

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0122-62

APN 162-03-111-012

Location W of 4th St btw Charleston & 4th Pl

Applicant Grace Read & Guy Mathis

Subject

Reclassification of property legally
described as the North 153' of Lot 17,
Beckley Subdivision.



CHECK LIST -- FOR PROCESSING APPLICATIONS

TO BE DONE		CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	Mfe
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.	✓	RM
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: *I-122-62*

MEETING DATE: *Dec. 13, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 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:

Z-122-62

GRACE READ AND GUY MATHIS FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTH 153 FEET OF LOT 17, BECKLEY SUBDIVISION AND GENERALLY LOCATED ON THE WEST SIDE OF SOUTH 4th STREET BETWEEN CHARLESTON BOULEVARD AND FOURTH PLACE,

FROM: R-4 (Apartment Residence)

TO: C-1 (Limited 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.

DON J. SAYLOR
Director of Planning

DJS:mfr

west side of South 4th Street, from R-4 to C-1 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously.

11. Z-123-62

Denied

Application of LANGSON CONSTRUCTION COMPANY, INC. for the reclassification of property legally described as that portion of the southwest quarter of Section 18, T20S, R61E, MDB&M, lying west of Highway 95 (Tonopah Hwy) and generally located on the west side of Highway 95 between Decatur Boulevard and Smoke Ranch Road, from C-2 and R-E to R-T and R-4.

Mr. Saylor gave the staff report. He stated that on a previous application for trailer residence zoning on property located in an area devoted to or proposed for, low density resident development was denied by the Commission. At this time the Commission acknowledged a need for a trailer residence zoning in the Tonopah Highway area and in general decided it should be close to the commercial zoning. He advised the Commission that this proposed location fit that criteria and further would be buffed by a proposed apartment house development along the major streets. He then stated that he recommended approval of the trailer residence zoning and also recommended approval of the apartment house zoning but for medium density rather than heavy density.

The Chairman declared the public hearing open.

Mr. Bills, representing First Western Savings and Loan Assn. appeared in protest. He stated that they protested the trailer residence zoning and even more strongly protested the proposed apartments along Smoke Ranch Road and Decatur Boulevard on the basis that First Western Savings and Loan Assn. proposed a high priced development south of Smoke Ranch Road. He said that the need for a drive-way for each apartment building would be detrimental to the development of the property he represented. He then displayed a map of the development plan which proposed extensive apartment houses and commercial development with many of the apartments located immediately across the street from the apartments proposed by the applicant.

Hilda Covey appeared in protest, representing 32 other property owners in this area.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LANGSON CONSTRUCTION COMPANY, INC. for the reclassification of property generally located on the west

angle west 360 feet; thence at a right angle north 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said section line; thence south along said section line 139.75 feet to the point of beginning, and generally located on the west side of Las Vegas Boulevard, North between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4.

Mr. Saylor gave the staff report. He gave no recommendation. The Chairman declared the public hearing open.

Mr. Thomas Washington appeared to protest, desiring a knowledge of the intentional plot plans.

Mr. Leavitt appeared in behalf of Vegas Valley Corporation. and suggested that the Commercial zone be C-1 instead of C-2.

Mr. Bill Williams appeared to ask the type of development intended for the commercial zoning.

Mr. Leavitt stated the pending plan was a restaurant type of development.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of VEGAS VALLEY CORPORATION for the reclassification of property generally located on the west side of Las Vegas Boulevard, North, between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4 read from R-1 to C-1 and R-4, and be approved. Mr. Longley, Sr. seconded the motion and the vote was carried unanimously by the Commission.

10. Z-122-62
Denied

Application of GRACE READ and GUY MATHIS for the reclassification of property legally described as the north 153 feet of Lot 17, Beckley Subdivision and generally located on the west side of South 4th Street between Charleston Boulevard and 4th Place from R-4 to C-1.

Mr. Saylor gave the staff report. This area is in a transition period and in all probability will all be zoned commercial at a later date. Staff has no recommendation.

The Chairman declared the public hearing open.

Mr. Thomas Bellis appeared to protest this reclassification.

Mr. Ted Groves appeared to protest.

Mr. L. M. Mecham appeared to protest.

Mr. Madsen appeared to protest

Mr. Frehner appeared to protest.

Mr. Littleke appeared to protest.

Mrs. Read appeared in her own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application for reclassification of property generally located on the

December
Twenty-Eighth
1962

Miss Grace Read and
Mr. Guy Mathis
191 North Third Street
Las Vegas, Nevada

Re: Zone Change - Z-122-62

Dear Miss Read and Mr. Mathis:

At the regular meeting of the Board of City Commissioners held December 26, 1962, consideration was given your application for reclassification of property generally located on the west side of South Fourth Street, between Charleston Boulevard and Fourth Place, from R-4 to C-1.

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

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning

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

ZONE CHANGE
Z-121-62

Adopted Resolution of Intent to Rezone to C-1 and R-4 as recommended by Planning Commission.

ZONE CHANGE (Z-121-62) - APPLICATION OF VEGAS VALLEY CORPORATION for reclassification of property generally located on the west side of Las Vegas Boulevard North, between Adams Avenue and Foremaster Lane, from R-1 to C-2 and R-4, legally described as follows:

That portion of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 27, Township 20 South, Range 61 East, MDB&M described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE-1/4) of said Section 27; thence north along the section line 615.5 feet to the point of beginning; thence at a right angle west 360 feet; thence at a right angle north 139.75 feet to a point; thence at a right angle easterly a distance of 360 feet to the said Section line; thence south along said section line 139.75 feet to the point of beginning.

The Director of Planning stated that the Planning Commission recommended approval of the zone change from R-1 to R-4 and C-1, rather than C-2.

Commissioner Mirabelli moved that a Resolution of Intent to Rezone property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from R-1 to R-4 and C-1 be ADOPTED.

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

ZONE CHANGE
Z-122-62

Denied

ZONE CHANGE (Z-122-62) - APPLICATION OF GRACE READ AND GUY MATHIS for reclassification of property generally located on the west side of South 4th Street, between Charleston Boulevard and 4th Place, from R-4 to C-1, legally described as:

The north 153 feet of Lot 17, Beckley Subdivision.

The Director of Planning stated that there were several protestants at the Planning Commission Meeting, and the Planning Commission recommended denial of this application.

Mayor Gragson asked if anyone wanted to be heard on this matter, to which there was no response.

Commissioner Levy moved that the application of Grace Read and Guy Mathis (Z-122-62) for reclassification of property generally located on the west side of South 4th Street, between Charleston Boulevard and 4th Place from R-4 to C-1 be DENIED.

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

TO: City Clerk

DATE: December 14, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 122-62

Application of GRACE READ and GUY MATHIS, 131 North Third St., Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

the North 153 feet of Lot 17, Beckley Subdivision

Generally located: **on the west side of South 4th Street between Charleston
Boulevard and 4th Place,**

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: Petition with 6 names
plus 1

PLANNING DEPARTMENT

BY: _____

CC: City Attorney

mb

Planning Department
400 Stewart Street

December 14, 1962

Mrs. Grace Read &
Mr. Guy Mathis
131 North 3rd Street
Las Vegas, Nevada

Dear Mrs. Read & Mr. Mathis:

At the regular meeting of the City Planning Commission held on December 13, 1962, consideration was given to your request for the reclassification of property generally located on the west side of South Fourth Street between Charleston Boulevard and Fourth Place, from R-4 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.

This item will be heard by the Board of City Commissioners on December 26, 1962 at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-122-62

Las Vegas, Nevada
December, 13, 1962

Mr. Don J. Saylor
Director of Planning
Las, Vegas, Nevada.

Dear Mr. Saylor:

Z-122-62 Regarding the proposed Reclassification of the North 153 feet of Lot 17, Beckeley Subdivision on the West side of South 4th Street, from R4 to C1 (Limited Commercial).

We, the following home add/or apartment owners with property joining or adjacent to the location in Question, submit our objections to the proposed reclassification:

Property Owner	Address
1 Mark Frohner	1205 So. 3rd St Las Vegas
2 Bert Miller	1201 So. 4th Las Vegas
3 J. M. DeCham	1133 So. 3rd " "
4 Clyde Keele	1209 So 4th Las Vegas
5 F. C. Bakken	1215 - So. 4th Las Vegas
6 Logan E. Phillippe	1217 - So. 4th Las Vegas
7 Harold R. Foutz	-421 So 6th " "

Protest



PROPERTY OWNERS

PROTESTS

APPROVALS

Mr Merle Trehner
1205 So 3rd St
H J.

+ petition
with 6 names

File No. 9-122-62

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-4 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:

NORTH 153 feet of Lot 17 BECKLEY SUBDIVISON

Property located on the west side of South 4th St.
between Charleston Blvd and Fourth Place

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, MATHIS & READ A partnership

Guy Mathis

Grace Read

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.:

Grace Read

131 north 3rd st. Las Vegas Nevada DM45935

Guy Mathis

131 North 3rd st. Las Vegas Nevada DM45935

Subscribed and sworn to before me this 25th day of Oct, 1962

Robert Tassin

My Commission Expires January 8, 1967

Notary Public in and for said County and State

My Commission expires

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: 10/25, 19 62

Fee: \$ 50.00

Receipt No.: 50507

Case No.: Z-122-62

By: [Signature]
Director of Planning

11/14/62