

**Planning & Development Department**  
**Scanning Cover Sheet**

Case No            Z-0130-62

APN                162-03-311-015

Location           On Weldon btw St. Louis & Santa Paula

Applicant           John M. Hayes

Subject

Reclassification of property legally  
described as Lot 14, Block 1, El Centro  
Addition Tract No. 1.



# CHECK LIST -- FOR PROCESSING APPLICATIONS

|     | TO BE DONE                                                                                                                                                                                   | CHECK IF<br>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.                                                                                                               | ✓                | RM |
| 4.  | Make up folder with appropriate label.<br>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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>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.<br>a. Type property owner's list.<br>b. Type envelopes.<br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. | ✓                | RM |
| 12. | Prepare Legal Notice for newspapers.<br>a. Call newspapers and have messenger pick up legals.                                                                                                |                  |    |
| 13. | Ask Don regarding Resolutions.                                                                                                                                                               |                  |    |

FILE NO: Z-130-62

MEETING DATE: Dec 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

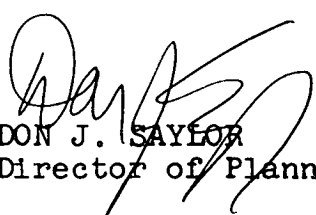
DECEMBER 13, 1962

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 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, AND GENERALLY LOCATED ON  
THE NORTHWEST CORNER OF WELDON PLACE AND ST. LOUIS AVE.,  
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, AND GENERALLY LOCATED  
ON WELDON PLACE BETWEEN ST. LOUIS AVE. 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, AND GENERALLY LOCATED ON  
WELDON PLACE BETWEEN ST. LOUIS AVE. 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

DJS:rm

December  
Thirty-First  
1962

Mr. John M. Hayes  
1922 Weldon Place  
Las Vegas, Nevada

Re: Zone Change - Z-130-62

Dear Sir:

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 Drive, 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

File

2-130-62

Withdrawn

44714 North Fig Ave.  
Lancaster, California  
December 17, 1962

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

Dear Mr. Saylor:

Please note that on December 13, 1962 , I entered an application for rezoning of R 3 to R5 classification which met with great opposition . I , therefore am asking that the said application be withdrawn until such time that plans of more detail can be drawn up for your office's approval before entering our next application. Hoping that this procedure meets with your approval.

Sincerely yours,  
Mr. John M. Hayes

John M Hayes



Planning Department  
400 Stewart Street

December 14, 1962

Mr. John M. Hayes  
1922 Weldon Place  
Las Vegas, Nevada

Dear Mr. Hayes:

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-130-62

TO: City Clerk

DATE: December 14, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 130-62

Application of JOHN M. HAYES, 1922 Weldon Place, Las Vegas, Nevada  
(Name and Address)

for reclassification of property legally described as:

**Lot 14, 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

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: \_\_\_\_\_



PROPERTY OWNERS

PROTESTS

APPROVALS

See  
Z-128-62  
Return of protest

(amended  
application)

Elva J. Rowe  
1814 Weldon Pl  
L.V.  
(See letter Z-129-62)

File No. Z-130-62

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-3 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 Fourteen (14) 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.

Generally located on Weldon Place between St. Louis  
Avenue and Santa Paula Dr.

OWNER'S AFFIDAVIT

STATE OF NEVADA)  
COUNTY OF CLARK) ss:

I, \_\_\_\_\_

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.: \_\_\_\_\_  
John M Hayes 1922 Weldon Pl. RE 59379

Subscribed and sworn to before me this 16 day of Nov, 1962

Harold L. Royse Clark, Nevada

Notary Public in and for said County and State

MY COMMISSION EXPIRES  
29 MAY 1966

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: 11/16, 19 62

Receipt No.: 50521

By: [Signature]  
Director of Planning

Fee: \$ 50.00

Case No.: J-130-62

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.

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

19. Z-131-62  
Approved

Application of LEWIS B. and GERTRUDE DU BOIS for the reclassification of property legally described as lots 20 and 21, Block 4, Meadows Addition, and generally located on the north side of Baltimore between Fairfield Avenue and Las Vegas Boulevard, South, from R-4 to C-2.

Mr. Saylor gave the staff report, stating that this property will automatically revert back to C-2 when the New Zoning Map is amended to revert property rezoned by its adoption back to its original zoning. Staff recommends approval.

The Chairman declared the public hearing open.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LEWIS B. and GERTRUDE DU BOIS for the reclassification of property generally located on the north side of Baltimore between Fairfield Avenue and Las Vegas Boulevard, South, from R-4 to C-2 be approved.

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

20. Z-132-62  
Denied

Application of MAYFLOWER CONSTRUCTION CO. for the reclassification of property legally described as all of that portion of the southeast quarter of the northeast quarter of Section 1, T21S, R60E, MDB&M, lying southerly of Charleston Heights subdivision Tract No. 32-A-2; excepting therefrom that parcel of land shown by map of Charleston Heights subdivision Tract No. 35-A.

Further excepting therefrom that portion of aforesaid portion of the southeast quarter of the northeast quarter of Section 1, adjacent to Decatur Boulevard, previously zoned R-3 by the City Council, and generally located between Doe Avenue and Oakey Boulevard, and Wilshire Street and Decatur Boulevard, from R-1 to R-3.

Mr. Saylor gave the staff report advising the Commission that they previously had agreed that apartment house zoning on Oakey would not be advisable. He further advised the Commission that the property in the County adjacent to this applicants property was zoned low density. Planning staff recommends denial.

The Chairman declared the public hearing open.

Mr. Bohan appeared to protest this reclassification submitting several petitions of protest with approximately 100 names listed.

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.

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.

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.



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)

Page 13  
Minutes-Regular Meeting  
December 26, 1962

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.

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-131-62

Adopted Resolution of Intent to Rezone to C-2.

ZONE CHANGE (Z-131-62) - APPLICATION OF LOUIS B. AND GERTRUDE DU BOIS for reclassification of property generally located on the north side of Baltimore, between Fairfield Avenue and Las Vegas Boulevard South, from R-4 to C-2, legally described as follows:

Lots 20 and 21, Block 4, Meadows Addition.

Director of Planning, Mr. Donald J. Saylor: This was one of those properties that we zoned commercial when we adopted the Zoning Map, and has been put back to R-4. At the time they made this application, we were in a turmoil -- we didn't know what we were going to do; so I felt that the safe thing was for them to submit the application. Actually, it is one of the things that will be taken care of on our new map. However, as long as the application has proceeded this far, as far as I am concerned we could just go ahead and approve it.

Commissioner Levy: What was it before?

Mr. Saylor: C-2.

Commissioner Levy moved that a resolution of intent to rezone property generally located on the north side of Baltimore, between Fairfield Avenue and Las Vegas Boulevard South, from R-4 to C-2 be ADOPTED.

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-139-62

Denied

ZONE CHANGE (Z-139-62) - APPLICATION OF BERNARD W. BROWN for reclassification of property generally located on the west side of South Third Street, between Colorado Street and Imperial Avenue, from R-4 to R-5, legally described as:

Lots 11 and 12, Block 15, Boulder Addition.

Director of Planning, Donald J. Saylor: This general area is zoned R-4, however, parts of it has been zoned to Commercial. It is pretty well agreed by the Planning Commission that in time all of it will go commercial. However, they are trying to do this on an orderly procedure. In this particular case, it amounted to rezoning to R-5 a property located in an area that is pretty well developed, and the Planning Commission felt that it would not be beneficial to the existing development to permit the increased density on this, with the 2 for 1 parking ratio; and consequently, they recommended denial.

Mr. Bernard W. Brown: I felt it would be an asset to the area. I am planning only a two-story building. There are apartments all around there, and after you get away from the apartments, then it is commercial. A motel is being built about a block from me now. I am not even a full block from the Strip; and I felt that apartments

January  
Twenty-Fifth  
1963

Mr. John M. Hayes  
1922 Weldon Place  
Las Vegas, Nevada

Re: Zone Change - Z-130-62

Dear Sir:

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.

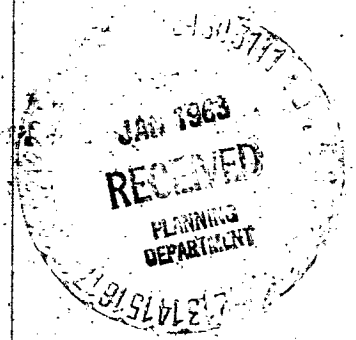
Upon motion duly made, seconded and carried, this application was approved.

Yours very truly,

(Mrs.) Juanita A. Frary  
Deputy City Clerk

maf

cc - Public Works  
✓cc - Planning



TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 130-62

Application of JOHN M. HAYES, 1922 Weldon Place, Las Vegas, Nevada  
(Name and Address)

for 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 (Limited Multiple Residence)

To: R-34 (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: \_\_\_\_\_

27. Z-130-62  
(Amended)  
Approved  
Public Hearing

Application of JOHN M. HAYES (Amended) 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-4.

Mr. Saylor gave the staff report, stating the same situation applied as to Item No. 26, Z-129-62.

The Chairman declared the public hearing open.

No one appeared to protest or to approve.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of JOHN M. HAYES (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.

#### NEW BUSINESS:

#### PUBLIC HEARINGS

28. Z-140-62  
Denied

Application of E. A. BECKER for the reclassification of property legally described as that portion of the northwest quarter, Section 36, T20S, R60E, MDB&M, lying north of Charleston Heights Tract Nos. 6-B and 17, and lying west of Charleston Heights Tract No. 31-A, except that parcel granted to the City of Las Vegas, DC #300773, Book 372 of Official Records, and generally located as bounded on the north by Fremont, on the west by Jones Boulevard, on the south by Upland Boulevard, and on the east by Charleston Heights Tract No. 31-A and the City of Las Vegas Fire Station, from R-1 to C-1.

Mr. Saylor gave the staff report. He stated the Fire Station, located to the rear of this parcel, should not be used as an implement in this application. This is simply a spot zoning to commercial. Staff recommends denial.

The Chairman declared the public hearing open.

Mr. E. A. Becker appeared in his own behalf. He said that the proposed use of this property is to build his offices there. If the zoning request is wrong, any classification to enable the procedure of these plans would be fine. He further described the proposed plans.

Mr. David Rollins appeared to protest and asked that this application be referred to a committee representing the residents in the Charleston Estates area.

Mr. Gerald Luetkehans appeared submitting a petition of protest with 187 names listed.

Mr. Wendel Rundquist appeared to protest the application.

Mr. Ken O'Connell appeared as a representative of the committee representing the Charleston Estates area and stated the committee would rather have this application acted upon tonight than referred to the committee.

The Chairman declared the public hearing closed.

44714 North Fig Ave.  
Lancaster, California  
January 19, 1963

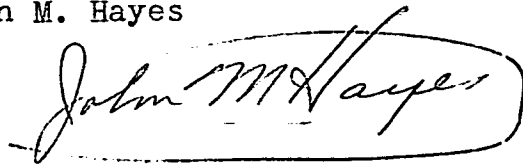
Don J. Saylor  
Director of Planning  
400 Stewart Street  
Las Vegas, Nevada

Dear Mr. Saylor:

Am in receipt of letter, dated January 11, 1963, regarding the reclassification of our property from R-3 to R-5 pending your next meeting, January 23, 1963.

We would like to , at this time thank you and your office for your help in coordinating this matter.

Very truly yours,  
John M. Hayes

A handwritten signature of John M. Hayes, enclosed in a hand-drawn oval. The signature is written in cursive and is positioned below the typed name.

Planning Department  
400 Stewart Street

January 11, 1963

Mr. John M. Hayes  
1922 Weldon Place  
Las Vegas, Nevada

Dear Mr. Hayes:

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.

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-130-62