

Planning & Development Department
Scanning Cover Sheet

Case No Z-0018-56

APN

Location VEGAS BTWN "J" & "H" ST

Applicant PLANNING COMMISSION

Subject

REZONE THE PROPERTY OF THE SO SIDE OF VEGAS DR
BTWN H & J ST WHICH MEASURES 101.61 FT & IS
SHOWN ON ENSLEY PLACT TRACT #1 LOCATED BTWN
BLOCK 1 & THE S LINE OF VEGAS DR FROM C-2 TO
C-1; LOTS 19 TO 36, BLOCK A, ENSLEY PL TRACT #1
FROM C-2 TO C-1; & LOTS 1 TO 18, BLOCK A,
EASLEY PL TRACT #1 FROM R-3-T TO R-3



Mr. David Goldwater, representing Mr. St. John appeared and requested approval of this application. Mr. Goldwater explained that this rezoning had been applied for before and that there was a definite need for the type of trailer living that Mr. St. John intended to install. He further explained that this would be the luxury type of trailer court and would be an added advantage to the property and the surrounding area.

The Commission questioned Planning Director Bills as to whether or not the surrounding property owners had been notified. Mr. Bills explained that the property owned by the Twin Lakes Corporation was so expansive that there was little need to notify other owners but he did feel that those who had objected at the previous meeting should be aware of this application.

Thereafter Commissioner Whipple moved this application be referred back to Planning Commission with the recommendation that a new public hearing be held and all interested property owners in the area, especially those who previously objected, be notified.

Motion seconded by Commissioner Bunker and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

At the hour of 9.15 P.M. the meeting recessed and reconvened at the hour of 9.35 P.M. with all members present as of the opening session.

REZONING - Z-18-56
Ensley Place Tract

Consideration was given to the recommendation of the Planning Commission to rezone that property on the south side of Vegas Drive between H and J Streets which measures 101.61 feet and is shown on Ensley Place Tract #1 as located between Block A and the South line of Vegas Drive from C-2 to C-1; and Lots 19 to 36, Block A, Ensley Place Tract #1 from C-2 to C-1; and Lots 1 to 18 Block A, Ensley Place Tract #1 from R-3-T to R-3.

His Honor asked if there were any objections. None were voiced.

Thereafter Commissioner Bunker moved the recommendation of the Planning Commission be accepted and the above described property be rezoned from C-2 to C-1 and R-3-T to R-3 as proposed.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Sharp and Whipple voting aye; noes, none. Mayor Baker declared he had a slight interest in this property.

REZONING - Z-19-56
Louis Gold

The Commission considered the application of Louis Gold for rezoning of Lots 17 through 32, Block 5, Hawkin's Addition from R-4 to C-1. This application was denied by the Planning Commission.

His Honor asked if there was anyone who wished to speak on this matter. No one appeared.

Thereafter Commissioner Bunker moved the recommendation of the Planning Commission be accepted and the application for the rezoning of Lots 17 through 32, Block 5, Hawkin's Addition from R-4 to C-1 be denied.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Bunker, Fountain, Sharp, Whipple and His Honor voting aye; noes, none.

CONDEMNATION SUIT
R/W

City Manager Kennedy requested the City Attorney be authorized to commence condemnation proceedings against the Union Pacific Railroad Company to obtain the right of way between A Street and the Union Pacific Railroad.

POLICE CHIEF

Mr. Kennedy presented a letter from George W. Allen Jr. and from his doctors requesting that he be released from the position of Chief of Police because of his health. The City Manager further requested that George Allen be permitted to assume his old position of Lieutenant, and that Ray Sheffer be appointed as Acting Chief of Police.

Commissioner Bunker moved the recommendation of the City Manager be accepted and that George Allen be relieved of the duties of Chief of Police and a letter sent thanking him for his fine work; further that he be retained as Lieutenant and that Ray Sheffer be appointed as Acting Chief of Police.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Whipple and His Honor voting aye; noes, none.

ADMINISTRATIVE
ASSISTANT

The City Manager requested that Robert Boos be appointed as Administrative Assistant, to assume the duties when the office space is available.

Commissioner Fountain moved the recommendation of the City Manager be accepted and Robert Boos be appointed as Administrative Assistant.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Bunker, Fountain, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Sharp.

CHARLESTON HEIGHTS
TRACT NO. 4

George Wade, Director of Public Works reported that the progress of the installation of requested improvements in Charleston Heights Tract No. 4 was very slow. He indicated that the Commission had given them thirty days on the 4th of April, and if the work is not completed shortly that the matter will be turned over to the City Attorney for the necessary legal action.

SUBDIVISION
Ensley Place

Discussion was held on the subdivision map of Ensley Place. The Commission was advised that when the tentative map was approved that complete off-site improvements were not required. In this tract it was allowed that roll-type curbs and gutters be installed, street lights on the intersection corners, and gravel streets. However, when the final map was approved by the Planning Commission the complete subdivision requirements were stipulated.

The Commission determined that this matter be discussed at the next meeting of the Commission.

WATER WAGON USE

City Manager Kennedy reported that the Quarter Midget Racing Association requested permission to use the water wagon on their race track. The Manager explained that he had contacted Bruce Trent and was advised that he felt this was a portion of the recreational program, which provides recreation for children from 4 to 12. The Commission agreed that this would be all right.

Commissioner Bunker moved that the City Attorney commence condemnation proceedings against the Union Pacific Railroad Co. to obtain R/W between A Street & UPRR.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Bunker, Fountain, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Sharp.

Z-17-56

Chairman Stewart declared the public hearing open.

Lloyd L.
St. John
(Cont.)

Attorney Dave Goldwater was present representing the applicant. He presented pictures and maps of the area and told the Board what the applicant plans to do.

There was no one present in opposition.

Chairman Stewart declared the public hearing closed.

Mr. Tiberti introduced Resolution #107, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF LLOYD L. ST. JOHN, PRESIDENT OF TWIN LAKES CORPORATION FOR THE RECLASSIFICATION OF THE EAST 780 FEET OF THE SOUTH 660 FEET OF THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$, SECTION 29, T20S, R61E, FROM R-1 TO R-3-T, and moved its adoption. This motion was seconded by Mr. Rather.

Mr. St. John asked the Commission to reconsider as he felt they were discriminating against this particular piece of property.

Upon roll call, the ayes and nays were as follows:

Aye:	Rather	Nay:	Schmutzer
	Tiberti		Phelps
	Borin		
	Sharp		
	Wade		
	Kennedy		
	Stewart		

The Chairman thereupon declared the motion carried and said resolution adopted.

(Resolution #107 is on file in the Document Book as Document #108)

Z-18-56

Planning
Commission

The proposal of the Planning Commission to reclassify that property on the South side of Vegas Drive, between "H" and "J" Streets which measures 101.61 feet, and is shown on Ensley Place Tract #1 as located between Block A and the South line of Vegas Drive, from C-2 to C-1; and Lots 19 thru 36, Block A, Ensley Place Tract #1, from C-2 to R-3; and Lots 1 thru 18, Block A, Ensley Place Tract #1, from R-3-T to R-3, was presented.

Chairman Stewart declared the public hearing open.

There was no one present expressing either approval or opposition to this proposal.

Chairman Stewart declared the public hearing closed.

Z-18-56

Planning
Commission
(Cont.)

Mr. Sharp introduced Resolution #108, A RESOLUTION RECOMMENDING APPROVAL OF THE ACTION INITIATED BY THE CITY PLANNING COMMISSION AND SUBSEQUENTLY AMENDED BY THE CITY PLANNING COMMISSION, FOR THE RECLASSIFICATION OF THAT PROPERTY ON THE SOUTH SIDE OF VEGAS DRIVE BETWEEN "H" AND "J" STREETS, 101.61 FEET IN DEPTH AND ALSO LOTS 19-36, INC., BLOCK A, ENSLEY PLACE TRACT FROM C-2 TO C-1, AND LOTS 1-18, INC., BLOCK A, ENSLEY PLACE TRACT FROM R-3-T TO R-3, and moved its adoption. This motion was seconded by Mr. Borin and was unanimously voted.

(Resolution #108 is on file in the Document Book as Document #109)

Z-19-56

Louis Gold

The application of Louis Gold for the reclassification of Lots 17 thru 32, Block 5, Hawkins Addition from R-4 to C-1, was presented. Chairman Stewart declared the public hearing open.

Attorney Clifford Jones was present representing the applicant.

Norman Pleger of 1605 Fifth Place also expressed approval.

There was no one present in opposition.

The Chairman declared the public hearing closed.

Mr. Tiberti introduced Resolution #109, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF LOUIS GOLD FOR THE RECLASSIFICATION OF LOTS 17-32, INC., BLOCK 5, HAWKINS ADDITION, AND LOT "H", WARDIE ADDITION, FROM R-4 TO C-1, and moved its adoption. This motion was seconded by Mr. Rather and was unanimously approved.

(Resolution #109 is on file in the Document Book as Document #110)

Z-20-56

Planning
Commission

The proposal of the Planning Commission to reclassify that portion of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 35, T20S, R61E, bounded by East Charleston Boulevard, 14th Street, Clark Avenue and 15th Street, save and except the South 110 feet thereof, from C-1 to R-1, was presented.

Chairman Stewart declared the public hearing open.

Attorney Clifford Jones was present representing the owner of this property. He told the Commission that the owner had been unable to obtain financing to build the project originally proposed for this area and was now trying to sell it, even at a loss. He said the

CITY PLANNING DEPARTMENT
LAS VEGAS, NEVADA

May 14, 1956

Honorable Mayor and Board of City Commissioners
City Hall
Las Vegas, Nevada

Gentlemen:

At a regular meeting on May 10, 1956, the City Planning Commission voted to refer to the Board of City Commissioners the action initiated by the Planning Commission to reclassify that property on the South side of Vegas Drive, between "L" and "J" streets which measures 101.61 feet, and is shown on Lasley Place Tract #1 as located between Block A and the south line of Vegas Drive from C-2 to C-1; and Lots 19 thru 36, Block A, Lasley Place Tract #1 from C-2 to B-3; and Lots 1 thru 10, Block A, Lasley Place Tract #1 from B-3-1 to B-3, as amended by the Planning Commission, with the recommendation that it be approved in accordance with the facts recited in Resolution #108, copy of which is attached hereto.

Respectfully,

FRANKLIN J. BILLS, Sec'y.
City Planning Commission

FJD/vt

cc: City Manager

RESOLUTION #108
5/10/56

A RESOLUTION RECOMMENDING APPROVAL OF ACTION INITIATED BY THE
CITY PLANNING COMMISSION
AND SUBSEQUENTLY AMENDED BY THE CITY PLANNING COMMISSION
FOR THE RECLASSIFICATION OF THAT PROPERTY ON THE SOUTH SIDE OF VEGAS DRIVE,
BETWEEN "H" AND "J" STREETS, 101.61 FEET IN DEPTH
AND ALSO LOTS 19-36, INC., BLOCK A, ENSLEY PLACE TRACT
FROM C-2 TO C-1
AND LOTS 1-18, INC., BLOCK A, ENSLEY PLACE TRACT
FROM R-3-T TO R-3

WHEREAS, this proposal has been studied by the City Planning Commission, and

WHEREAS, the present C-2 classification on most of the property under consideration does not provide the necessary future control of development and off-street parking in accord with the present policy of the City Planning Commission and the Board of City Commissioners for controlled neighborhood commercial centers, and

WHEREAS, the reclassification to C-1 would provide this desired future control and still enable the owners to develop this property in accordance with their present plans, and

WHEREAS, the R-3-T classification which makes possible the development of a trailer court under Use Permit procedure on the remainder of the property under consideration is not well suited to the elongated physical layout of this tract since it would be difficult to economically develop this strip as a trailer court, and

WHEREAS, the 101.61 foot strip of C-1 as originally proposed by the Planning Commission is of insufficient depth to provide proper design for parking and other accessory uses needed in a well designed neighborhood commercial zone, and would in many ways, be comparable to the previous strip commercial zoning on South Fifth Street which was recently corrected by action of the City Planning Commission and the Board of City Commissioners;

NOW THEREFORE BE IT RESOLVED that the proposal as originally submitted to City Planning Commission, recommending reclassification of the 101.61 foot strip of property South of Vegas Drive between "H" and "J" Streets be reclassified from C-2 to C-1; Lots 19-36, Inc., Block A, Ensley Place Tract be reclassified from C-2 to R-3; and Lots 1-18, Inc., Ensley Place Tract be reclassified from R-3-T to R-3, be amended so that it shall read as follows:

The reclassification of that property on the south side of Vegas Drive, between "H" and "J" Streets, 101.61 feet in depth, and also Lots 19-36, Inc., Block A, Ensley Place Tract, from C-2 to C-1; and Lots 1-18, Inc., Block A, Ensley Place Tract from R-3-T to R-3, and BE IT FURTHER RESOLVED that this proposal, as amended by the Planning Commission, be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved.

The foregoing resolution was introduced by Mr. Sharp, who moved its adoption, which motion was seconded by Mr. Borin, and upon rollcall the ayes and nays were as follows:

Aye:	Rather	Nay: None
	Kennedy	
	Sharp	
	Borin	
	Phelps	
	Wade	
	Tiberti	
	Stewart	
	Schmutzer	

The Chairman thereupon declared the motion carried and said resolution adopted.

Annexation Sec. 20 (Cont.) Messrs. Reardon, Struthers and Whittington were present urging approval of this proposed annexation.

Upon motion by Mr. Tiberti, seconded by Mr. Phelps, the Commission unanimously voted to recommend to the Board of City Commissioners that the petition for the annexation of the West 332 feet of the SE 1/4 of the SW 1/4, Section 20, T20S, R61E, MDB&M be approved.

NEW BUSINESS:

Virginia Manor #1 The tentative map of Virginia Manor #1, an area of three acres located North of Madison between "M" and "N" Streets was presented by the Director of Planning who recommended approval.

Upon motion by Mr. Phelps, seconded by Mr. Rather, the Commission unanimously voted to approve the tentative map of Virginia Manor #1 subject to an equitable agreement with the Las Vegas Union School District.

Judy Rich #2 The tentative map of Judy Rich Tract #2, an area of 2.73 acres located in the NE 1/4 of the SW 1/4 of the SE 1/4, Section 4, T21S, R61E, MDB&M was presented by the Director of Planning who told the Commission that this was a resubmission of a tentative subdivision originally approved over a year ago and that it was essentially the same as was previously submitted and approved.

Upon motion by Mr. Tiberti, seconded by Mr. Borin, the Commission unanimously voted approval of the tentative map of Judy Rich #2.

Ensley Place #1 The tentative map of Ensley Place #1, an area of twelve and one-half (12 1/2) acres located in the N 1/2 of the NE 1/4 of the NE 1/4, Section 28, T20S, R61E, MDB&M was presented by L. E. Tyson, Engineer for this tract. After much discussion as to the present zoning of the area and the lack of an alley backing the commercial property, Mr. Borin moved that the tentative map of Ensley Place #1 be approved subject to an equitable agreement being reached with the Las Vegas Union School District. This motion was seconded by Mr. Phelps and upon roll call, the ayes and nays were as follows:

Ensley Place
#1
(Cont.)

Aye: Borin
Phelps
Tiberti
Rather
Kennedy

Nay: Sharp
Absent: Schmutzer
Wade

Mr. Sharp wished the record to show that he voted negatively because he thought a firm policy should be maintained requiring alleys at the rear of Commercial and R-4 properties.

Chairman Stewart declared the motion carried and said map approved subject to the stated stipulations.

The Commission also requested that the applicant be advised that at the next public hearing by the Commission on zoning matters (May 10, 1956) the Commission will consider the reclassification of portions of this subdivision together with adjacent property owned by this applicant, so that the zoning regulations will be in line with the uses which are presently proposed by the applicant.

Vacation
14th and
Clark

The request of Rhoda and Herman Allen, et al, for the vacation of those portions of 14th Street and Clark Avenue, situate at the Southeast corner of 14th Street and Clark Avenue; also that portion of an alley situate South of Clark Avenue between 14th and 15th Streets was presented by the Director of Planning. He told the Commission that this request had been presented to the Traffic and Parking Commission who recommended that this request be denied and that negotiations proceed with the possibility of a trade being consummated and further, that the applicant be required to install curbs, gutters, paving and sidewalks in the area if it is approved. He also presented a tentative proposal for an exchange of property worked out by the Planning Staff.

Jack Asher and G. William Coulthard were present representing the applicants.

Upon motion by Mr. Phelps, seconded by Mr. Tiberti, the Commission unanimously voted to defer this request and appoint a Committee to make a study of the area and report at the next regular meeting.

Committee - Tiberti
Phelps

April 26, 1956

NOTICE OF PUBLIC HEARING

Notice is hereby given that on May 10, 1956 at 7:30 P.M. in the Council Chamber of City Hall, Las Vegas, Nevada; the Board of City Planning Commissioners will hear the application of:

THE CITY PLANNING COMMISSION FOR THE RECLASSIFICATION OF THAT PROPERTY ON THE SOUTH SIDE OF VEGAS DRIVE, BETWEEN "H" AND "J" STREETS WHICH MEASURES 101.61 FEET, NORTH AND SOUTH, AND IS SHOWN ON THE TENTATIVE PLAN OF ENSLEY PLACE TRACT AS LOCATED BETWEEN BLOCK A AND THE SOUTH LINE OF VEGAS DRIVE, FROM C-2 TO C-1 AND LOTS 19 TO 36, INCLUSIVE, BLOCK A, TENTATIVE PLAN OF ENSLEY PLACE TRACT, FROM C-2 TO R-3; AND LOTS 1 TO 18, INCLUSIVE, BLOCK A, TENTATIVE PLAN OF ENSLEY PLACE TRACT, FROM R-3-T TO R-3.

Any and all interested persons may appear before the Board of City Planning Commissioners, either in person or by counsel, and object to or express approval of, the proposed reclassification; or may prior to this hearing, file with the City Planning Director written objections there to, or approval thereof.

FRANKLIN J. BILLS
Director of Planning

FJB/wt

Z-18-56

Mailed 4-27-56

Z-18-56

45

H. F. M. & M. ADDITION

Block 25 Lots	3-4	Emma W. Robinson ✓	704 Harrison
	5	Alfred & Minnie Bell ✓ c/o Viola Jordan	708 Harrison
	6	Roy J. & Jesse L. Riller ✓	712 W. Harrison
Block 26 Lot	3	Julius & Gladys Marion ✓	710 Van Buren
	4-5	James & Juanita Smith ✓	704 Van Buren
	6	Willie & Effie Conway ✓	700 Van Buren
	7-8-9	Dewey & Etta Bullock ✓	1521 "G" St.
	9-10	Mary Harris ✓	711 Harrison
	10	Grant & Ida Collins ✓	715 "
Block 27 Lots	7	Rhodia Fair ✓	701 "
	7	Wm. M. & Beatrice Jones ✓	1413 "G" St.
	8	Wm. M. Jones ✓	1413 "G" St.
	8-10	Jodie & Emma A. Cannon ✓	307 Van Buren

HIGHLAND PARK

Block 3 Lot	9-10-11	Margaret Paes ✓	804 S. 6th St.
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UNSUBDIVIDED LAND

P. & M. Fortson ✓	116 Madison
M. L. Gilson & H. Golstein & Z. Weichman % M. L. Gilson	412 W. Bonanza
W. H. Medlock ✓	1511½ "H" St.
Deborah Adams ✓	715 Harrison
John & Ella Kendrick ✓	715 Harrison
Horace & Doris Sims ✓	1511½ N. "H" St.
C. & J. Evans ✓	1511½ N. "H" St.
Hermit & Teola Williams	609 W. Harrison
Dennis & Ida Morgan ✓	General Delivery L.V.
Clarence & Betty D. Griffin	1511½ "H" St.
J. H. Buckles ✓	1511½ "H" St.
James & Mable Flemming ✓	1660 George Place
Louise Thomas ✓	1421 N. "H" St.
Mary E. Newman ✓	1511½ "H" St.
Guy & Foster J. Harden ✓	1511 "H" St.
F. J. & P Harden ✓	% Nevada Realestate Loan Co. 210 S. 4th
Willie Jr. & Lizzie M. Coleman	" " " "
Johnnie & Bessie James ✓	1511½ "H" St.
Baker & Hazard ✓	211 S. 3d
Lucille Hughes ✓	Box 654 L. V.
Draper H. & Virginia J. Hand ✓	314 E. College
Bunker Bros. Mortuary Inc.,	232 N. 5th
Opelia Johnson ✓	210 Jackson
E. & O. H. Garner ✓	1417 "H" St.
V. D. & Ann Eachus & E. L. & Thelma Josephson	2012 S. 10th
Fred & Alma Tellis ✓	210½ Morgan Box 41

165-164
16-17

From C-2 To C-1:

That property on the south side of Vegas Drive, between "H" St and "J" St. which measures 101.61' north and south, and is shown on the Tentative Plan of Ensley Place Tract as located between Block A and the south line of Vegas Drive.

From C-2 to R-3:

Lots 19 to 36 inclusive, Block A, as shown on the Tentative Plan of Ensley Place Tract.

From R-3t to R-3:

Lots 1 to 18 inclusive, Block A, as shown on the Tentative Plan of Ensley Place Tract.

Use this legal

From Q-2 to Q-1:

That portion of the property facing the South Side of Vegas Drive between the West line of "H" St. and the East line of "J" St. which is 101.61' in depth, as shown on the Tentative Plan of Ensley Place Tract.

From Q-2 to R-3

That property immediately South of Area described Above, extending from the West line of "H" to the East line of "J" St and South 91.92' to the north line of "Ensley Avenue" as shown on the Tentative Plan of Ensley Place Tract.

From R-3T to R-3

That property on the South Side of "Ensley Avenue" as mentioned Above extending from the West line of "H" St. to the East line of "J" St. and 91.91' South to the Alley as shown on Tentative Plan of Ensley Place Tract

2-18-56

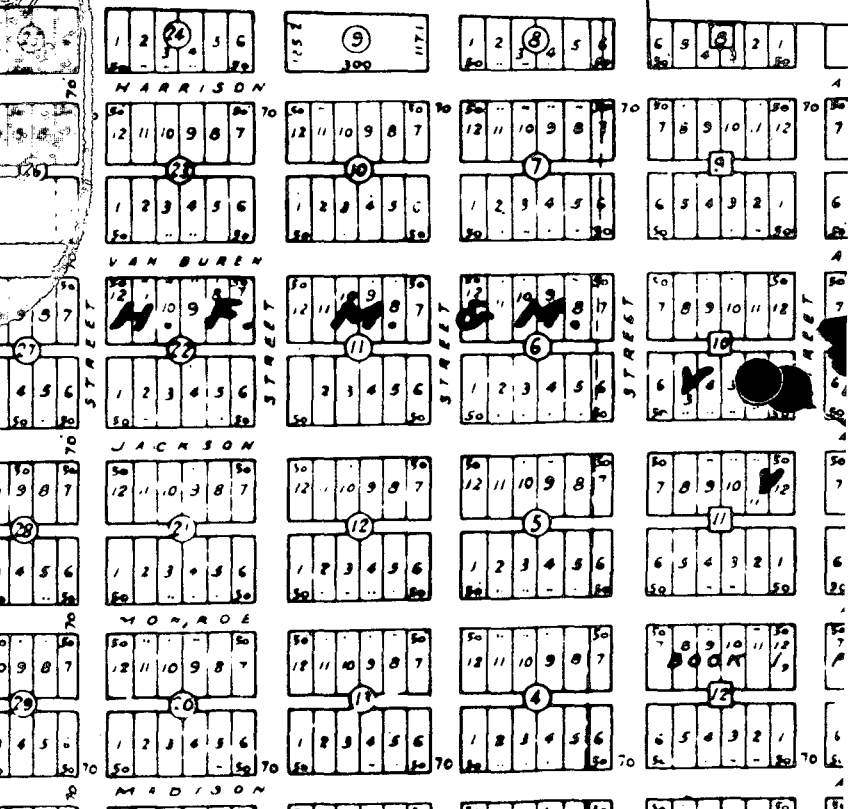
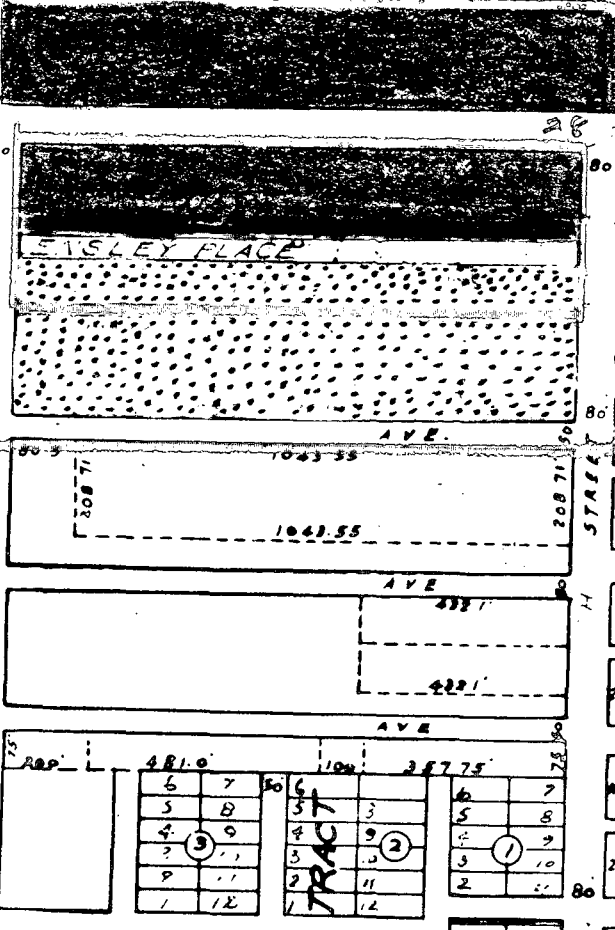
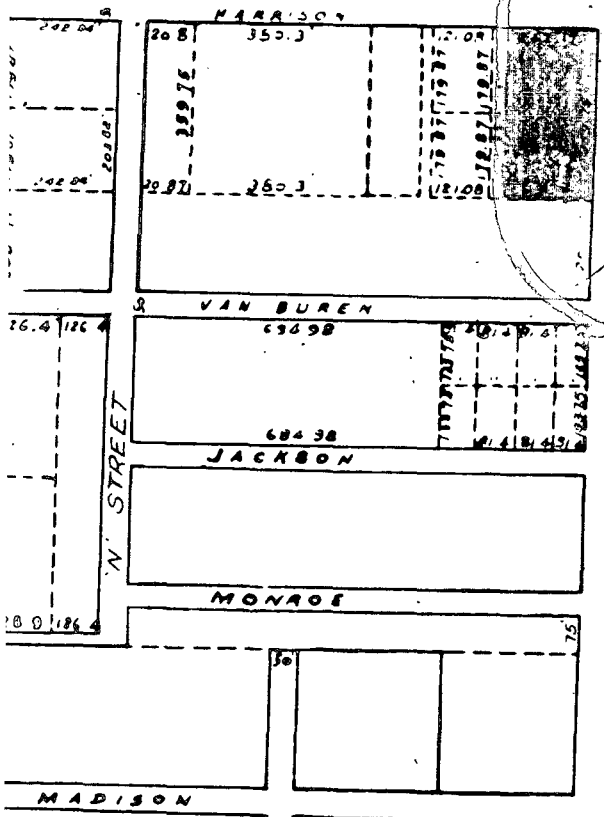
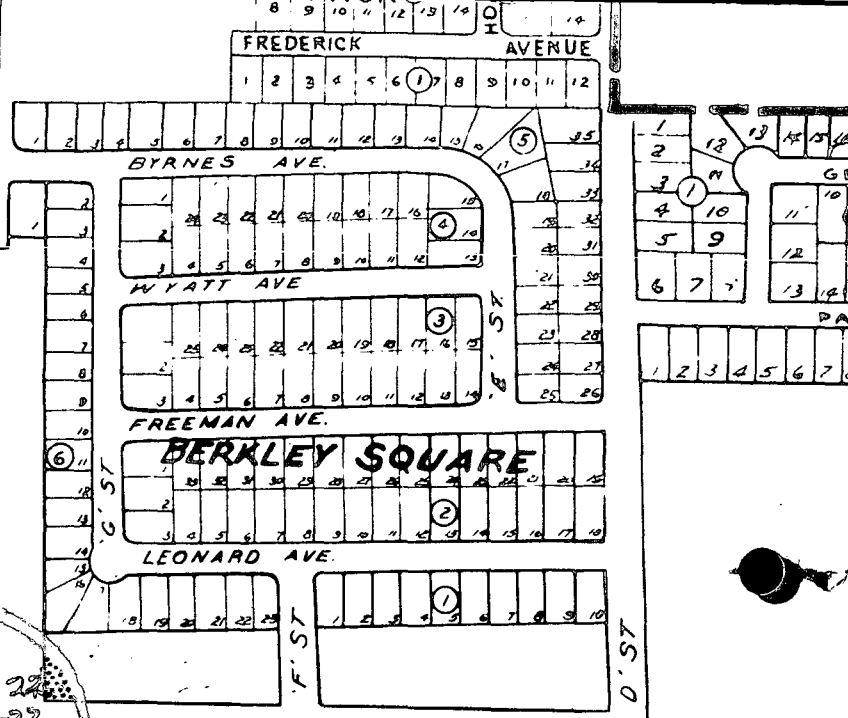
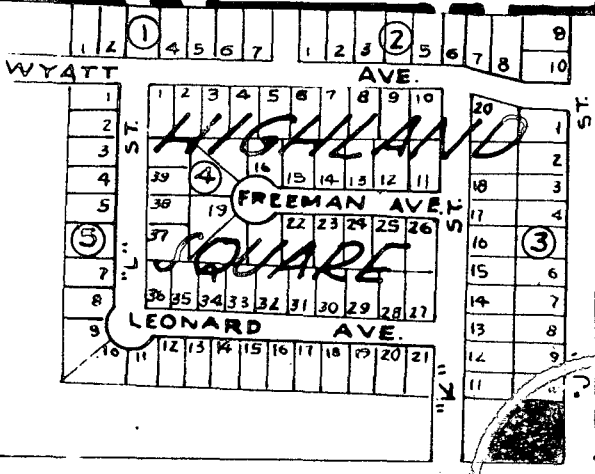
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SE Corner $SW\frac{1}{4} SE\frac{1}{4}$	" " " "
$S\frac{1}{2} N\frac{1}{2} NE\frac{1}{4}$	" 28 " "
E 250' $N\frac{1}{2} NW\frac{1}{4}$	" " " "

SW cor. $SW\frac{1}{4} SW\frac{1}{4}$	" 22 " "
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20-61

Z-18-56

LAS VEGAS CITY LIMITS



Z-18-56

RES