

TENTATIVE AGENDA

*File*  
CITY PLANNING COMMISSION

November 12, 1959

CALL TO ORDER:

ROLL CALL:

MINUTES:

Approval of Minutes of regular meeting of October 27, 1959.

OLD BUSINESS:

1. Washington Addition - Tentative Map
2. County Referral - East Gate Estates (Revised)
3. VAC-8-59 Application of L. E. Clark, Sal Sagev Hotel Co., Inc. and J. M. Miller for the vacation of property generally described as the entire alley running through Block 3, of Church Addition.
4. U-16-59 Referral by the Board of City Commissioners of the application of Wilbur Clark to construct a gasoline filling station at 1550 Tonopah Highway, generally located at the Southeast corner of Vegas Drive and Tonopah Highway, in a C-1 Zone.

NEW BUSINESS:

1. Sunset Manor #4 - Tentative Map
2. Z-28-59 Charleston Plaza, Inc. for the reclassification of property legally described as all of Charleston Village Tract #1 and that certain unnumbered lot or parcel lying westerly of the West line of Spencer Street and Northerly of the North Line of Peyton Drive,  
FROM R-1 TO C-1
3. Z-29-59 Leo Frey and Leroy Investment Co. Inc. for reclassification of property legally described as a portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 28, T20S, R61E, MDB&M, generally located between Marble Manor and the Moulin Rouge,  
FROM: R-1 TO C-2
4. Z-30-59 Merv Adelson for reclassification of property legally described as the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 2, T21S, R61E, MDB&M, which includes Block 1, Fremont Addition to City of Las Vegas, saving and excepting therefrom all County Roads and Streets as dedicated to the City of Las Vegas, generally located North of San Francisco between Spencer and Burnham,  
FROM R-1 TO R-3
5. Z-31-59 W. Bailey & Woods Construction Co. for reclassification of property legally described as the West 330 Feet of the South 1/2 of the Northwest 1/4, of the Southwest 1/4 of the Northeast 1/4, of Section 28, T20S, R61E, MDB&M and generally described as bounded by Madison Avenue, "N" Street, Jefferson Avenue and Highland Ave.  
FROM R-E TO R-1

TENTATIVE AGENDA  
CITY PLANNING COMMISSION  
NOVEMBER 12, 1959  
(CONTINUED)

6. Z-32-59 Louis Gold for reclassification of property legally described as Lots 18, 19, and 20, in Block 5, Hawkins Addition, and Irregular Lot "H" in Wardie Addition, generally located on the Northwest corner of 7th Street and Bridger Avenue,  
FROM R-4 TO C-2
7. Z-33-59 Franklin Realty & Development Company for reclassification of property legally described as a portion of the Southeast 1/4 of the Southeast 1/4 of Section 3, T21S, R61E, generally described as the northwest corner of San Francisco and Maryland Parkway,  
FROM R-1 and R-2 TO C-1
8. Z-34-59 T. K. Wong & Flora Wong for reclassification of property legally described as a portion of the Northeast 1/4 of Section 8, T21S, R61E, MDB&M, comprising approximately 120 acres,  
FROM R-E TO R-1
9. Z-35-59 Foster H. Krug, D.C. for reclassification of Lot 34, Block 10, Huntridge Subdivision Tract #2,  
FROM R-1 TO R-4
10. Z-36-59 Jack T. Belcher for reclassification of property legally described as a portion of the Southeast 1/4 of the Northwest 1/4 of Section 5, T21S, R61E, generally located on the East side of Cashman Drive between Oakey Blvd. and Ashby Avenue.  
FROM R-1 TO R-E
11. Z-37-59 The Reverend Douglas W. Smith, ET AL, for the reclassification of property legally described as being a part of the Northwest 1/4, of the Northeast 1/4, of Section 28, T20S, R61E, being all of the North 359.75 feet of the Northwest 1/4, of the Northeast 1/4, of Section 28, T20S, R61E, save and except the Westerly 297.84 feet thereof, generally located between Owens and Gold, "N" and "J" Streets.  
FROM R-E TO R-1

M I N U T E S

CITY PLANNING COMMISSION

NOVEMBER 12, 1959

A regular meeting of the City Planning Commission was called to order by Chairman Cahlan in the Council Chambers of the City Hall, Las Vegas, Nevada, at 7:30 P.M. on November 12, 1959.

PRESENT: Chairman Cahlan, Vice Chairman Tiberti, Messrs. Phelps, Sharp, Garth and Crawford.

ABSENT: Mr. Empey, Mr. Longley and City Manager A. H. Kennedy.

OTHERS PRESENT: Assistant City Attorney L. Primeaux.

STAFF PRESENT: Planning Director Franklin J. Bills, Deputy Director Donald J. Saylor, Planner George W. Charchalis, Recording Secretary Sande Crafts.

MINUTES: Upon motion made by Mr. Phelps and seconded by Mr. Garth, the Minutes of the Regular Meeting of October 27, 1959 were unanimously approved.

OLD BUSINESS:

Washington  
Addition -  
Tentative Map  
(Revised)

Planning Director Franklin J. Bills presented the Revised Tentative Map of Washington Addition to the Commission. He explained the proceedings to this date after which short discussion followed.

Mr. Tiberti moved that the Washington Addition Tentative Map be approved, which motion was seconded by Mr. Phelps and passed unanimously.

County Referral  
East Gate  
Estates -  
(Revised)

Mr. Bills presented the revised map for the East Gate Estates and gave his recommendation of approval but stated that the drainage at the intersection of Indian Hill Road and Spartan Road should be checked. Mr. Tiberti moved to recommend approval of the first section of the East Gate Estates Subdivision to the Clark County Planning Commission with the following conditions:

1. That Indian Hill Road be carried through to Nellis Blvd. for drainage purposes.

Mr. Phelps seconded the motion and it passed unanimously.

CITY PLANNING COMMISSION - MINUTES

VAC-8-59  
L.E. Clark,  
et al

Mr. Bills presented the petition of L. E. Clark, Sal Sagev Hotel Co., Inc., and J. M. Miller for the vacation of property generally described as the entire alley running through Block 3 of the Church Addition. He also submitted letters from the interested departments and the utility companies which showed no objections. He gave the staff recommendation of approval. Mr. Tiberti moved that the petition of L. E. Clark, Sal Sagev Hotel Co., Inc. and J. M. Miller for the vacation of property generally described as the entire alley running through Block 3 of the Church Addition be referred to the Board of City Commissioners with the recommendation that it be approved. The motion was seconded by Mr. Phelps and passed unanimously.

U-16-59  
Wilbur Clark

The referral by the Board of City Commissioners of the application of Wilbur Clark to construct a gasoline filling station at 1550 Tonopah Highway, generally located at the Southeast corner of Vegas Drive and Tonopah Highway, in a C-1 zone. Mr. Bills gave a background report on this application explaining why the Board of City Commissioners had referred it to the City Planning Commission for further deliberation.

Mr. Herb Jones, of the firm of Jones, Weiner & Jones was present on behalf of the applicant. He submitted to the Commission drawings of the proposed station, and answered several questions relative to the proposed use.

The Chairman asked if anyone was present in protest. There were no protests. Mr. Bills advised that this had not been advertised as a public hearing.

Mr. Phelps moved that the application of Wilbur Clark to construct a gasoline filling station at 1550 Tonopah Highway, generally located at the Southeast corner of Vegas Drive and Tonopah Highway, in a C-1 zone, be referred to a committee for further study before giving a recommendation to the Board of City Commissioners. The motion was seconded by Mr. Garth and was passed unanimously.

The Chairman appointed Messrs. Phelps, Garth and Tiberti to the committee.

CITY PLANNING COMMISSION - MINUTES

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et al

Mr. Bills presented the petition of L. E. Clark, Sal Sagev Hotel Co., Inc., and J. M. Miller for the vacation of property generally described as the entire alley running through Block 3 of the Church Addition. He also submitted letters from the interested departments and the utility companies which showed no objections. He gave the staff recommendation of approval. Mr. Tiberti moved that the petition of L. E. Clark, Sal Sagev Hotel Co., Inc. and J. M. Miller for the vacation of property generally described as the entire alley running through Block 3 of the Church Addition be referred to the Board of City Commissioners with the recommendation that it be approved. The motion was seconded by Mr. Phelps and passed unanimously.

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The Chairman appointed Messrs. Phelps, Garth and Tiberti to the committee.

CITY PLANNING COMMISSION - MINUTES

NEW BUSINESS

Sunset Manor  
#4 - Tentative  
Map

Mr. Bills submitted the Tentative Map of Sunset Manor No. 4 to the Commission for examination.

Mr. Garth moved that this matter be held in abeyance pending further study and the submission of a corrected map. The motion was seconded by Mr. Crawford and passed unanimously.

Las Verdes  
Heights, Unit  
No. 3 -  
Final Map

Mr. Bills presented the Final Map of Las Verdes Heights Unit No. 3 which was submitted by the Home Investment Co. of Long Beach, to the Commission for examination. Mr. L. E. Tyson of the firm of Tyson Engineering was present on behalf of the applicant.

Mr. Tiberti moved that the Final Map of Las Verdes Heights Unit No. 3 be approved subject to the following conditions:

1. That no vehicular access be permitted onto San Francisco from: Lots 48 through 67, Block 3, and no vehicular access be permitted onto San Francisco Avenue from Lot 47, Block 2.

The motion was seconded by Mr. Garth and passed unanimously.

Z-28-59  
Charleston  
Plaza, Inc.

The application of Charleston Plaza, Inc. for the reclassification of property legally described as all of Charleston Village Tract #1 and that certain unnumbered lot or parcel lying westerly of the west line of Spencer Street and Northerly of the North line of Peyton Drive, from R-1 to C-1. Mr. Bills gave the Planning Staff report recommending approval.

The Chairman declared the public hearing open.

Mr. William Peccole was present representing the applicant. He displayed a rendering of the proposed shopping center. Mr. and Mrs. Harry Berger, 1745 Franklin Avenue, and Charles Naylor, 906 Houston Drive, were present for a clarification of the proposed use. The Chairman declared the public hearing closed. Mr. Garth introduced RESOLUTION NO. 163, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF CHARLESTON PLAZA,

CITY PLANNING COMMISSION - MINUTES

Z-28-59  
(Contd)

INC. FOR THE RECLASSIFICATION OF PROPERTY FROM R-1 TO C-1; this property legally described as follows:

All of Charleston Village Tract #1 and that certain unnumbered lot or parcel lying westerly of the West line of Spencer Street and Northerly of the North line of Feyton Drive,

and moved its adoption. This motion was seconded by Mr. Tiberti and passed unanimously.

(THIS RESOLUTION ON FILE AS RESOLUTION NO. 163, DOCUMENT NO. 166).

Z-29-59  
Leo Frey &  
Leroy Invest-  
ment Co.

The application of Leo Frey and Leroy Investment Co., Inc. for reclassification of property generally located between Marble Manor and the Moulin Rouge from R-1 to C-2. Mr. Bills gave the staff report recommending denial due to the fact that this reclassification would not conform to the Master Plan. The Chairman declared the public hearing open.

Mr. Herb Jones of the firm of Jones, Weiner & Jones was present to represent the applicant. Mr. Leo Frey was present in his own behalf. Mr. Bills submitted a letter of protest from the Las Vegas Housing Authority.

The Chairman thereupon declared the public hearing closed.

Mr. Phelps moved that the application of Leo Frey and Leroy Investment Co., Inc. be held in abeyance pending submission of plans showing complete development for the entire area included in the application. This motion was seconded by Mr. Garth and was passed unanimously.

Z-30-59  
Merv Adelson

The application of Merv Adelson for reclassification of property generally located north of San Francisco between Spencer and Burnham from R-1 to R-3 was presented by Mr. Bills who gave the staff report recommending denial.

The Chairman declared the public hearing open. Mr. Bills submitted a petition signed by eleven property owners in the vicinity, and also submitted four letters of protest from D. F. Horsey, 1805 East St. Louis; Charles Zimmerman, 1801 E. St.

CITY PLANNING COMMISSION - MINUTES

Z-30-59  
(contd)

Louis Avenue; John C. Mowbray, 301 Stewart Avenue, representing his immediate family who are major stockholders in the Marycrest subdivision; and Dr. Levon Kassabian, 1017 W. 65th Street, Los Angeles 44, California, who stated that he is the legal owner of the property under consideration.

Mr. Bills advised the Commission that the applicant had requested that action be postponed until a later meeting.

The Commission said that they felt they had all the information necessary to make a decision. The Chairman thereupon declared the public hearing closed.

Mr. Tiberti introduced RESOLUTION NO. 164, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF MERV ADELSON, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED NORTH OF SAN FRANCISCO BETWEEN SPENCER AND BURNHAM FROM R-1 TO R-3, this property legally described as follows:

The North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 2, T21S, R61E, MDB&M, which includes Block 1, Fremont Addition to City of Las Vegas, saving and excepting therefrom all County Roads and streets as dedicated to the City of Las Vegas,

and moved its adoption. This motion was seconded by Mr. Phelps and was passed unanimously.

(THIS RESOLUTION IS ON FILE AS RESOLUTION NO. 164, DOCUMENT NO. 167).

Z-31-59  
W. Bailey &  
Woods Con-  
struction Co.

The application of W. Bailey and Woods Construction Co. for reclassification of property generally described as bounded by Madison Avenue, "N" Street, Jefferson Avenue and Highland Avenue from R-E to R-1. Mr. Bills gave the staff report recommending denial. The Chairman declared the public hearing open.

Present in support of the application was Mr. David Hoggard who represented the applicant. Mr. Bills submitted a letter of protest from Mrs. Hazel Longo, 1409 Sharon Road, representing the Bonanza Home Owners Association. Present in protest were

CITY PLANNING COMMISSION - MINUTES

Z-31-59  
(Contd)

Mary Quinn and Virginia Zobrest representing the Bonanza Village Group. The Chairman thereupon declared the public hearing closed.

Mr. Phelps introduced RESOLUTION NO. 165, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF W. BAILEY AND WOODS CONSTRUCTION CO., FOR RECLASSIFICATION OF PROPERTY GENERALLY DESCRIBED AS BOUNDED BY MADISON AVENUE, "N" STREET, JEFFERSON AVENUE AND HIGHLAND AVENUE, FROM R-E TO R-1, this property legally described as follows:

The West 330 Feet of the South 1/2 of the Northwest 1/4, of the Southwest 1/4 of the Northeast 1/4, of Section 28, T20S, R61E, MDE&M,

and moved its adoption. This motion was seconded by Mr. Tiberti and it was passed unanimously.

(THIS RESOLUTION ON FILE AS RESOLUTION NO. 165, DOCUMENT NO. 168).

Z-32-59  
Louis Gold

The application of Louis Gold for reclassification of property generally located on the northwest corner of 7th Street and Bridger Avenue, from R-4 to C-2. Mr. Bills gave the staff report recommending approval, and explained the proposed use of the property.

The Chairman declared the public hearing open.

There was no one present either in protest or support of the application.

The Chairman declared the public hearing closed.

Mr. Phelps moved that the matter be held in abeyance pending further study of the Downtown Area. This motion was seconded by Mr. Tiberti and it was passed unanimously.

Z-33-59  
Franklin Realty  
& Development  
Co.

The application of Franklin Realty & Development Company for reclassification of property generally described as the Northwest corner of San Francisco and Maryland Parkway, from R-1 to C-1. Mr. Bills gave the staff report recommending approval and outlined the general area of the proposed site for reclassification. He explained that an additional parcel of

Z-33-59  
(Contd)

land was being considered to make a total of 10 acres.

The Chairman declared the public hearing open.

Mr. Franklin was present to support his application. There was no one present in opposition. During the ensuing discussion the Commission expressed the opinion that it would be better to review the entire application as a change to C-C. For the benefit of Mr. Franklin an explanation of C-C zoning was given by Mr. Bills.

The Chairman declared the public hearing closed.

Mr. Garth moved that the application of Franklin Realty and Development Company be held in abeyance for further study and submission of a revised application. This motion was seconded by Mr. Phelps and it was passed unanimously.

NE Corner  
of San  
Francisco &  
Maryland Pkwy.

The commercial property located at the Northeast corner of San Francisco and Maryland Parkway was discussed and it was stated that this property had been zoned commercial for approximately six years and there has been no apparent attempt to develop the property. If this property were to be classified commercial under present policy it would have been under the C-C classification which would demand that development take place within a certain period of time or the property would revert to its residential classification.

Because this commercial property does exist it complicates the problem of creating a C-C zone in this area and the Commission indicated that they felt the C-C classification to be the most appropriate for commercial development in neighborhood areas. A motion was made by Mr. Phelps, seconded by Mr. Tiberti to proceed toward reclassifying the property to R-2. After discussion Mr. Phelps withdrew his motion. After further discussion Mr. Tiberti made a motion to initiate action and call a public hearing on the proposal to reclassify this property to R-2. The motion was seconded by Mr. Crawford and it was passed unanimously.

CITY PLANNING COMMISSION - MINUTES

Z-34-59  
T. K. Wong &  
Flora Wong

The application of T. K. Wong and Flora Wong for reclassification of property legally described as a portion of the Northeast 1/4 of Section 8, T21S, R61E, MDB&M, comprising approximately 120 acres, from R-E to R-1. Mr. Bills gave the staff report recommending approval. The Chairman declared the public hearing open. There was no one present either in support or in opposition to the application.

The Chairman declared the public hearing closed.

Mr. Tiberti introduced RESOLUTION NO. 166, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF T. K. WONG AND FLORA WONG, FOR RECLASSIFICATION OF PROPERTY FROM R-E TO R-1, this property legally described as follows:

The Northeast 1/4 of Section 8, T21S, R61E, MDB&M, comprising approximately 120 acres,

and moved its adoption. This motion was seconded by Mr. Phelps and it was passed unanimously.

(THIS RESOLUTION ON FILE AS RESOLUTION NO. 166, DOCUMENT NO. 169).

Z-35-59  
Foster H. Krug,  
D.C.

The application of Foster H. Krug, D.C. for reclassification of Lot 34, Block 10, Huntridge Subdivision Tract #2, from R-1 to R-4. Mr. Bills gave the staff report recommending denial.

The Chairman declared the public hearing open.

Mr. Bills explained that if this application were to be approved the applicant could then make an application for a Use Permit to the Board of Zoning Adjustment to conduct a professional office use at said location.

Dr. Krug was present to support his application. Also in support was Mr. Tom Burke who stated he was the owner of some adjacent property.

Mr. W. H. Walker, 1120 Norman Avenue, presented a protest petition signed by 113 property owners. Mr. Bills also read a letter from the Huntridge Development Corp. which gave the deed restrictions on this subdivision.

The Chairman declared the public hearing closed.

CITY PLANNING COMMISSION - MINUTES

Z-35-59  
(Contd)

Mr. Tiberti introduced RESOLUTION NO. 167, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF FOSTER H. KRUG, D.C., FOR RECLASSIFICATION OF PROPERTY FROM R-1 TO R-4, this property legally described as follows:

Lot 34, Block 10, Huntridge Subdivision Tract #2, and moved its adoption. The motion was seconded by Mr. Garth and it was passed unanimously.

(THIS RESOLUTION IS ON FILE AS RESOLUTION NO. 167, DOCUMENT NO. 170).

Z-36-59  
J. T. Belcher

The application of Jack T. Belcher for the reclassification of property generally located on the East side of Cashman Drive between Oakey Blvd. and Ashby Avenue, from R-1 to R-E was introduced. Mr. Bills gave the staff report recommending approval.

The Chairman declared the public hearing open.

Mr. Millard Sloan, 2032 E. Charleston Blvd. was present to represent the applicant. Mr. William Peccole, 1348 Cashman Drive was also present in support of the application. There was no one present in opposition.

The Chairman declared the public hearing closed.

Mr. Tiberti introduced RESOLUTION NO. 168, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF JACK T. BELCHER FOR THE RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF CASHMAN DRIVE BETWEEN OAKEY BLVD. AND ASHBY AVE., FROM R-1 TO R-E; this property legally described as follows:

The Southeast 1/4 of the Northwest 1/4 of Section 5, T21S, R61E,

and moved its adoption. This motion was seconded by Mr. Garth and it was passed unanimously.

(THIS RESOLUTION ON FILE AS RESOLUTION NO. 168 DOCUMENT NO. 171).

CITY PLANNING COMMISSION - MINUTES

Z-37-59  
Rev. Douglas  
W. Smith  
et al

The application of the Reverend Douglas W. Smith, et al for reclassification of property generally located between Owens and Gold, "N" and "J" Streets, from R-E to R-1 was introduced.

Mr. Bills gave the staff report recommending denial.

The Chairman declared the public hearing open.

The Reverend Smith was present in support of the application.


No one was present in opposition.

The Chairman declared the public hearing closed.

After review of the application, the Commission advised the applicant to meet with the Director of Planning to discuss the matter of offsite improvements. The Commission indicated that if satisfactory arrangements could be made they would look upon the application with favor.

Mr. Sharp moved that the application be held in abeyance. The motion was seconded by Mr. Crawford and it was passed unanimously.

Upon motion duly made and seconded the meeting was adjourned at 10:30 P.M.

  
FRANKLIN J. BILLS  
Secretary