

Planning & Development Department
Scanning Cover Sheet

Case No Z-0129-62

APN 162-03-311-016

Location On Weldon btw St. Louis & Santa Paula

Applicant Mabel E. Lee

Subject

Reclassification of property legally
described as Lots 15 and 16, 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
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: Z-129-62

MEETING DATE: Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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

Mabel E. Lee
2625 E. Shields
Fresno 3, California

Dear Miss Lee:

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 Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 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-129-62

TO: City Clerk
FROM: Planning Department

DATE: December 14, 1962

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 129-62

Application of MABEL E. LEE, 2625 E. Shields, Fresno 3, California
(Name and Address)

for reclassification of property legally described as:

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

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)

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

Z-128-62
petition of protests

(amended
application)

Elva J Lowe
1814 Weldon Pl
LD

File No. Z-129-62

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-2 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 \$ 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 Fifteen (15) and Sixteen (16) in Block One (1) of El Centro

Addition Tract No. 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.

Property located on Wilder Place between St. Louis
and Santa Paula Aves.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Mabel E. Lee

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.:

✓ Mabel E. Lee

2625 E Shields, Fresno 3, Calif. BA. 2-7070

Subscribed and sworn to before me this 15th day of November, 19 62

Bernice Dixon

Notary Public in and for said County and State
Said County of Fresno, State of California

July 30, 1966

My Commission expires
BERNICE DIXON, Notary Public
My Commission Expires July 30, 1966

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, 19 62

Fee: \$ 55.00

Receipt No.: 50520

Case No.: 2-129-62

By: [Signature]
Director of Planning

for professional offices; that in order to remodel this building for additional space, all she would need would be a Variance under the existing R-1 zoning; and that even if the property were rezoned to R-4, she would still have to go before the Board of Zoning Adjustment for a Use Permit.

It was the consensus of the Commission that inasmuch as Mrs. Cornelius could accomplish her purpose by means of a Variance Permit, it would not be advisable to rezone the property.

Commissioner Mirabelli moved that the application of Grace D. McCall (Cornelius) (Z-120-62) be held in ABEYANCE.

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

ZONE CHANGE
Z-129-62

Approved

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-4, legally described as follows:

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

ZONE CHANGE
Z-130-62

Approved

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-4, legally described as follows:

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

The Director of Planning, Mr. Donald J. Saylor, stated that the applications of John M. Hayes and Mabel E. Lee could be considered simultaneously inasmuch as they are adjoining properties; that applications were originally submitted for rezoning to R-5 and that they have now requested R-4 reclassifications; that there were no protests from neighboring property owners; and that the Planning Commission recommended approval.

Commissioner Levy moved that the following applications be APPROVED:

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-4.

Application of John M. Hayes (Z-130-62) for reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4.

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

ORDINANCE NO. 934-27

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 DOES 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-E to R-4 (Z-125-62)

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B.&M., save and except the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20, Township 20, South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-144-62)

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the South Quarter corner of Section 33, Township 20 South, Range 61 East, M.D.B.&M.; thence South 0°07'00"W., a distance of 50.00 feet, thence N. 89°53'30" W., a distance of 17.10 feet, thence S. 8°12'15" E., a distance of 118.84 feet to the true point of beginning, thence N. 89°53'30" W., a distance of 83.35 feet, thence S. 2°30'00" W., a distance of 50.00 feet, thence S. 89°53'30" E., a distance of 92.74 feet, thence N. 8°12'15" W., a distance of 50.49 feet to the true point of beginning.

FROM R-2 to C-1 (Z-105-62)

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., save and except the South 150' therefrom.

FROM R-3 to R-4 (Z-129-62)

Lots 15 and 16, Block 1, El Centro Addition, Tract #1.

FROM R-3 to R-4 (Z-130-62)

Lot 14, Block 1, El Centro Addition, Tract #1.

FROM R-R to R-3 (Z-143-62)

The East One-half of Lots 3 and 4, Block 2, Artesian Acres.

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.

January
Twenty-Fifth
1963

Miss Mabel E. Lee
2525 East Shields
Fresno 3, California

Re: Zone Change - Z-129-62

Dear Miss Lee:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application for reclassification of property generally located on Weldon Place, between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4.

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

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

Jaf

cc - Public Works

✓ cc - Planning

TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z -129-62

Application of MABEL E. LEE, 2525 East Shields, Fresno 3, California
(Name and Address)

for reclassification of property legally described as:

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

Generally located: on Weldon Place between St. Louis Avenue and
Santa Paula Drive,

From: R-3 (Limited Multiple Residence)

To: R-7 (Detached Apartment Residence)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney
mb

PLANNING DEPARTMENT

BY: _____

and Smoke Ranch Road, from C-2 and R-E to R-T and R-4, be denied.

Mr. Longley, Sr. seconded the motion and upon roll call the vote was as follows:

AYES

NAYS

ABSTAIN

Uehling
Longley, Sr.
Johnston
Mirabelli
Tiberti

Gilday

The motion carried.

25. Z-124-62
Abeyance

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as lots 23 and 24, Block 21, Wardie Addition, and generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1.

Mr. Saylor stated that this application had been held in abeyance at a previous meeting pending the submittal of plot plans, and that the applicant had requested that it again be held in abeyance until she had submitted the requested plot plans.

After discussion, Mr. Mirabelli moved that the application of GWENDOLYN E. WALSH for the reclassification of property generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1 be held in abeyance, and that whenever rescheduled, that Mr. R. D. Coleman, a protestant be notified.

Mr. Johnston seconded the motion and the vote was unanimous.

26. Z-129-62
(Amended)
Approved
Public Hearing

Application of MABEL E. LEE (Amended) 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-4.

Mr. Saylor gave the staff report stating this application had been before the Commission for rezoning to R-5. It was forwarded to the Board of City Commissioners and they referred it back to the Planning Commission amended to be rezoned to R-4. Staff recommends approval.

The Chairman declared the public hearing open.

No one appeared to approve or protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of MABEL E. LEE (Amended) for the reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, from R-3 to R-4 be approved.

Mr. Johnston seconded the motion and the vote was unanimous.

Planning Department
400 Stewart Street

January 11, 1963

Miss Mabel E. Lee
2625 East Shields
Fresno 3, California

Dear Miss Lee:

At the regular meeting of the City Planning Commission held on January 10, 1963, consideration was given to your request for the reclassification of property generally located on Weldon Place between St. Louis Avenue and Santa Paula Drive, From R-3 to R-5. *R-4*

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

This item will be heard by the Board of City Commissioners on January 23, 1963 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-129-62

December
Thirty-First
1962

Miss Mabel E. Lee
2625 East Shields
Fresno 3, California

Re: Zone Change - Z-129-62

Dear Miss Lee:

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 Weldon Place between St. Louis Avenue and Santa Paula Avenue, from R-3 (Limited Multiple Residence) to R-5 (Downtown Apartment Residence).

Upon motion duly made, seconded and carried, this application was referred back to the Planning Department for possible amendment of application to R-4.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning