

Planning & Development Department

Scanning Cover Sheet

Case No Z-0110-64

APN 139-31-410-001

Location E of Decatur btw Evergreen & Dover

Applicant Scott and Anderson

Subject

Reclassification of property legally
described as Lots 510 and 475, Block 21,
Hyse Park No. 3.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.		
2.	Enter in register.		
3.	Enter file number and fill in blanks "For Department Use Only" on application.		
4.	Make up folder with appropriate label. Attach application on right hand side.		
5.	Type 3 index cards - numerical, legal, applicant.		
6.	File above cards in proper metal file.		
7.	Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder.		
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.		
9.	Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only.		
10.	Place "Protest and Approval" sheet on right side of applicant's file.		
11.	Give folder to Mel, he will prepare property owner's list. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. d. Mail out notices.		
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO:

Z-110-64

MEETING DATE:

Jan 14, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

January 14, 1965

December 31, 1964

Notice is hereby given that on January 14, 1965, at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

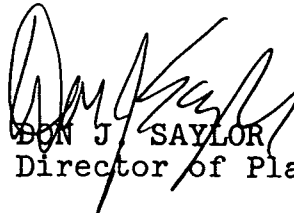
Z-110-64

SCOTT AND ANDERSON FOR RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS 510 AND
475, BLOCK 21, HYDE PARK NO. 3, AND GENERALLY
LOCATED ON THE EAST SIDE OF DECATUR BOULEVARD
BETWEEN EVERGREEN AVENUE AND DOVER PLACE,

FROM: R-1 (Single Family Residence)

TO: P-R (Professional Office)

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.


DON J. SAYLOR
Director of Planning

DJS:eb

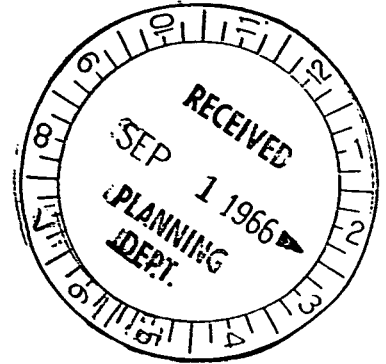
**BUCK &
HANSCOM APPRAISAL CO.**

• 1502 LAS VEGAS BLVD., SOUTH • LAS VEGAS, NEVADA 89104 • TELEPHONE 702-384-5285 •

Sept 1, 1966

8-21-60 None

*Mr Don Saylor
Building Dept
City of Las Vegas, Nev.*



Dear Sir,

In July, 1966, Mr Cliv Cripps and myself purchased the property at 4724 Dover Place. At that time the property was under an application for rezoning to P-R uses. The time limit was Aug 15th 1966. Unaware of this date for termination of the application, on or about Aug 5th we discussed with the city inspectors the changes to be made to bring the improvement up to code. We then, received bids on the work, purchased the permit, and are now in the actual process of bringing the building up to code.

On Aug 25th we were told that the permit had expired. Due to lease commitments we respectfully ask for an extension of the previous application, in order to finish

the work that is underway.

Thank you

Gene a Buck

**EXPIRED TIME
LIMITS:**

Foster stated that the following Resolution of recent items have expired and that, upon expiration of the time limit, the property automatically reverts back to the previous classification:

- (2) Z-107-64 - property generally located on the southeast corner of Eighth Street and Carson Avenue, from R-4 to C-2.
- (3) Z-110-64 - property generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R.
- (4) Z-111-64 - property generally located on the east side of Decatur Boulevard between Dover Place and Cory Place, from R-1 to P-R.
- (5) Z-94-64 - property generally located on the northwest corner of Jean Avenue and Decatur Boulevard, from R-E to C-2.
- (6) Z-98-64 - property generally located on the northwest corner of Desert Lane and West Charleston Boulevard, from R-1 to C-1.
- (7) Z-144-63 - property generally located on the southwest corner of 25th Street and Searles Avenue, from R-1 to C-2.

DISCUSSION:

Chairman Cahlan stated that this was probably the last time Mr. Longley, Sr. would be at a Planning Commission meeting, that he has served eight years on the Planning Commission and four years before that on another Board. He expressed his pleasure in serving with him and stated further that Mr. Longley, Sr. has been a sincere member of the Board. Mr. Matteucci made a motion that a memorial Resolution be adopted and passed for Mr. Longley. Mr. Johnston seconded the motion and it was unanimously approved.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting of the City Planning Commission was adjourned at 8:22 P.M.


HAROLD P. FOSTER
Acting Secretary

HPF:da

Mayor Gragson asked if there was anyone present who wished to comment on the above application, to which there was no response.

In accordance with the recommendation of the Planning Commission, Commissioner Levy moved that the application of Doug Brand (Z-109-64) for reclassification of property generally located on the northwest corner of Upland Blvd. and Alpine Place, from R-1 to P-R, be DENIED.

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

ZONE CHANGES -
Z-110-64 and
Z-111-64

Adopted Resolutions
of Intent

ZONE CHANGE - Z-110-64 - APPLICATION OF SCOTT AND
HENDERSON for reclassification of property legally described as

Lots 510 and 475, Block 21, Hyde Park No. 3,

generally located on the east side of Decatur Blvd. between
Evergreen Avenue and Dover Place,

From: R-1
To: P-R.

ZONE CHANGE - Z-111-64 - APPLICATION OF WATTS AND SMITH
for reclassification of property legally described as

Lots 474 and 450, Block 20, Hyde Park No. 3,

generally located on the east side of Decatur Blvd. between Dover
Place and Cory Place,

From: R-1
To: P-R.

Director of Planning, Donald J. Saylor: I will make my remarks apropos to both Z-110-64 and Z-111-64 because they involve very similar property, same neighborhood, etc., and the Planning Commission action is the same on both. These applications are for change in zoning from R-1 to P-R for the lots fronting on the east side of Decatur Blvd. from Cory to Evergreen. At a previous action taken a month or so ago concerning a change of zoning to commercial on the west side of Decatur, it was indicated at that time that some consideration should be given to P-R zoning for these lots fronting on Decatur in the Hyde Park Subdivision. We have discussed this with some of the people and we do have these four lots involved on the applications tonight; however, the Planning Commission in taking their action recognized that more than likely the same consideration would be given to other applications for lots fronting on Decatur as they are submitted. The Planning Commission further stipulated that it was their thinking that although the lots abutting Decatur should go P-R, that this would not necessarily be true of the lots in the interior of Hyde Park. The reason they made this statement is the fact that there were some people at the meeting who owned interior lots who spoke in favor of the P-R zoning, which indicated somewhat to the Planning Commission that they may feel that if these lots on Decatur go P-R, that the interior lots would, also. We also had a petition of some other property owners on Decatur in favor of it

and two protests at the meeting and a petition of 14 property owners in protest.

Mayor Gragson asked if there was anyone present who wished to comment on these applications, to which there was no response.

Commissioner Fountain moved that Resolutions of Intent be ADOPTED to rezone the above described property on applications Z-110-64 and Z-111-64 from R-1 to P-R, subject to the following conditions:

1. Being in accord with the plot plan amended as follows -
 - (A) That the offstreet parking facilities be redesigned in accord with the Ordinance, with no backout egress permitted.
2. That this Resolution of Intent be restricted to a six months time limit.
3. Conformance to the requirements of the Building and Fire Departments.

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

ZONE CHANGE -
Z-112-64

Abeyance

ZONE CHANGE - Z-112-64 - APPLICATION OF JACK C. CHERRY for reclassification of property generally located on the north side of Alta Drive between Shadow Lane and Deauville Street,

From: R-1
To: P-R.

In accordance with the request of the applicant, Commissioner Levy moved that the above application (Z-112-64) be held in ABEYANCE to the meeting of February 3, 1965.

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

TENTATIVE MAP -
CHARLESTON-
RAINBOW (Revised)

Approved subject
to conditions
listed

TENTATIVE MAP - CHARLESTON-RAINBOW (REVISED) submitted by Land Development Industries, comprising approximately 40 acres generally located on the north side of West Charleston Blvd. approximately 1300 feet west of Rainbow Blvd.

In accordance with the recommendation of the Planning Commission, Commissioner Whipple moved that the Tentative Map of Charleston-Rainbow (Revised) be APPROVED subject to the following conditions:

1. That the drainage facilities shall be in accord with the requirements of the Department of Public Works.
2. That utility easements be defined and dedicated unless an agreement is filed that the utility companies do not require the easements.
3. That the extension of Biljac Street to Charleston Blvd. as a temporary access be bonded as a part of the improvements

8. Z-110-64

Approved

9. Z-111-64

Approved

Application of SCOTT AND ANDERSON for reclassification of property legally described as Lots 510 and 475, Block 21, Hyde Park No. 3, and generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R.

Application of WATTS AND SMITH for reclassification of property legally described as Lots 474 and 450, Block 20, Hyde Park No. 3, and generally located on the east side of Decatur Boulevard between Dover Place and Cory Place, from R-1 to P-R.

Mr. Saylor pointed out the general location stating that Staff's remarks would be appropos to both Z-110-64 and Z-111-64. Mr. Saylor pointed out the land use in close proximity stating that during the discussion relative to the zoning on the west side of Decatur Boulevard in this general area, the point was brought out that some consideration should be shown to these residential lots abutting Decatur on the east side.

Referring to the plot plans Mr. Saylor pointed out that in trying to provide the maximum amount of offstreet parking facilities, the design proposes backout egress onto Decatur which should by no means be permitted onto this major street. The parking should be redesigned. The plot plans show a six foot block wall along the east property line abutting the interior residential area. Again, basically due to the overlaid market of non-developed P-R properties, Staff recommended denial. The record indicated a petition of approval with 3 property owners listed and one letter of approval and one letter of protest.

The Chairman declared the public hearing open.

Mr. Bill Rodd appeared to protest and presented a petition of protest with 22 names listed.

Mr. Scott appeared in his own behalf. He filed a petition of approval with 26 names listed. He further described the unsuitability of this property for continued residential use. He stated that he had 2 people interested in the property for professional office use, but no definite plans. At this time Chairman Cahlan brought out the fact that many of the properties approved to P-R, but which have not been converted from residential use, are still being resided in by the applicants who also claimed their properties were to undesirable to live in.

However, Mr. Johnston felt that these particular property owners should not be penalized if they have the opportunity to transition their property. He further stated that this general area on the east side of Decatur was discussed at the time the policy was adopted for the west side of the street.

Mr. Gilday stated that he agreed with Mr. Johnston adding that if approved by means of a Resolution of Intent, no change would occur from the R-1 unless a user was available.

Mr. Saylor added one comment at this time stating that while discussing this application with the applicants, it was brought out that they only wanted their investment out of the properties so that they could move their residence to a more suitable location. It appeared their intent was not to try to make a large profit but only to exchange their location. Further, Mr. Saylor stated that the properties classified to P-R on Charleston had a very high profit factor. If these particular property owners' premise is accurate, this may be a workable plan.

Mr. Fountain stated that he felt that all of the lots fronting Decatur on the east side from Charleston to Alta are unsuitable for continued residential use and

should be considered favorably for a non-residential use. Mr. Scott appeared in his own behalf and stated his wish was not a matter of a profit but only to be able to relocate his home.

Mrs. Watts appeared in her own behalf. She stated her home had been listed for sale for the past four months and the only interested people had been professional people.

Mr. Anderson appeared to approved stating he owned property in this area.

Mr. Earl Preston appeared to approve.

The Chairman declared the public hearing closed.

During the discussion, Mr. Johnston stated that he favored P-R classification for the lots fronting only on the east side of Decatur however, felt that this should not encroach into the interior of this residential area.

Mr. Johnston then moved that the application of SCOTT AND ANDERSON for reclassification of property generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R and the application of WATTS AND SMITH for reclassification of property generally located on the east side of Decatur Boulevard between Dover Place and Cory Place, from R-1 to P-R be approved by means of a Resolution of Intent subject to the following conditions:

- (1) Being in accord with the Plot plan amended as follows:
 - (a) That the offstreet parking facilities be redesigned in accord with the Ordinance with no backout egress permitted.
- (2) Conformance to the requirements of the Fire and Building Departments for this type occupancy.
- (3) That this Resolution of Intent be restricted to a six (6) months time limit.

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

POLICY DETERMINATION
East side of Decatur
between Charleston and
Alta

Discussion followed relative to a policy relative to this general area on the east side of Decatur Boulevard between Charleston Boulevard and Alta Drive.

Vice-Chairman Tiberti moved that a policy be adopted to consider favorably professional office use of the general area fronting the east side of Decatur between Charleston Boulevard and Alta Drive, however, that no interior lots be considered for any change in classification. Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

28. Z-100-64

Plot Plan Review

Chairman Cahlan stated that he had been requested to asked the Commission if they would consider this item next on the agenda due to the fact the applicant has another appointment to meet.

Mr. Saylor presented the plot plan stating this is within the area approved to C-2 zoning bounded by Las Vegas Boulevard, Charleston Boulevard, Main Street and Bonanza Road subject to review of the proposed use and plot plan by this Commission to more or less be a controlling factor to the development of this area as an extension of the downtown area. Referring to the plot plan of this specific request, Mr. Saylor stated the front portion of the parcel is open area with no landscaping. There are multiple units existing at the rear. The applicant proposes to utilize the front portion for a parking lot and continuing the apartment house use. In view of the fact this is proposed as a temporary use, and

But
1/25/65

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of City Commissioners held on the 20th day of January, 1965, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

FROM R-1 to P-R (Z-110-64)

Lots 510 and 475, Block 21, Hyde Park No. 3.

Subject to:

- (1) Being in accord with the plot plan as amended, to wit: That the offstreet parking facilities be redesigned in accord with the ordinance with no backout egress permitted; and
- (2) That this Resolution of Intent be restricted to a six (6) months time limit.

PASSED, ADOPTED AND APPROVED this 20th day of January, 1965.

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

To: City Attorney
RE: Request for Resolution of Intent Preparation

Page 2 --

Z-105-64 FROM R-4 to C-2
Lots 9, 10, 11 and 12, Block 1, Buck's Subdivision.

Subject to:

1. Being in accord with the plot plan. and specifically.

rm

of

January 25, 1965

City Attorney

Planning Department

Request for Resolution of Intent
Preparation

City Atty. Gen. Corres.
Z-9-64 Z-107-64
Z-104-64 and Z-110-64
Z-105-64 Z-111-64
Z-106-64 C.P. Res. of Intent
Carl Cross

Will you please prepare a Resolution of Intent for the following
properties:

Z-9-64 FROM R-1 & R-2 to C-1
The South 366.00 feet of the Southeast Quarter (SE-1/4) of
the Southwest Quarter (SW-1/4) of the Southeast Quarter
(SE-1/4) of Section 2, Township 21 South, Range 61 East,
M.D.B.&M.

Subject to:

1. That this Resolution of Intent be restricted to a
six (6) months time limit.
2. Submittal of plot plans to the Planning Commission
for approval.

Z-104-64 FROM R-1 to C-1
The Southeast Quarter (SE-1/4) of the Southeast Quarter
(SE-1/4) of the Southwest Quarter (SW-1/4) of the
Southwest Quarter (SW-1/4) of Section 36, Township 20
South, Range 60 East, M.D.B.&M., excepting therefrom
the South 190.00 feet of the East 180.00 feet.

Subject to:

1. Being in accord with the plot plan amended to include
a six (6) foot block wall along the north property
line abutting Alpine Place.
2. That no access be allowed from Alpine Place.
3. That no service be permitted from Alpine Place
relative to the proposed development, particularly
the restriction of signs.
4. The dedication of the proper rights-of-way as
required by the Department of Public Works.
5. Signing an offsite improvement agreement and
posting a bond for the installation of offsite
improvements as required by the Department of
Public Works.
6. Conformance to the requirements of the Building
Department for this type occupancy.
7. That this Resolution of Intent be restricted to
a six (6) months time limit.

(continued - Page 2)

To: City Attorney
RE: Request for Resolution of Intent Preparation

Z-111-64 FROM R-1 to P-R
 Lots 474 and 450, Block 20, Hyde Park #3.

Subject to:

1. Being in accord with the plot plan amended as follows:
 - a. That the offstreet parking facilities be redesigned in accord with the Ordinance with no backout egress permitted..
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Conformance to the requirements of the Building and Fire Departments.

ROBERT C. CLEMMER
Planner

RCC:mb

City of **LAS VEGAS**

N E V A D A

January
Twenty-first
1965

Mr. and Mrs. Gordon S. Scott
4724 Dover Place
Las Vegas, Nevada
and

Mr. and Mrs. Charles Anderson
4721 Evergreen Place

Re: Zone Change Z-110-64

Dear Mr. and Mrs. Scott & Mr. and Mrs. Anderson

At the regular meeting of the Board of City Commissioners held January 20, 1965, consideration was given to your application for reclassification of property generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R.

It was the decision of the Commission to adopt a Resolution of Intent to rezone this property, subject to the following conditions:

1. Being in accord with the plot plan, amended as follows:
 - (a) That the offstreet parking facilities be re-designed in accord with the Ordinance, with no backout egress permitted.
2. That this Resolution of Intent be restricted to a six (6) months time limit.
3. Conformance to requirements of Building and Fire Depts.

Yours very truly,

Edwina M. Cole
City Clerk

✓ cc - Planning Department



Planning Department
400 Stewart Avenue
January 15, 1965

Mr. and Mrs. Gordon S. Scott
and Mr. and Mrs. Charles Anderson
4724 Dover Place
Las Vegas, Nevada

Dear Sirs and Madames:

At the regular meeting of the City Planning Commission held January 14, 1965, consideration was given to your request for reclassification of property generally located on the east side of Decatur Boulevard between Evergreen Avenue and Dover Place, from R-1 to P-R.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a Resolution of Intent subject to the following conditions:

- (1) Being in accord with the plot plan amended as follows:
 - (a) That the offstreet parking facilities be redesigned in accord with the Ordinance with no backout egress permitted.
- (2) Conformance to the requirements of the Building Department for this type occupancy.
- (3) That this Resolution of Intent be restricted to a six (6) months time limit.

This item will be heard by the Board of City Commissioners at 6:00 PM, January 20, 1965, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-110-64

WE, THE UNDERSIGNED HOME OWNERS AND RESIDENTS OF THE HYDE
PARK AREA WISH TO, BY SIGNING THIS PETITION, MAKE KNOWN OUR
OBJECTION TO THE RE-ZONING OF THE EAST SIDE OF DECATUR BOULEVARD.

14
property
owners

1. William W Rom
Aida Rom
4711 EVERGREEN PL.
2. William Westerman
Marie Westerman
4712 Dover Pl.
3. Ronald E. Hunt
4711 Dover Place
Las Vegas Nev.
Billie Hunt
4. Mary E Lindahl
Mina Mary Penickton
4705 Evergreen Place
5. Carl Ewald
4700 Evergreen Pl
Loretta Ewald
4701 Evergreen Pl.
6. A J Thompson
Pauline V. Thompson
4712 Evergreen pl.
7. Mike Udayta Jr.
Celestina Udayta
4706 EVERGREEN PL.
8. Mal L. Sage
4718 Corey Place L.V
June Sage
4718 Cory Pl.
10. Patricia Carter
4624 Dover Pl.
11. Alex Corty
4624 Dover Pl
12. Rodger L. Slack
4625 EVERGREEN PL

WE, THE UNDERSIGNED HOME OWNERS AND RESIDENTS OF THE HYDE
PARK AREA WISH TO, BY SIGNING THIS PETITION, MAKE KNOWN OUR
OBJECTION TO THE RE-ZONING OF THE EAST SIDE OF DECATUR BOULEVARD.

Elmer Mueller
1012 E. Cass

Elizabeth Mueller
1012 E. Cass

Chester Fields
4606 Fulton Pl.

Joann Fields
4606 Fulton Place

26
names
listed

We the undersigned residents in the Decatur area do hereby approve
of commercial zoning for Professional use and request positive consideration.

NAME	ADDRESS	PROPERTY OWNER - TENANT
Morris McGee	923 Decatur Blvd	Property owner
Rahnd C. West	927 S Decatur Blvd	Property owner
Clark E. Hulm	931 S Decatur Blvd	Property owner
ms Bob MacGurk	4720 Baxter Place	owner
Kamona Lawson	4613. Cong Pl.	prop. owner
John M. Birch	4607 Cong Pl	owner
Pauline Jones	4531 Cong Pl.	owner
Ellen S. Parker	4625 Evergreen Pl	owner
George J. Hanry	4617 Evergreen Pl.	owner
Mrs. Jim Hodges, Jr.	917 S Decatur Blvd	owner
Mrs. Eva Henderson	1019 Decatur	owner
Mrs. E. J. Nardine	4717 Dover Pl.	owner
Joe Cafferty	612 Harden Place	owner
Wm. M. Benesch	4721 Baxter Pl.	owner
Mrs. Joseph J. Salgo	935 So. Decatur	owner
Mrs. Alfred B. Hughes	4705 Dover Pl.	prop. owner
John Richardson	4625 Fulton Pl.	owner
John & A. Thompson	625 Decatur	owner

We the undersigned residents in the Decatur area do hereby approve
of commercial zoning for Professional use and request positive consideration.

NAME

ADDRESS

PROPERTY OWNER - TENANT

Ethel M. McCoy

4525 Kay Pl.

Owner -

Howard L. Lillian

601 S. Decatur

Owner

Harley C. Hawthorn

525 - Decatur

Owner.

John Sawyer

4724 Hayes Pl.

Owner

Russell

4600 Fulton Place.

Owner

Walton M. Muehle

4725 Roma Place

Owner

Dorothy D. Anderson -

425 Decatur

Owner

Eugene W. Conner

4718 Doves pl.

Owner

OK
2110
111

January 2, 1965

Re: reclassification of property legally described
as lots 474 and 450, block 20, Hyde Park #3.

We, property owners in the vicinity of the above
described area favor the proposed reclassification of
the property on the east side of Decatur Boulevard.

Richard C. Priest

927 S Decatur Blvd

Mrs. Richard C. Priest

921 S Decatur Blvd.

Clark G. Huber

931 S Decatur Blvd.

Mrs. Albina D. Huber

931 S Decatur Blvd.

Marianne R. McGe

923 DECATUR BLVD

Morris McGe

923 DECATUR BLVD.

3 property owners
e



INTER-OFFICE MEM

DEPARTMENT OF BUILDING & SAFETY

DATE: 4 January 1965

TO: H. T. Elder, Acting Director

FROM: *Herb Bailey*
Herb Bailey, Building Inspector

SUBJECT: Inspection of single family dwelling at 4721 Evergreen Place for
Zoning change from R-1 to P-R, File #Z-110-64

This building is constructed of 8" concrete block exterior walls, 6" concrete block interior partitions, wood frame ceiling and roof. Ceiling has $\frac{1}{2}$ " sheetrock, roof is 4:12 pitch, composition shingle covering with 8" overhang, unprotected. Concrete slab floor.

East side of building is approximately 5' from property line with 3 windows and 1 door, unprotected. Has an attached carport of wood frame, unprotected.

In order for this building to meet code requirements for commercial use it must be made 1 hour fire resistive throughout. To do this the interior ceiling must be replaced with 5/8" sheetrock, minimum or increased to be equal. The roof overhang to be removed or protected (stucco). The attached carport to be removed or stucco the ceiling. The windows and door on the East side of the building to be protected. Wire glass in the windows, the door to be 1 hour rated with a self-closer.

CC: ~~Mr. Charles R. Anderson, attach to application~~

INTER-OFFICE COMMUNICATION

DATE December 22, 1964

TO: Building Department

FROM: Planning Department

SUBJECT: File No. Z-110-64
City Planning Commission Meeting January 14, 1965

Application submitted by: Gordon Ll Scott and Charles R. Anderson

Reclassification: From R-1 To P-R

Property located at:

Generally located on the east side of Decatur between Evergreen and
Dover Place

Your remarks regarding this application prior to January 3, 1965 will
be greatly appreciated.

Plot Plan attached: YES
 NO
 XXXXXX

☐ This item held in abeyance pending submittal of plot plan which is attached.

Scheduled for reconsideration _____


DON J. SAYLOR
Director of Planning

DJS:eb

Protest

*Scott & Anderson
Watts & Smith*

*2-110-64
2-111-64*

R-1 to P-R

4718 Cory Place
Las Vegas, Nevada
January 2, 1965

Dear Mr. Saylor;

We received in to-day's mail notice of a hearing on January 14, 1965 regarding reclassification of property generally located on the East side of Decatur Boulevard between Evergreen Avenue and Dover Place, (Scott and Anderson) and the East side of Decatur Boulevard between Dover Place and Cory Place (Watts and Smith). Our property is next to Smith's on Cory, the second house from the corner of Decatur.

We are opposed to reclassification from R-1 to P-R of all of this property on the grounds that the request is premature at this time. Property located directly across the road on the west side of Decatur is still undeveloped desert land and it was reclassified about two years ago to Commercial. Three of these lots on the East side of Decatur are for sale. We have no objection to anyone receiving as much money as they can from the sale of their home, however in the interest of the neighborhood as a whole, it seems of far greater importance to develop the desert land already reclassified these many months and await the future growth of a larger section of Decatur Boulevard before reclassifying this particular eastern side of the road to accommodate a few people.

Sincerely yours,

*Mar Sage
John Sage*



December 22, 1964

Z-110-64

January 14, 1965

Gordon Ll Scott and Charles R. Anderson

R-1

P-R

Generally located on the east side of Decatur between Evergreen and
Dover Place

January 3, 1965

XXXXXXXXXX

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-1 Use District to a P-R 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 \$ 55.00.

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

Lots 510 + 475, Block 21, Hyde Park #3

GEN. LOCATED ON S.E. CORNER east side
OF DECATUR ^{bwp.} EVERGREEN AVE & Dover Pl.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

I, Scott & Anderson
being duly sworn, depose and say that I am (we are) the owner(s) 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), (our) knowledge and belief.

Signed: (In Ink)	Mailing Address:	Phone No.:
<u>Charles R. Anderson</u>	<u>4724 Dover Pl.</u>	<u>870-1573</u>
<u>Marjot A. Anderson</u>	<u>4721 Evergreen Pl.</u>	<u>---</u>
Subscribed and sworn to before me this	<u>21</u>	day of <u>December</u> , 196 <u>4</u>

Loren M. Jimmerson My Commission Expires December 11, 1966
Notary Public in and for said County and State 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 \$ 55.00

Received by: PP

Receipt No. : 99541

Date: 12/21/64

Case No. : Z-100-64
Jan 14, 1964

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 the 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.