

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0128-62

APN 162-03-311-017

Location NWC of Weldon & St. Louis

Applicant Daniel H. & Leta Zimmerman

Subject

Reclassification of property legally
described as Lot 17, Block 1, El Centro
Addition Tract No. 1.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	RM
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.	✓	RM
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.	✓	RM
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.	✓	RM

Notify

Frank Chuechi

5216 Dae
Las Vegas

Chairman of
Protestant
Committee

878-0984

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 applications of:

- Z-128-62 DANIEL H. AND LETA ZIMMERMAN for the reclassification of property legally described as Lot 17, Block 1, El Centro Addition Tract No. 1, ~~MB&M~~ and generally located on the northwest corner of Weldon Place and St. Louis Avenue,
From: R-4 (Apartment Residence)
To: R-5 (Downtown Apartment Residence)
- Z-129-62 MABEL E. LEE for the reclassification of property legally described as Lots 15 and 16, Block 1, El Centro Addition Tract No. 1, ~~MB&M~~ and generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive,
From: R-3 (Limited Multiple Residence)
To: R-5 (Downtown Apartment Residence)
- Z-130-62 JOHN M. HAYES for the reclassification of property legally described as Lot 14, Block 1, El Centro Addition Tract No. 1, MDB&M, and generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive,
From: R-3 (Limited Multiple Residence)
To: R-5 (Downtown Apartment Residence)

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

Mr. Saylor: Yes, qualified by this area we are talking about; but there is continual construction going on a little further north that is quite significant. Most of it is west of Shadow and I believe that was considered by the Planning Commission in reaching their decision. If you zone this R-3, then there is no logical stopping place and it had already been decided that Desert Lane should be the stopping place.

It was the consensus of the Commission that the entire area should perhaps be restudied; whereupon Commissioner Fountain moved that the application of Dorothy M. Simpson (Z-127-62) for reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane from R-1 to R-3 be held in ABEYANCE and referred back to the Planning Commission for a joint meeting with the City Commission for a study of the over-all area.

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

ZONE CHANGE
Z-128-62

Denied

ZONE CHANGE (Z-128-62) - APPLICATION OF DANIEL H. AND LETA ZIMMERMAN for reclassification of property generally located on the northwest corner of Weldon Place and St. Louis Avenue from R-4 to R-5, legally described as follows:

Lot 17, Block 1, El Centro Addition Tract No. 1.

Director of Planning, Mr. Donald J. Saylor: This request for reclassification to R-5 is on a property directly across the street from a property we discussed earlier in this meeting. The applications of Mabel E. Lee and John M. Hayes are the properties to the north of Zimmerman's. Essentially, my comments will be apropos to all three locations.

(See Page 13)

ZONE CHANGE
Z-129-62

Referred back
to Planning
Commission

ZONE CHANGE (Z-129-62) - APPLICATION OF MABEL E. LEE for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive from R-3 to R-5, legally described as follows:

Lots 15 and 16, Block 1, El Centro Addition Tract No. 1.

(See Page 13)

ZONE CHANGE
Z-130-62

Referred back
to Planning
Commission

ZONE CHANGE (Z-130-62) - APPLICATION OF JOHN M. HAYES for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive from R-3 to R-5, legally described as follows:

Lot 14, Block 1, El Centro Addition Tract No. 1.

(see Page 13)

Director of Planning, Mr. Donald J. Saylor: Dr. Zimmerman's property is presently zoned R-4 and he obtained a use permit some time ago to have a doctor's office on part of it. He subsequently submitted another application for a use permit for a real estate office. Both of those have been approved, and the property is being used that way. A short time ago, he discussed with me the matter of additional professional offices there, and I suggested that he apply for another use permit, and that he try to determine how many he was going to need, so that he wouldn't have to keep making this request over and over again. He has now submitted an application for R-5.

Essentially, as far as he is concerned, the only difference between R-4 and R-5 for professional offices is that under R-5, he would not need a use permit. Therefore, his application could have been, and probably should have been handled by a Use Permit application, and this was suggested to him. Mabel Lee and John Hayes did not discuss their applications with me, and I did not know what they intended until the time of the Planning Commission meeting. In fact, at that meeting, it was brought out that they were not sure why they wanted the rezoning, although some comments were made that these properties might be used for professional offices. Here again, these could have been handled by a Use Permit. There were a considerable number of protests, and the Planning Commission recommended denial, on the basis that it appeared that what they proposed to do with these properties could be done by means of Use Permits.

Dr. Zimmerman stated that inasmuch as his property is bordered by C-1 on one side and R-5 on the other that the loan commitments on the property would be more advantageous if the R-5 zoning were granted. He further stated that his plans would not be infringing on R-1, but rather extending into the commercial.

Mrs. Mabel E. Lee stated that she felt these three properties in all fairness should be rezoned R-5, since a large parcel in Block 3 has already been zoned R-5 and a four-story building is contemplated for construction thereon. She further stated that she would probably construct some type of two-story medical-dental facility.

Mayor Gragson: If you had to have R-5 to do what you propose doing, I would be a lot more inclined to grant this request than where you can accomplish your desired purpose under R-4 and yet hold down the creeping that always becomes involved in any rezonings.

Mr. Saylor pointed out that the properties of Mabel Lee and John Hayes are presently zoned R-3 and indicated that perhaps the Commission would want to consider rezoning to R-4.

ZONE CHANGE
Z-128-62

(Continued from Page 12)

Denied

On the basis that Dr. Zimmerman can apply for a Use Permit under his present R-4 zoning for the purpose he intends, Commissioner Levy moved that the application of Daniel H. and Leta Zimmerman (Z-128-62) for reclassification of property generally located on the northwest corner of Weldon Place and St. Louis Avenue from R-4 to R-5 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.

ZONE CHANGE
Z-129-62
ZONE CHANGE
Z-130-62

(Continued from Page 12)

Commissioner Mirabelli moved that the following applications be held in ABEYANCE and referred back to the Planning Commission for possible amendment of applications to R-4, and that people in the area be renotified of any contemplated zone change:

Application of Mabel E. Lee (Z-129-62) for reclassification of property generally located on Weldon Place, between St. Louis Avenue and Santa Paula Drive, from R-3 to R-5.

Application of John M. Hayes (Z-130-62) for reclassification of property generally located on Weldon Place, between St. Louis and Santa Paula Drive, from R-3 to R-5.

December
Thirty-First
1962

Mr. and Mrs. Daniel H. Zimmerman
519 East St. Louis Avenue
Las Vegas, Nevada

Re: Zone Change - Z-128-62

Dear Mr. and Mrs. Zimmerman:

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 northwest corner of Weldon Place and St. Louis Avenue, from R-4 (Apartment Residence) to R-5 (Downtown Apartment Residence).

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

quarter of Section 33, T20S, R61E, MDB&M, save and except the west 150 feet thereof, and generally located on the northwest corner of Desert Lane and Pinto Lane, from R-1 to R-3.

Mr. Saylor gave the staff report and stated that the policy heretofore adopted by the Commission was that no multiple dwelling zoning would be permitted west of Desert Lane with the one exception of the Hansen property which abutted the County Yards, therefore staff recommends denial.

The Chairman declared the public hearing open.

Mr. Bill Simpson appeared in behalf of the applicant.

Mr. McKenna appeared stating his approval of this application.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of DOROTHY M. SIMPSON for the reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane, from R-1 to R-3 be denied.

Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

16. Z-128-62
Denied

Application of DANIEL H. and LETA ZIMMERMAN for the reclassification of property legally described as lot 17 Block 1, El Centro Addition Tract No. 1, and generally located on the northwest corner of Weldon Place and St Louis Avenue, from R-4 to R-5.

Mr. Saylor gave the staff report, stating again that he felt the R-5 zoning created by the adoption of the New Zoning Ordinance was specifically more or less for the downtown area. A petition with approximately 100 names was submitted in protest. Staff recommends denial.

The Chairman declared the public hearing open.

Nancy Zippmann appeared to protest this reclassification.

Joseph Gilpin appeared to protest.

Margie Duca appeared to protest.

Wm. Huerkamp appeared to protest.

Mrs. Mancini appeared to protest.

Mr. Huerkamp appeared to protest.

Mr. Zimmerman appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application be held in abeyance until such time more information could be gathered concerning the tentative plot plans.

The motion died due to the lack of a second.

Mr. Johnston moved that the application of DANIEL H. and LETA ZIMMERMAN for the reclassification of property generally located on the northwest corner of Weldon Place and St Louis Avenue, from R-4 to R-5 be denied.

The motion was seconded by Mr. Longley, Sr. and the vote was carried unanimously.

17. Z-129-62

Denied

Application of MABEL E. LEE for the reclassification of property legally described as lots 15 and 16, Block 1, El Centro Addition Tract No. 1 and generally located on Weldon Place between St Louis Avenue and Santa Paula Drive, from R-3 to R-5.

Mr. Saylor gave the staff report, stating the same data pertaining to Item No. 16, Z-128-62 applies to this application as well. Also the petition of names protesting application Z-128-62 applies to this application.

Staff therefore recommends denial.

The Chairman declared the public hearing open.

The protestants who appeared to protest Item No. 16 also protested this application. They are as follows:

Nancy Zippmann, Joseph Gilpin, Margie Duca, Wm. Heurkamp, Mrs. Mancini and Mr. Heurkamp.

The Chairman declared the public hearing closed.

After discussion Mr. Johnston moved that the application of MABEL E. LEE for the reclassification of property generally located on Weldon Place between St Louis Avenue and Santa Paula Drive, from R-3 to R-5 be denied.

Mr. Longley, Sr. seconded the motion and the vote was carried unanimously.

18. Z-130-62

Denied

Application of JOHN M. HAYES for the reclassification of property legally described as lot 14, Block 1, El Centro Addition Tract No. 1, and generally located on Weldon Place between St Louis Avenue and Santa Paula Drive, from R-3 to R-5.

Mr. Saylor stated, as in Item 16 and 17, the same applies. Also, the petition presented again applies to this application as well as to Z-128-62 and Z-129-62.

The Chairman declared the public hearing open.

The protestants who appeared to protest Item No. 16 and Item No. 17 also protested this application. They are as follows:

Nancy Zippman, Joseph Gilpin, Margie Duca, Wm. Heurkamp, Mrs. Mancini and Mr. Heurkamp.

Mr. Hayes appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of JOHN M. HAYES for the reclassification of property generally located on Weldon Place between St Louis Avenue and Santa Paula Drive, from R-3 to R-5 be denied.

Planning Department
400 Stewart Street

December 14, 1962

Daniel H. and Leta Zimmerman
519 E. St. Louis Avenue
Las Vegas, Nevada

Dear Mr. & Mrs. Zimmerman:

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 northwest corner of Weldon Place and St. Louis Avenue, from R-4 to R-5.

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-128-62

TO: City Clerk
FROM: Planning Department

DATE: December 14, 1962

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 128-62

Application of DANIEL H. and LETA ZIMMERMAN, 519 E. St. Louis Ave. Las Vegas,
(Name and Address) Nevada

for reclassification of property legally described as:

Lot 17, Block 1, El Centro Addition Tract No. 1

Generally located: on the Northwest corner of Weldon Place and
St. Louis Avenue

From: R-4 (Apartment Residence)

To: R-5 (Downtown Apartment Residence)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: Petition with 77 names

PLANNING DEPARTMENT

BY: _____

CC: City Attorney

mb

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. Z-128-62

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-4 Use District to a R-5 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 17, BLOCK 1, EL CENTRO #1

to the City of Las Vegas, as shown by map thereof on file in Book 3

of Plats, Page 6, in the Office of the County Recorder of Clark County,

Nevada.

*Remotely located in the Northwest corner
of Block 1, El Centro #1*

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Daniel H. Zimmerman and Leta Zimmerman

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.:

Daniel H. Zimmerman and Leta Zimmerman 519 E. St. Louis Ave Res. 6255

Subscribed and sworn to before me this 13 day of Nov, 1962

Harold L. Royce
Notary Public in and for said County and State

MY COMMISSION EXPIRES:

29 MAY 1966

My Commission expires

Clark - Nevada

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: 11/16, 1962

Fee: \$ 50.00

Receipt No.: 50519

Case No.: 3-126-62

By: [Signature]
Director of Planning

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

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Z-128-62 DANIEL H. AND LETA ZIMMERMAN for the reclassification of property legally described as Lot 17, Block 1, El Centro Addition Tract No. 1, ~~XXXXXX~~ and generally located on the northwest corner of Weldon Place and St. Louis Avenue,

From: R-4 (Apartment Residence)

To: R-5 (Downtown Apartment Residence)

Z-129-62 MABEL E. LEE for the reclassification of property legally described as Lots 15 and 16, Block 1, El Centro Addition Tract No. 1, ~~XXXXXX~~ and generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive,

From: R-3 (Limited Multiple Residence)

To: R-5 (Downtown Apartment Residence)

Z-130-62 JOHN M. HAYES for the reclassification of property legally described as Lot 14, Block 1, El Centro Addition Tract No. 1, ~~XXXXXX~~ and generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive,

From: R-3 (Limited Multiple Residence)

To: R-5 (Downtown Apartment Residence)

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