

Planning & Development Department  
Scanning Cover Sheet

Case No           Z-0017-68

APN               139-34-811-063

Location          NWC of 14th St and Charleston

Applicant         1st Western Sav & Loan, NV Power Co.

Subject

Reclassification of property legally described as Lots 30 and 31, Block 19, Pioneer Heights Addition and the North half of vacated Bonneville St lying South of Lot 31, and that portion of vacated 14th St lying North of the centerline of Bonneville St and South of the North lot line of Lot 30.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE NO. \_\_\_\_\_

D R A F T

NOTICE OF PUBLIC HEARING  
May 9, 1968

D R A F T

April 24, 1968

Notice is hereby given that on May 9, 1968  
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-17-68

FIRST WESTERN SAVINGS AND LOAN ASSOC. AND

NEVADA POWER COMPANY FOR RECLASSIFICATION

OF PROPERTY LEGALLY DESCRIBED AS LOTS 30

AND 31, BLOCK 19 PIONEER HEIGHTS ADDITION

AND THE NORTH HALF (N $\frac{1}{2}$ ) OF VACATED BONNEVILLE

STREET LYING SOUTH OF LOT 31, AND ~~ALL~~ **THAT PORTION** OF

VACATED FOURTEENTH STREET LYING NORTH OF

THE CENTERLINE OF BONNEVILLE STREET **AND** *and South of the North  
lot line of lot 30  
(EXTENDED)*

GENERALLY LOCATED ON THE NORTHWEST CORNER

OF FOURTEENTH STREET AND EAST CHARLESTON

BOULEVARD,

FROM: R-2 (Two Family Residence)

TO: C-2 (General Commercial)

PROPOSED USE: *used Car lot & Parking Lot*

*DJB*

*OK [Signature]*

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.

DJS:ds

DON J. SAYLOR  
Director of Planning

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: June 20, 1968

TO: LAS VEGAS SUN

FROM: CITY CLERK

SUBJECT: PUBLICATION OF ORDINANCE No. 934-132 (Z-5-67, Z-16-67 and  
Z-17-68)

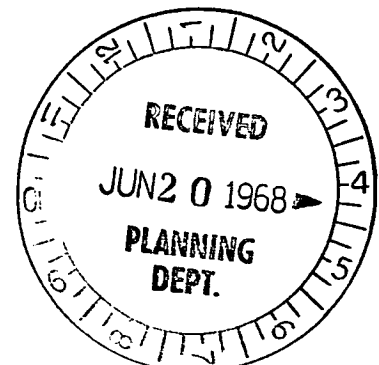
Please publish the attached Ordinance

and send me 3 copies of the Affidavit of Publication at your earliest  
convenience. (No later than seven (7) days following final publication)

\_\_\_\_\_  
City Clerk

cc - Director of Finance  
City Attorney - on Ordinances only

✓ cc - Planning Dept.



ORDINANCE NO. 934-132

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-4 to C-1 (Z-5-67)

That portion of Block 17 of Pioneer Heights Addition to Las Vegas, together with that portion of Clark Avenue immediately adjoining and contiguous to the southwesterly line of said Block 17, described as follows: Commencing at the southwest corner of said Block 17; thence South 62°15'00" East along the South line thereof 61.37 feet to a point on the southerly right-of-way line of Thirteenth Street as conveyed to the City of Las Vegas by deed recorded January 12, 1967, as Document No. 619233 of Clark County Official Records, said point being the true point of beginning; thence North 74°29'09" East along said right-of-way line 200.67 feet; thence South 27°45'00" West parallel with the southeasterly line of said Block 17, a distance of 151.53 feet; thence North 62°15'00" West along a line parallel with and 14.0 feet Southwesterly from the Southwesterly line of said Block 17, a distance of 161.0 feet to the aforesaid southerly right-of-way line of Thirteenth Street; thence North 74°29'09" East 20.43 feet to the true point of beginning.

FROM R-3 to C-1 (Z-16-67)

The North 90.03 feet of the East 140.53 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M. D. B. & M.

FROM R-2 to C-2 (Z-17-68)

Lots 30 and 31, Block 19, Pioneer Heights Addition and the North Half (N 1/2) of vacated Bonneville Street lying south of Lot 31, and that portion of vacated Fourteenth Street lying north of the center line of Bonneville Street and south of the north lot line (extended) of said Lot 30.

FROM P-R, R-E, R-A and R-1 to C-D (Z-18-68)

SUBDIVIDED PARCELS:

Westleigh Tract No. 1: Block 5, Lot 1; Block 4, Lots 1 and 15; Block 3, Lots 1, 14 and 15; Block 2, Lots 1, 14 and 15.

McNEIL TRACT (Resubdivision of Blocks 1, 2 and 3):

Block 1, Lots 1, 3, 4, 5 and 6; Block 2, Lots 7, 9, 10, 11 and 13; Block 3, Lots 1, 3, 4, 5, 6, 7 and 8.

McNEIL TRACT NO. 2:(Block 1, Lots 2, 5, 6 and 7.)

UNSUBDIVIDED PARCELS:

Section 32, Township 20 South, Range 61 East, M. D. B. & M.

PARCEL NO. 1: Commencing at the south quarter corner of Section 32, thence North along the West line of the Southeast Quarter (SE 1/4) a distance of 40.0 feet to the true point of beginning; thence North 89°56'34" East a distance of 461.4 feet; thence North 0°27'10" West 188.0 feet; thence South 89°56'34" West 130.0 feet; thence South 0°27'10" East 38.0 feet; thence South 89°56'34" West 331.4 feet; thence South 0°27'10" East 150.0 feet to the true point of beginning.

PARCEL NO. 2: The South 528.0 feet of the West Half (W 1/2) of the West Half (W 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 32.

PARCEL NO. 3: The South 330' feet of the East Half (E 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 32.

PARCEL NO. 4: The East 112.2 feet of the West 224.4 feet of the South 330.0 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 32.

PARCEL NO. 5: The East 109.3 feet of the West 443.0 feet of the South 330.0 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 32.

PARCEL NO. 6: The East 91.0 feet of the West 364.0 feet of the South 283.0 feet of the Southwest Quarter (SW 1/4) of Section 32.

PARCEL NO. 7: The South 283.0 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, excepting the West 485.0 feet therefrom.

PARCEL NO. 8: The South 320.0 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, excepting therefrom the East 525.0 feet.

PARCEL NO. 9: The South 330.0 feet of the West 105.0 feet of the East 420.0 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32.

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 19th day of June, 1968.

/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

ATTEST:

/s/ 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 5th day of June, 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 19th day of June, 1968, 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 Stewart, Corey, Howery and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Mirabelli (excused)

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

ATTEST:  
/s/ Edwina M. Cole  
City Clerk

(SEAL)

May 17, 1968

City Attorney

Planning Department

Request For Ordinance  
Preparation

City Manager  
Assessor  
Req. for Ord.  
Chrono File  
Boyd Miller  
Z-17-68 ←

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

Z-17-68 From R-2 to C-2

Lots 30 and 31, Block 19, Pioneer Heights Addition and the north half (N 1/2) of vacated Bonneville Street lying south of Lot 31, and that portion of vacated Fourteenth Street lying north of the centerline of Bonneville Street and south of the north lot line (extended) of said Lot 30.

ORIGINAL SIGNED BY

Robert C. Clemmer  
Senior Planner

RCC:lm

4. Conformance to the requirements of the Fire and Building Departments.

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

Z-17-68

Approved

ZONE CHANGE - APPLICATION OF FIRST WESTERN SAVINGS & LOAN

Mr. Saylor: This is an application from First Western Savings & Loan for a Zone Change from R-2 to C-2 for property located immediately north of the frontage on Charleston to 14 ft. west of the alley. There is a Power Company installation in here and this is the old vacated portion of Clark, I believe. There is a gas station here and a retail outlet at this location. The proposed use on the proposed east two-thirds is a used car lot. The remainder is to be used for parking for the commercial business here. There has been, for many years, a used car lot operation on the property. It was a non-conforming use and it was allowed to continue, but it did cease operation for a period exceeding 90 days which meant, then, that the non-conforming use be discontinued. They are now asking for the proper zoning on it. There were no protests and the Planning Commission recommends approval.

Commissioner Howery moved that the recommendation of the Planning Commission under Z-17-68 be APPROVED.

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

PARKCHESTER  
ESTATES No. 3  
Tentative Map  
Approved

Mr. Saylor: The next item is the Tentative Map of Parkchester Estates No. 3. It is located out on Vegas Drive across from the Golf Course; immediately to the south the existing Parkchester Estates No. 1 and 2. We recently approved this Tentative Map. It was under a different ownership, however, and it is now back in the hands of the developer, who developed the rest of the Subdivision. There has been very little change in the Tentative Map except to increase the lot size. The planning Commission has recommended approval subject to:

Construction of a 6 ft. concrete block wall along the northerly property line, and

No access be permitted to Coran Lane from Lots 37 thru 40.

Commissioner Corey moved that the recommendation of the Planning Commission for the approval of the Tentative Map of Parkchester Estates No. 3, be APPROVED subject to the foregoing conditions.

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

JIM ANDERSON, 1916 Pinto Lane, appeared in protest to the ingress/egress on Pinto. Chairman Tiberti declared the public hearing closed.

Mr. Johnston moved that the application of DOYLE AND CLEMENS for reclassification of property generally located on the southwest corner of Pinto Lane and Shadow Lane, from R-1 to C-1, be held in abeyance to the next regular meeting as requested by the applicant. Mr. Uehling seconded the motion and it was carried by a unanimous vote.

3. Z-16-68  
Approved

Application of C. E. BARR, LUE ALEXANDER and SUNSET BUILDING for reclassification of property legally described as the South 43.5 Feet of Lot 5, and the North 12.5 Feet of Lot 6, Block 3, South Fifth Street Tract No. 1, and generally located on the west side of Paradise Road between Sahara Avenue and St. Louis Avenue, from R-4 to C-1.

Mr. Saylor stated that this particular lot in question is in accord with the general transition taking place on Paradise. The proposed use is for business offices and staff recommends approval subject to conformance to the plot plan, dedication of necessary rights-of-way and installation of any offsite improvements required by Public Works.

There are no approvals or protests on record. Chairman Tiberti declared the public hearing open. No-one appeared. Chairman Tiberti declared the public hearing closed.

Mr. Johnston moved that the application of C. E. BARR, LUE ALEXANDER and SUNSET BUILDING for reclassification of property generally located on the west side of Paradise Road between Sahara and St. Louis, from R-4 to C-1, be approved subject to the following conditions:

1. Being in accord with the plot plan.
2. Dedication of necessary rights-of-way as required by the Department of Public Works.
3. 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 Fire and Building Departments.

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

4. Z-17-68  
Approved

Application of FIRST WESTERN SAVINGS AND LOAN for reclassification of property legally described as Lots 30 and 31, Block 19, Pioneer Heights Addition and the North

Half ( $N\frac{1}{2}$ ) of vacated Bonneville Street lying South of Lot 31, and that portion of vacated Fourteenth Street lying North of the centerline of Bonneville Street and South of the North lot line (extended) of Lot 30, and generally located on the northwest corner of Fourteenth Street and East Charleston Boulevard, from R-2 to C-2.

Mr. Saylor pointed out the general location stating that it was an odd-shaped parcel from a street that was vacated some years ago. To the north is the Nevada Power installation, to the south is commercial and to the east and to the west. There is a high density apartment house development to the northwest. He said this had been used for years as a used car lot operation as a non-conforming use; however the operation ceased for a period of ninety days. The applicant is now seeking a C-2 zoning for the express purpose of seeking a Use Permit for a used car lot. In view of the existing pattern and zoning staff recommends approval.

There is no record of any protests or approvals. Chairman Tiberti declared the public hearing open.

Mr. Johnston stated that the traffic was very bad there due to the odd-shaped corner and the traffic going right onto Charleston.

WILLIAM HARDY appeared, representing First Western Savings & Loan, and stated that the vacated street that comes down to the end is Bonneville. He said that because of the smallness and shape of the lot that this was probably the most logical use. He said it was a non-conforming use prior to this and they were just trying to clear things up legally.

Chairman Tiberti declared the public hearing closed.

Mr. Trelease moved that the application of FIRST WESTERN SAVINGS & LOAN for reclassification of property generally located on the northwest corner of Fourteenth Street and East Charleston Boulevard, from R-2 to C-2, be approved.

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

5. Z-18-68  
Denied

Application of MRS. TERRELL EVANS, ET AL, for reclassification of property legally described as follows:

Subdivided Parcels

Westleigh Tract No. 1: Block 5, Lot 1; Block 4, Lots 1 and 15; Block 3, Lots 1, 14 and 15; Block 2, Lots 1, 14 and 15.  
McNeil Tract (Resubdivision of Blocks 1, 2 and 3): Block 1, Lots 1, 3, 4, 5 and 6; Block 2, Lots 7, 9, 10, 11 and 13; Block 3, Lots 1, 3, 4, 5, 6, 7 and 8.  
McNeil Tract No. 2: Block 1, Lots 2, 5, 6 and 7.

May 17, 1968

First Western Savings & Loan  
P. O. Box 920  
Las Vegas, Nevada

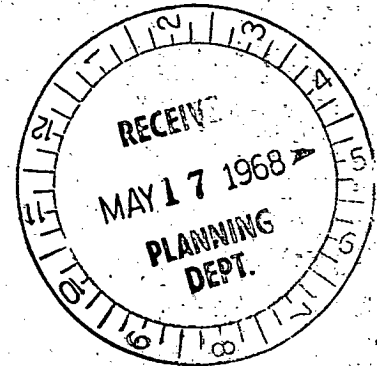
Gentlemen: Re: Z-17-68

At a regular meeting of the Board of City Commissioners, held May 15, 1968, your application for a Zone Change from R-2 to C-2 for property generally located on the northeast corner of 14th Street and E. Charleston Blvd., was approved.

Yours very truly,

Edwina M. Cole  
City Clerk

cc - Planning Department



Planning Department  
May 10, 1968

First Western Savings & Loan Ass'n.  
P. O. Box 920  
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the City Planning Commission held on May 9, 1968, consideration was given to your request for reclassification of property generally located on the northwest corner of Fourteenth Street and East Charleston Boulevard, from R-2 to C-2.

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

This item will be heard by the Board of City Commissioners at their next regular meeting to be held May 15, 1968, at 1:30 P.M. in the Council Chambers of Las Vegas City Hall.

DON J. SAYLOR, AIP,  
Director of Planning

DJS:da

Z-17-68

DA  
10 B  
116

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-2 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 \$ 70.00.

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

Lots 30 and 31, Block 19 Pioneer Heights Addition and the North 1/2 of vacated Bonneville Street lying South of Lot 31, Block 19 Pioneer Heights Addition and all of vacated 14th Street as shown in Pioneer Heights Subdivision lying north of the centerline of Bonneville Street. & generally located on the Northwest corner of 14<sup>th</sup> Street & East Charleston.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

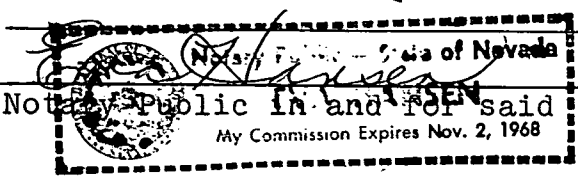
WE

~~XX~~ First Western Savings & Loan Association and Nevada Power Company being duly sworn, depose and say that ~~XXXX~~ (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)  
First Western Savings & Loan Assn.  
By: James A. Wilkinson  
Nevada Power Company  
By: [Signature]

Mailing Address Phone No.:  
P.O. Box 920 L.V. 385-1911  
P.O. Box 230 Las Vegas, Nev. 384-4600  
15<sup>th</sup> day of April, 1968

Subscribed and sworn to before me this



Notary Public in and for said County and State

November 2, 1968  
My Commission Expires

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 \$ 70<sup>00</sup>  
Receipt No. : 149670  
Case No. : 2-17-68

Received by: [Signature]  
Date: 4/15/68

*P.C. meeting  
5/9/68*

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.

Addition to Z-17-68

4-16-4

New Power Co.  
4th & Stewart  
L.V. Nev. 89101

4-16-6

Coblentz, David et al  
To Alexandra Coblentz  
1609 So. 6<sup>th</sup> St.  
Las Vegas, Nev, 89104

Additon to ~~8-14-68~~ 8-17-68