being used for equipment storage.

Please take immediate steps to either cease the use of the area that has not been approved, or submit the plan showing the use to the Board of Zoning Adjustment for their approval.

Your accomplishment of either of the above alternatives within thirty days will satisfy the zoning regulations.

Sincerely yours,

Robert C. Clemmer  
Senior Planner

RCC:jb

2-21-67

Planning Department  
April 18, 1972

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Ahern Trailer & Equipment Rental  
1785 West Bonanza  
Las Vegas, Nevada

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Please take immediate steps to either cease the use of the area that has not been approved, or submit the plan showing the use to the Board of Zoning Adjustment for their approval.

Your accomplishment of either of the above alternatives within thirty days will satisfy the zoning regulations.

Sincerely yours,

Robert C. Clemmer  
Senior Planner

RCC:jb

2-21-67 }  
0-23-67 } corrected by vacation  
of area of equipment.

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 zoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED that at a regular meeting of the Board of Commissioners, held on the 20th day of September, 1967, 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 R-E TO C-2 (Z-21-67)

The west 200 feet of the east 500 feet of the north 378 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M. D. B. & M.

SUBJECT TO:

1. Dedication of necessary rights-of-way and installation of offsite improvements as required by the Department of Public Works.
2. Rentals to be confined to normal home use tools; trucks and trailers not over two-ton capacity.
3. That this Resolution of Intent be restricted to a six months' time limit.

PASSED, ADOPTED AND APPROVED this 20th day of September, 1967.

  
PHILIP M. MIRABELLI, Mayor Pro Tem

ATTEST:

  
EDWINA M. COLE, City Clerk

ORDINANCE NO. 934-124

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-E TO C-2 (Z-21-67)

The West 200 feet of the East 500 feet of the North 378 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

FROM P-R TO C-1 (Z-33-67)

Lot 16, Block 1, Paradise Village Tract #1

FROM R-1 TO C-2 (Z-66-66)

The South 200 feet of the East 230 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M.

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 21st DAY OF February, 1968.

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

ATTEST:

/s/ Aleta E. Watson  
Assistant City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 7th day of February, 1968, and referred to the following committee composed of Commissioners Stewart and Corey for recommendation; thereafter the said committee reported favorably on said ordinance on the 21st day of February, 1968, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance

INTER-OFFICE MEMORANDUM

1-22-68

TO:

ROBERT C. CLEMMER  
Senior Planner

FROM:

*Donna*

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

On 1-22-68 a field inspection was made  
at 1785 W. Bonanza; revealed that the  
conditions of Z-21-67 have/~~have not~~ been met.  
U-23-67

① Photos attached



January 23, 1968

City Attorney

Planning Department

Request For Ordinance Preparation

City Manager  
Assessor's Office  
Req. For Ord. Prep.  
Chrono. File  
Boyd Miller  
Z-21-67 ✓

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

Z-21-67 From R-E to C-2

The West 200.0 feet of the East 500.0 feet of the North 370.0 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, N.D.B. & M.

R.C. Clesner  
Senior Planner

RCC:1m

There were no protests in response to the Mayor's call for comments from the audience.

Commissioner Corey moved that the recommendation of the Planning Commission on Zone Change No. Z-20-67, be APPROVED.

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

ZONE CHANGE -  
Z-21-67  
Approved subject  
to conditions

Director of Planning: The next item on the agenda is the application of T. W. D. Corporation, Inc. for a change in zoning from R-E to C-2 for property located on the south side of West Bonanza - the location where the nursery existed for many years - generally between Highland and Rancho Road. The nursery existed there, legally, as a non-conforming use and more recently was granted a Variance to include also the operation of a feed store in connection with the nursery. However, both of those uses have ceased and the non-conforming use status has been eliminated. This property, as we advised you at the time it was under discussion three or four years ago, on Bonanza in this location between Highland and Rancho, although zoned R-E is full of many uses other than R-E, including some commercial and some trailer rentals and apartments and what-not. Commercial zoning has been granted at the east end at Highland and at the west end in the vicinity of Rancho Road. The request at this time is for C-2 zoning to permit an equipment rental operation. Under the terms of our ordinance no differentiation is made between heavy equipment and light equipment, other than if it is strictly hand tools, it is permitted in the C-1 Zone if everything is in a building. However, this particular operation does, and would, include outside storage of certain equipment and, therefor, requires the C-2 zoning. However, the proposed use is not the heavy construction type equipment. It is indicated that they would have trailer and truck rentals and roto-tillers and trailer hitches and power tools and things of that nature. The north half of the property is proposed for immediate use in conjunction with the existing buildings - area surfaced for parking which presently exists and these buildings. At the Planning Commission meeting there were two protests and the Planning Commission has recommended denial.

Mayor Gragson: Is there anyone in the audience who wants to be heard in opposition?

(No response)

Mayor Gragson: Is the applicant present?

Applicant: I am J. D. Gates, Jr. President of this Corporation and owner of this property. This is a closed corporation. I would like to say at this time that the two protests which were mentioned (Mr. Theibold and Mrs. Weisberger) - I talked to Mr. Theibold last night and I talked to Mrs. Weisberger last Saturday. Mr. Theibold said last night if the rest of the neighbors were more or less for it, he sure wouldn't object and Mrs. Weisberger indicated this afternoon at 4:30 that she would be glad to withdraw her protest to it. So, I believe the record could read that there would be no objections. I have talked to quite a few of the others and we have some letters

here from some of the property owners who are in favor of the operation. Other than that, I don't have too much to say except I believe the big confusion - after talking to the property owners since last Thursday's night meeting - was that they had in mind an operation like Cashman's - in other words, heavy Diesel equipment and once they found out it was going to be home type rentals the objections were withdrawn and everybody realized what was going in there.

Mayor Gragson: Do you have any written statements from Mr. Theibold and the other protestant?

Mr. Gates: No, sir, I don't. He told me last night he thought he would be here, but he has been out of town for quite a while and he has been quite busy the last week. I thought he would be here tonight so I didn't have him sign anything, but I believe I can quote him to this effect - I am sure if he was going to object he would have been here tonight. He was here last Thursday night and he indicated he would be here tonight to speak for it and he also told me "if I am not there, I won't be there to object" and Mrs. Weisberger indicated the same thing. In fact, I got the word from her at 4:15 this afternoon that she would not be here to object to it.

Mayor Gragson: What is the address of this property?

Mr. Gates: The address is 1785 Bonanza and Mrs. Weisberger is directly across the street. Mr. Theibold is just west of it and one of the neighbors there is directly east of it and Jerry Crow is directly west of it.

Mayor Gragson: Is there anyone else who wants to be heard - either pro or con?

Citizen: My name is Harold Blackford and I own the property at 1720 West Bonanza, which is almost katty-kornered across the street from Mr. Gate's property. I would like to see him get the zoning changed. For one thing I think it would be a lot better than having the property stand idle the way it is now. It doesn't look too good this way and Mr. Gates has informed me that they will keep the front of the building nice and neat and clear and the bulk of the stuff will be to the rear where it won't create any kind of a undesirable effect on the street, so I would like to say I would rather see it occupied and I have no objections.

(No further response to the Mayor's call for comments)

Commissioner Corey: I was at the Planning Commission meeting and afterwards I did go by there to take a look at what we were talking about. Actually, I think Mr. Gates is the only one who is trying to be legal on the thing. Everyone else has commercial over there but they have never put in for it. After looking at it and talking to some people over there, I would recommend that we approve the zone change with one recommendation that the Planning Department possibly holding an alley along the Freeway there. I think it was mentioned before.

Commissioner Corey moved that application of T. W. D. Corporation, Inc. for Zone Change Z-21-67 be APPROVED by means of a Resolution of Intent and subject to the following conditions:

1. Subject to the dedication of necessary rights-of-way and installation of offsite improvements as required by the Department of Public Works.
2. Rentals to be confined to normal home use tools; trucks and trailers not over 2-ton capacity.
3. Six months time limit on Resolution of Intent.

On the basis that it is home-owner rental items

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

CHARLESTON  
HEIGHTS No. 29  
Tentative Map  
Approved

Mr. Saylor: The next item is a tentative map - a revision of a small portion of it - the major portion has already been constructed and the part in question is Charleston Heights No. 29, which is located north of Fremont, east of Torrey Pines and south of Washington and east of Jones and the lots in question are those running around the periphery at the northwest corner. The remainder of this has been constructed. The Planning Commission recommends approval of the change with the condition that Ressler be brought through as a 60 ft. street to this point - this is already 60 ft. all the way through here and up here, and the radius corner.

There was no response to the Mayor's call for comments.

Commissioner Stewart moved that the Tentative Map of Charleston Heights No. 29 (second revision) be APPROVED subject to the following conditions:

1. Conformance to the revised tentative map approved July 24, 1962 by the City Commission.
2. A 20 ft. corner radius at the intersection of Torrey Pines and Washington.
3. That Ressler Drive from Torrey Pines to Crestline be a 60 ft. street.

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

2. Z-21-67

Denied

Application of T.W.D. CORP. INC., for reclassification of property legally described as that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: The West 200.0 Feet of the East 500.0 Feet of the North 378.0 Feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 28, and generally located on the south side of Bonanza Road between Highland Drive and Rancho Road, from R-E to C-2.

Mr. Saylor indicated the existing residential zoning surrounding this parcel and stated that formerly this was a non-conforming use as a nursery and feed store operation. The proposed use now is for rental of various types of equipment, hand tools, automotive equipment, etc. There are no protests on file; however, there has been an indication of approval from three property owners in the general area.

Staff has no recommendation but notes that the Master Plan indicates that this is a transition zone of use from other than the low-density residential, that three or four years ago the Commission indicated that they would go R-3 density. Many of the property owners preferred commercial zoning at that time. There is no particular problem on the south side of Bonanza as all lots are of the same depth to the freeway. On the north there are some irregular lot depth problems.

Vice-Chairman Tiberti declared the public hearing open.

MRS. JACK WEISBERGER, 1724 West Bonanza Road, appeared in protest and stated that this would be very unsightly to the area and would cause traffic congestion. She said there were eight other neighboring property owners in opposition.

THOMAS THEBO, 1812 West Bonanza Road, appeared in protest stating that the traffic is already heavy and this would further the congestion.

TEX GATES, JR., the applicant, appeared and stated that there would be no heavy equipment on the premises, no street parking and that Bonanza Road was already a major busy street. He said that several of the neighbors had no objection to this proposal. He hoped to obtain a zone change in order to omit the necessity for variances.

Mr. Uehling pointed out that as a result of the freeway to be started in 1968, the amount of traffic on Bonanza would be reduced one-half.

Mr. Johnston asked if there had been any transition in this area and Mr. Saylor stated that, to date, there hasn't been much except at the easterly and westerly ends.

Vice-Chairman Tiberti declared the public hearing closed.

Mr. Gilday moved that the application of T.W.D. CORP. INC., for reclassification of property generally located on the south side of Bonanza Road, between Highland and Rancho, from R-E to C-2, be denied.

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

September 25,

SIDNEY WHITMORE  
City Attorney

ROBERT C. CLEGGER  
Senior Planner

City Manager

Z-20-67  
Z-21-67 ✓  
Req. for R.O.I.  
Chrene.  
Assessors Office  
Boyd Miller

Request for Resolution of  
Intent Preparation

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

Z-20-67 From R-E to R-1  
The Southeast Quarter (SE $\frac{1}{4}$ ) of the  
Northeast Quarter (NE $\frac{1}{4}$ ) of the North-  
east Quarter (NE $\frac{1}{4}$ ) of Section 34,  
Township 20 South, Range 61 East,  
M.D.B. & M.

Subject to:

(1) Conformance to requirements and  
conditions of Tentative Map of  
Charleston Rainbow No. 5.

Z-21-67 From R-E to C-2  
The West 200 feet of the East 500 feet  
of the North 378 feet of the Northwest  
Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter  
(SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ )  
of Section 28, Township 20 South, Range  
61 East, M.D.B. & M.

Subject to:

(1) Dedication of necessary rights-of-  
way and installation of offsite improve-  
ments as required by the Department of  
Public Works.

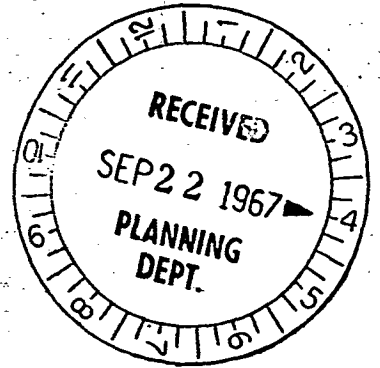
(2) Rentals to be confined to normal  
home use tools; trucks and trailers not  
over 2-ton capacity.

(3) A six months time limit.

ROBERT C. CLEGGER  
Senior Planner

jb.

September  
Twenty-Second  
1967



T. W. D. Corporation, Inc.  
1951 Ophir Drive  
Las Vegas, Nevada 89106

Gentlemen:                    Re: Zone Change - Z-21-67

At a regular meeting of the Board of City Commissioners held September 20, 1967, your request for a zone change on property generally located on the south side of Bonanza Road between Highland Drive and Rancho Road, from R-E to C-2, was approved, subject to the following conditions:

1.        Subject to the dedication of necessary rights-of-way and installation of offsite improvements as required by the Department of Public Works.
2.        Rentals to be confined to normal home use tools; trucks and trailers not over 2-ton capacity.

Yours very truly,

Edwina M. Cole  
City Clerk

cc - Planning

September  
Twenty-Second  
1967

T. W. D. Corporation, Inc.  
1951 Ophir Drive  
Las Vegas, Nevada 89106

Gentlemen:                      Re: Zone Change - Z-21-67

At a regular meeting of the Board of City Commissioners held September 20, 1967, your request for a zone change on property generally located on the south side of Bonanza Road between Highland Drive and Rancho Road, from R-E to C-2, was approved, subject to the following conditions:

1.        Subject to the dedication of necessary rights-of-way and installation of offsite improvements as required by the Department of Public Works.
2.        Rentals to be confined to normal home use tools; trucks and trailers not over 2-ton capacity.

Yours very truly,

Edwina M. Cole  
City Clerk

✓ cc - Planning

Planning Department  
September 15, 1967

T. W. D. Corp. Inc.  
1951 Ophir Drive  
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the City Planning Commission held September 14, 1967, consideration was given to your request for reclassification of property generally located on the south side of Bonanza Road between Highland Drive and Rancho Road, from R-E to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied.

This item will be heard by the Board of City Commissioners on September 20, 1967, at 6:00 P.M., in the Council Chambers of City Hall, Las Vegas, Nevada.

DON J. SAYLOR, AIP,  
Director of Planning

DJS:da

Z-21-67



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.

Legal Description 2-21-67

That portion of the SW  $\frac{1}{4}$   
of Section 28, Township 20 South,  
Range 61 East, N. D. B. & M., described  
as follows: the west 200.0<sup>feet</sup><sub>1</sub> of  
the east 500.0<sup>feet</sup><sub>1</sub> of the north  
378.0 feet of the NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ,  
SW  $\frac{1}{4}$  ~~of~~ of said Section 28.

and  
~~more~~

generally located on the south  
side of Bonanza Road between  
Highland Drive and Rancho Road.