Planning & Development Department
Scanning Cover Sheet

Case No Z-0005-62

APN 139-36-213-016

Location NEC of 28th St & Stewart

Applicant Earl Younker dba (Earl Younker Ent.)

Subject

Reclassification of property legally described as Lot No. 1, Shenandoah Square Unit No. 1 being a portion of Lot 4, Block 7, being a resubdivision of Artesian Acres, more particularly described as a portion of the South 1/2 of the NW 1/4 of Section 36, Township 20 South, Range 61 East, MDB&M.

123456

CHECK LIST - FOR PROCESSING APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1.	Check with Mel or George on legal and general description to clarify.	✓	bah
2.	Enter in register.	✓	bah
3.	Enter file number and fill in box on back of application.	✓	bah
4.	Make up folder with (color) label - attach application on right hand side.	✓	bah
5.	Type 3 index cards - numerical, applicant and legal.	✓	bah
6.	File above cards in proper metal file.	✓	bah
7.	Make up draft of Notice of Public Hearing in duplicate.	✓	bah
	a. pencil note date to be mailed (10-12 days prior to meeting)	✓	bah
	b. put one copy rough draft in folder and give to Mel Smith.		
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	bah
		✓	bah
9.	Type property owner list -	✓	bah
	a. type envelopes		
	b. mail out notices		
	c. place "Protest & Approval" sheet in applicant file - right side.	✓	bah
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.	✓	bah
11.	Ask Don regarding possible resolutions.		

FILE NO. 2-5-62

MEETING DATE Jan 11, 1962

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

January 11, 1962

December 29, 1961

Notice is hereby given that on January 11, 1962, 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:

EARL YOUNKER dba (EARL YOUNKER ENTERPRISES) FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT NO. 1, SHENANDOAH SQUARE UNIT NO. 1 BEING A PORTION OF LOT 4, BLOCK 7, BEING A RESUBDIVISION OF ARTESIAN ACRES, MORE PARTICULARLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M. GENERALLY LOCATED AT THE NORTHEAST CORNER OF 28TH STREET AND STEWART STREETS.

FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited or Neighborhood Commercial)

Any and all interested persons may appear before the City Planning Commission, 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 thereto, or approval thereof.

Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

Z-5-62

Proof

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FJB

Z-5-62

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, 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-3 Use District to a C-1 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of $ 50.00.

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

LOT #1 - SHENANDOAH SQUARE UNIT #1 - (A PORTION OF LOT 4, BLOCK 7) BEING A RE-SUBDIVISION OF ARTESIAN ACRES (A PORTION S½ NW¼, SEC. 36, T. 20 S., R. 61 E., M.D.B. & M. - MORE SPECIFICALLY THE NE CORNER OF 28th & STEWART STS. - CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, EARL YOUNKER (DBA EARL YOUNKER ENTERPRISES)

being duly sworn depose and say that I am (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed (In Ink)	Mailing Address	Phone No.
Earl Younker	2801 E. STEWART	DU. 2-4803

Subscribed and sworn to before me this 5th day of December 19 61

Notary Public in and for said County and State

My Commission expires Jan 17 1964

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 27, Chapter 24, of the Las Vegas City Code.

Filed Dec 26, 19 61 Fee $ 50.00/100

Receipt No. 41612 Case No. Z-5-62

By

DIRECTOR OF PLANNING

ORDINANCE NO. 934-9

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

From R-3 to C-1: (Z-5-62)

Lot No. 1, Shenandoah Square Unit No. 1 being a portion of Lot 4, Block 7, being a resubdivision of Artesian Acres, more particularly described as a portion of the South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M.D.B.& M.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, sub-sections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

APPROVED:

_____
ORAN K. GRAGSON, Mayor

ATTEST:

_____
EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 28 day of February, 1962, and referred to the following committee composed of Commissioners _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the ____ day of _____, 1962, 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 _____

VOTING "NAY": ABSENT:

ATTEST: APPROVED:

_____ _____
EDWINA M. COLE, City Clerk ORAN K. GRAGSON, Mayor

REZONING ORDINANCE NO. 934-8

Adopted

(Z-55-61, Z-2-61, Z-3-62, Z-4-62, and Z-6-62)

Commissioner Mirabelli, speaking for himself and Commissioner Whipple, the other member of the Committee for Recommendation on this ordinance, reported said ordinance out of Committee favorably.

An ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP." was read by title by City Attorney, Sidney R. Whitmore.

Commissioner Mirabelli moved that Rezoning Ordinance No. 934-8 be ADOPTED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Levy, Fountain, and Mayor Whipple voting aye; noes, none.

REZONING ORDINANCE NO. 934-9

(Z-5-62)

Referred to Committee

An ordinance entitled: "AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP." was read by title by City Attorney, Sidney R. Whitmore, who stated that it should be referred to Committee.

Mayor Whipple appointed Commissioners Mirabelli and Whipple as the Committee for Recommendation on Rezoning Ordinance No. 934-9.

ANNEXATION ORDINANCE No. 952

(National Development Co.)

Referred to Committee

An ordinance entitled: "AN ORDINANCE ANNEXING TO, AND MAKING A PART OF THE CITY OF LAS VEGAS CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS; DECLARING SAID TERRITORY AND INHABITANTS TO BE ANNEXED THERETO AND SUBJECT TO ALL LAWS AND ORDINANCES; ORDERING A PLAT SHOWING SAID TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO." was read by title by City Attorney, Sidney R. Whitmore, who stated that it should be referred to Committee.

Mayor Whipple appointed Commissioners Mirabelli and Whipple as the Committee for Recommendation on Ordinance No. 952.

There being no further business to come before the Board, at the hour of 5:00 p.m., Commissioner Mirabelli moved the meeting be ADJOURNED.

Motion seconded by Commissioner Levy and carried by the following vote: Commissioners Mirabelli, Levy, Fountain, and Mayor Whipple voting aye; noes, none.

APPROVED:

ATTEST:

REED WHIPPLE, MAYOR PRO TEM

ASSISTANT CITY CLERK

Z-5-62

From: R-3
To: C-1

Approved

ZONE CHANGE (Z-5-62) - APPLICATION OF EARL YOUNKER, DBA YOUNKER ENTERPRISES, for reclassification of property legally described as

> Lot No. 1, Shenandoah Square, Unit No. 1, being a portion of Lot 4, Block 7, being a resubdivision of Artesian Acres,

generally located at the northeast corner of 28th Street and Stewart Avenue, from R-3 to C-1.

Director of Planning, Franklin J. Bills: This is a request for reclassification from R-3 to C-1 on a lot approximately 10,000 square feet, I believe, directly across the street from the Roy Martin School and cater-cornered from Hadland Park. The Planning Commission voted to recommend to you the denial of this application on the basis of it not being in accordance with the Master Plan.

A. E. Cahlan: I find myself in a peculiar position. I'm here as a property owner today and not as a member of the Planning Commission. I'm a partner in the Younker Enterprises. I thought I would present a few facts to you that you may or may not be aware of in support of our application. In the first place, the vote of the Commission was 3 to 2. Commissioner Mirabelli made the motion for approval and two members were absent. Tiberti and Longley were not present. I have reason to believe that had they been present they would have approved the application. However, I think this is something that should be decided strictly on its merits, and as Mr. Bills has pointed out, this application is not in accord with the Master Plan but I might suggest that the Master Plan was put into effect before the Roy W. Martin Junior Highschool was there and before a lot of other things happened down there. I think we've all agreed in past discussions that the Master Plan is going to have to be flexible with the growth and development of the area. You have on the corner of 25th Street the National Guard Armory. Backing that up you have the Sunrise Grammar School on 25th Street. Then you have Hadland Park. Then you have the Roy W. Martin Jr. High School across. You have next to the Roy W. Martin Jr. High School - the Catholic Church owns some property. You have adjoining Mr. Langson's property - a Mormon church is going there. And you see the area there is different than any I can point to in town. Our thought was to put in a soft drink and sandwich shop there to serve the schools, to serve the park area, and you also notice that there's a public swimming pool right across the street from us on the school grounds. And I think the area is entirely different than any other in town and that is the reason we made this application. I think the City Commission took into consideration the type of area that we're in down there, that it is different, when they approved Mr. Langson's application for 25th and Stewart Street. I want the members of this Commission to vote their conscience and I don't want them to show me any special consideration because I'm the Chairman of the Planning Commission.

Commissioner Fountain: Mr. Chairman of the Planning Commission, I made the motion against the recommendation of the Planning Commission on 25th and Stewart Street. I think you fit exactly in the same category. I don't agree with the Planning

Commission in the Master Plan in some phases. I think that we maybe were not flexible enough. This is just my own personal opinion.

Commissioner Fountain moved the application of Earl Younker, dba Younker Enterprises (Z-5-62) for reclassification of property generally located at the northeast corner of 28th Street and Stewart Avenue, from R-3 to C-1, be APPROVED.

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

V-12-61

3-months extension approved.

VARIANCE (V-12-61) - APPLICATION OF JOHN M. DONOHUE to construct a three-story office building, of which the first floor shall be parking, on property legally described as

Lot 4, Block 7, Mayfair Tract No. 2,

generally located at the northwest corner of Spencer Street and Charleston Blvd., in Land Use Zone C-1.

Director of Planning, Franklin J. Bills, explained that the variance which was previously granted in this case had expired on December 28, 1961, and was before the Board at this time for a 3 months extension. He further explained that the only variance in this case was the height limitation and that it was recommended for approval by the Board of Zoning Adjustment.

Commissioner Levy moved the application of John M. Donohue for a 3-month extension of his variance (V-12-61) be APPROVED.

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

4-WAY STOP - 25TH AND BONANZA

Approved

4-WAY STOP - 25TH STREET AND BONANZA.

Director of Planning, Franklin J. Bills: This item comes to you with the recommendation of the Traffic Engineer and the Traffic and Parking Commission. At 25th and Bonanza, in the preliminary budget discussion for the fiscal year beginning next July, we will request an item for traffic signals at 25th and Bonanza. However, this is some months away and the Traffic Engineer finds that we already have a serious problem there. A normal instrument which is used in the transition between a small volume of traffic and the actual date of traffic signals is a 4-way stop sign. This is recommended by the Traffic Engineer in order to allow Bonanza Road traffic, which sometimes now is getting shut out by the flow of 25th Street Traffic.

Commissioner Levy moved the recommendation of the Traffic and Parking Commission for 4-way stop signs at 25th and Bonanza be APPROVED.

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

February
Nineteenth
1 9 6 2

Mr. Earl Younker
2801 East Stewart Street
Las Vegas, Nevada

Re: Zone Change (Z-5-62)

Dear Mr. Younker:

At a regular meeting of the Board of City Commissioners held February 14, 1962, consideration was given your application for reclassification of property generally located at the northeast corner of 28th Street and Stewart Avenue from R-3 to C-1.

Upon motion duly made, seconded and carried this application was approved.

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

2. Z-5-62

Denied

Application of EARL YOUNKER dba (Earl Younker Enterprises) for the reclassification of property legally described as

> Lot No. 1, Shenandoah Square Unit No. 1 being a portion of Lot 4, Block 7, being a resubdivision of Artesian Acres, more particularly described as a portion of the south half (S 1/2) of the northwest quarter (NW 1/4) of Section 36, Township 20 South, Range 61 East, M. D. B. & M.

and generally located at the northeast corner of 28th Street and Stewart Street, from R-3 to C-1.

Mr. Bills gave the staff report and stated that this application had been held in abeyance from the meeting of January 11, 1962, pending the City Commission decision on the rezoning of the property located at 25th Street and Stewart. He stated that generally neighborhood shopping centers should be located at the locations generally indicated by the Master Plan, but it seems that this can no longer be done on this basis in this area. Therefore, the staff recommends approval. Discussion followed.

Mr. Mirabelli moved that the application of EARL YOUNKER dba (Earl Younker Enterprises) for the reclassification of property generally located at the northeast corner of 28th Street and Stewart Street be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Johnston seconded the motion and roll call was as follows:

AYES	NAYS	ABSTAIN	ABSENT
Mirabelli	Gilday	Cahlan	Tiberti
Johnston	Empey		Longley
	Uehling		Fletcher

The Chairman declared the motion of approval failed to carry; consequently, this application is to be referred to the Board of City Commissioners with the recommendation that it be denied.

NEW BUSINESS:

1. Fremont Estates Unit No. 2-A

Final Map

Approved

Mr. Bills gave the staff report and presented the final map of Fremont Estates Unit No. 2-A. He stated that it was in order and in conformity with the approved tentative; therefore, the staff recommends approval. Mr. Johnston moved that the final map of Fremont Estates Unit No. 2-A be approved as being in conformance with the tentative map and the Secretary authorized to certify this approval on said map. Mr. Gilday seconded the motion and it was carried unanimously by the Commission.

2. A-1-62

Approved

Petition of National Development Company for annexation of property legally described as

> the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 61 East, M. D. B. & M.

generally located on the south side of Owens Avenue and west of 30th Street.

Mr. Bills gave the staff report and stated that this petition for annexation is in good order. It is presently zoned R-E and will have to be rezoned before it can be developed. The petitioners plan to develop and extend the College Park Tract in this area. Mr. Bills stated that we should try to get the abutting property owners to annex to the City, but after recent

February 9, 1962

Honorable Mayor
Board of City Commissioners

Director of Planning

Z-5-62

For City Commission Agenda
February 14, 1962

City Clerk
City Attorney
Dept. of Public Works

At the regular meeting of the City Planning Commission held on February 8, 1962, consideration was given to the request of EARL YOUNKER dba (Earl Younker Enterprises) for the reclassification of property generally located at the northeast corner of 28th Street and Stewart Street, from R-3 to C-1.

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

FRANKLIN J. BILLS
Director of Planning

FJB:bah

February 9, 1962

CERTIFIED MAIL

Mr. Earl Younker
2801 East Stewart Avenue
Las Vegas, Nevada

Dear Mr. Younker:

At the regular meeting of the City Planning Commission held on February 8, 1962, consideration was given to your request for reclassification of property generally located at the northeast corner of 29th Street and Stewart Street from R-3 to C-1.

It was voted by the Planning Commission to refer your request 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 February 14, 1962, at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:bah

A. E. Cahlan
Owner-Manager

Neola Noell
Administrator

01 E. Stewart Street
EVergreen 5-1306

ALOENCO

Investments & Management

LAS VEGAS, NEVADA

January 8, 1962

Mr. Franklin J. Bills
Director of Planning
City Hall
Las Vegas, Nevada

Dear Frank:

I am enclosing the notice on the application of Earl Younker Enterprises, Z-5-62, with an endorsement by V. W. Vernon.

He was in the office here the other day and handed this to me and I told him I would take care of it.

Best regards,

A. E. Cahlan
Owner, Manager

Z-5-62

After considerable discussion Mr. Longley moved that the Commission approve the rezoning of the area 150' x 150'. The motion died due to the lack of a second. Mr. Tiberti moved that the application of James L. Gordon for the reclassification of property legally described as the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East and generally located on the west side of Highland Drive on the south side of the proposed location of Alta Drive from R-4 to C-1 be referred to the Board of Commissioners with the recommendation that it be denied. Mr. Johnston seconded the motion and the ayes and nays were as follows:

AYES	NAYS
Cahlan, Miratelli	Empey
Johnston, Tiberti	
Longley, Uehling	

The Chairman thereupon declared the motion carried.

5. Z-4-62
From C-1
To C-2

DENIED

HARLEY A. KING, EVELYN L. KING AND ELDA CLARK CRANE for the reclassification of property legally described as lots 9 and 10, block 10, amended Mayfair Tract No. 2. Generally located on the north side of Charleston Boulevard between Spencer Street and Bruce Street, from C-1 to C-2.

Director of Planning Bills gave a staff report and stated that the applicant proposes to construct a used car lot at this location. The Staff recommends denial. The Chairman declared the public hearing open. Mr. Kelly Kreyling, 3598 East Van Buren, appeared on behalf of the applicant. Dr. Wade, owner of the property adjacent to the property in question, appeared in protest to the rezoning. The Chairman declared the public hearing closed.

After discussion Mr. Tiberti moved that the application of Harley A. King, Evelyn L. King, and Elda Clark Crane for the reclassification of property legally described as lots 9 and 10, block 10, amended Mayfair Tract No. 2 and generally located on the north side of Charleston Boulevard between Spencer Street and Bruce Street from C-1 to C-2 be referred to the Board of Commissioners with the recommendation that it be denied. Mr. Uehling seconded the motion and it was carried unanimously by the Commission.

6. Z-5-62
From R-3
To C-1

ABEYANCE

EARL YOUNKER dba (EARL YOUNKER ENTERPRISES) for the reclassification of property legally described as lot No. 1, Shenandoah Square Unit No. 1 being a portion of lot 4, block 7, being a resubdivision of Artesian Acres, more particularly described as a portion of the South half (S½) of the Northwest Quarter (NW¼) of Section 36, Township 20 South, Range 61 East, M.D.B.&M. Generally located at the northeast corner of 28th Street and Stewart Streets, from R-3 to C-1.

Chairman Cahlan stated that he had a personal interest in the application and relinquished his chair during the consideration of this item.

Director of Planning Bills gave the staff report and stated that the staff recommends approval of this application if the Board of City Commissioners approves the application of Don R. Langson for commercial zoning at the corner of 25th and Stewart.

Vice-Chairman Tiberti declared the public hearing open. Mr. Younker appeared in his own behalf. He stated that he

proposes to build a Tastee-Freeze stand at the location and also plans to build 44 apartment units in the area. No one appeared in protest. The Vice-Chairman declared the public hearing closed.

After discussion Mr. Empey moved that the application of Earl Younker dba (Earl Younker Enterprises) for the reclassification of property legally described as lot No. 1, Shenandoah Square Unit No. 1 being a portion of lot 4, block 7, being a resubdvisision of Artesian Acres, more particularly described as a portion of the South half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M. and generally located at the northeast corner of 28th Street and Stewart Street from R-3 to C-1, be held in abeyance pending City Commission action on the property at 25th and Stewart. Mr. Longley seconded the motion and the vote was as follows:

AYES	NAYS	ABSTAIN
Tiberti, Johnston	None	Cahlan
Empey, Longley		
Mirabelli, Uehling		

The Vice-Chairman thereupon declared the motion carried.

7. Z-3-62
From R-4
To C-2

DENIED

PETER AND ELSIE E. ABEILLE for the reclassification of property legally described as beginning at the northwest corner of Meadows Addition; thence east along the north line of said Meadows Addition 90 feet to a point; thence south along a line parallel with the west line of Meadows Addition 122.7 feet to the centerline of New York Avenue; thence west along the centerline of New York Avenue to the point of intersection with the centerline of Industrial Road; thence northeasterly along said centerline 134 feet more or less to the point of intersection with the north line of Meadows Addition prolonged westerly; thence east to the northwest corner of Meadows Addition which is the point of beginning. Generally located on the northeast corner of Industrial Road and New York Avenue, from R-4 to C-2.

Director of Planning Bills gave the staff report and stated that industrial property abuts this property on three corners. The applicant proposes to construct a restaurant on this property. He further stated that the Code Assistance Division has inspected the property and found the buildings constructed thereon to be below code. The staff would recommend approval of this application if the applicant would clean up, repair, and/or demolish the conditions that are presently found on the property.

The Chairman declared the public hearing open. Mr. Frank Perazzo, 3112 Washington Avenue, and Mr. Don Savoy, 248 West New York, appeared in approval of the application. Mr. Abeille appeared in his own behalf. No one appeared in protest. The Chairman declared the public hearing closed. A discussion then ensued relative to the amount of parking space that would be available.

Mr. Johnston moved that the application of Peter and Elsie E. Abeille for the reclassification of property generally located on the northeast corner of Industrial Road and New York Avenue from R-4 to C-2 be referred to the Board of Commissioners with the recommendation that it be denied. Mr. Tiberti seconded

January 12, 1962

CERTIFIED MAIL

Mr. Earl Younker
2801 East Stewart
Las Vegas, Nevada

Dear Mr. Younker:

At the regular meeting of the City Planning Commission held on January 11, 1962, consideration was given your application for the reclassification of property legally described as lot No. 1, Shenandoah Square Unit No. 1 being a portion of lot 4, block 7, being a resubdivision of Artesian Acres, more particularly described as a portion of the South half (S½) of the Northwest Quarter (NW¼) of Section 36, Township 20 South, Range 61 East, M.D.B.&M. Generally located at the northeast corner of 28th Street and Stewart Street, from R-3 to C-1.

The Planning Commission voted to hold this item in abeyance.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:ssm

PROPERTY OWNERS

PROTESTS

APPROVALS

Von W. Vernon
271 Puente
Covina, Cal.

File No. Z-5-62

Franklin Bills

NOTICE OF PUBLIC HEARING

January 11, 1962

December ~~29~~, 1961

Notice is hereby given that on January 11, 1962, 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:

EARL YOUNKER dba (EARL YOUNKER ENTERPRISES) FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT NO. 1, SHENANDOAH SQUARE UNIT NO. 1 BEING A PORTION OF LOT 4, BLOCK 7, BEING A RESUBDIVISION OF ARTESIAN ACRES, MORE PARTICULARLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M. GENERALLY LOCATED AT THE NORTHEAST CORNER OF 28TH STREET AND STEWART STREETS.

FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited or Neighborhood Commercial)

Any and all interested persons may appear before the City Planning Commission, 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 thereto, or approval thereof.

What are you going to do for clean the Northgate Shop

Franklin J. Bills

FRANKLIN J. BILLS
Director of Planning

Z-5-62

City of LAS VEGAS
N E V A D A

December 28, 1961

Classified Section
Las Vegas Review-Journal
737 North Main Street
Las Vegas, Nevada

Gentlemen:

Please publish the attached NOTICE OF PUBLIC HEARING in your classified section on December 31, 1961, and furnish this office with two (2) affidavits of publication.

Very truly yours,

FRANK W. HULL
Director of Planning

FWH:jb:bmh

Attachment

Z-1-62
Z-2-62
Z-3-62
Z-4-62
Z-5-62