

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0131-62

APN                162-04-813-085

Location           N of Baltimore btw Fairfield & LV Blvd

Applicant           Louis B. & Gertrude DuBois

Subject

Reclassification of property legally  
described as Lots 20 and 21, Block 4,  
Meadows Addition.



# 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.                                                                                                                                     | ✓                | "        |
| 4.  | Make up folder with appropriate label.<br>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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>b. Put one copy rough draft in folder.                                                        | ✓<br>✓<br>✓      | 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><del>a. Type property owner's list.</del><br><del>b. Type envelopes.</del><br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. | ✓<br>✓           | RM<br>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-131-62

MEETING DATE: Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

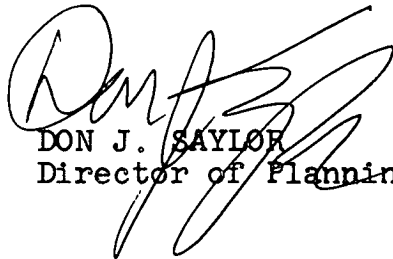
DECEMBER 13, 1962

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-131-62      LOUIS B. AND GERTRUDE DuBOIS 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 BLVD. SOUTH,  
FROM:    R-4 (Apartment Residence)  
TO:      C-2 (General 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:rm

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 G-2 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:

Meadows Add. lots 20 and 21 , block 4 Las Vegas, Nevada

Clark County

Property is located on the north side of Baltimore  
between Lincoln Ave and Las Vegas Blvd & Co.

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, Louis B. DuBois and Gertrude DuBois

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.:

Louis B. DuBois 104 Baltimore Ave.  
Gertrude DuBois

Du2-3059

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 1962

Wm. B. Engstrom

Notary Public in and for said County and State

Jan 4 1964  
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, 1962

Fee: \$ 55.00

Receipt No.: 50518

Case No.: 2-131-62

By: [Signature]  
Director of Planning

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LOTS 20 AND 21, BLOCK 4, ~~MEADOWS~~ AND GENERALLY  
LOCATED ON THE NORTH SIDE OF BALTIMORE BETWEEN  
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OF PROPERTY LEGALLY DESCRIBED AS MEADOWS ADDITION

LOTS 20 AND 21, BLOCK 4, ~~MEADOWS~~ AND GENERALLY

LOCATED ON THE NORTH SIDE OF BALTIMORE BETWEEN

FAIRFIELD AVENUE AND LAS VEGAS BOULEVARD SOUTH,

FROM: R-4 (Apartment Residence)

TO: C-2 (General Commercial)

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DON J. SAYLOR  
Director of Planning

DJS:rm

## CITY OF LAS VEGAS, NEVADA

## INTER-OFFICE MEMORANDUM

DATE March 29, 1979

TO: DIRECTOR OF BUSINESS ACTIVITY  
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT  
SUBJECT: LICENSE APPLICATION NO. L04-19262

NAME OF BUSINESS CIRO'S PLACETYPE OF BUSINESS RESTAURANTADDRESS 104 W. BaltimoreZONE Z-131-62

YES

NO

THIS IS A CHANGE OF NAME

☐☐XXXXX

THIS IS A CHANGE OF OWNERSHIP

☐☐XXXXX

THIS IS A CHANGE OF LOCATION

☐☐XXXXX

APPLICATION IS APPROVED

☐PA

DENIED

☐and  
forwarded  
to

BLDG.

☐

LICENSE

☐XXXXX

COMMENTS:

gtr

Logged by

RICHARD WILLIAMS

Approved/Denied by

Z-131-62

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: October 10, 1963

To: LAS VEGAS SUN

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-44

Please publish the attached ORDINANCE NO. 934-44 (Two publishings)  
Saturday - October 12, 1963 and Saturday - October 19, 1963  
(dates)

and send me 3 copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication)

City Clerk

cc - Director of Finance  
cc - City Attorney - on Ordinances only  
cc - Planning

ORDINANCE NO. 934-44

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 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-4 to C-2 (Z-131-62)

Lots 20 and 21, Block 4, Meadows Addition.

SECTION 2. All ordinances, parts of ordinances, chapter, sections, subsections, paragraphs, sentences, clauses, or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

APPROVED:

/s/ Oran K. Gragson  
Mayor

ATTEST:

/s/ Edwina M. Cole  
City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 25th day of September, 1963, and referred to the following committee composed of Commissioners Fountain and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 9th day of October, 1963, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Mirabelli, Levy, Fountain, Whipple, and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

/s/ Oran K. Gragson  
Mayor

ATTEST:

/s/ Edwina M. Cole  
City Clerk

CITY OF LAS VEGAS.

Date

September 17, 1963

INTER-OFFICE MEMORANDUM

|                                                                                         |                           |
|-----------------------------------------------------------------------------------------|---------------------------|
| TO: CITY ATTORNEY                                                                       | FROM: PLANNING DEPARTMENT |
| SUBJECT: Request for the preparation of an Ordinance.<br>(Reclassification of property) | COPIES TO:                |

Will you please prepare an Ordinance on the following rezoning:

Z-131-62 From R-4 to C-2

Lots 20 and 21, Block 4, Meadows Addition.

Thank you.

Robert C. Clemmer  
Senior Planner

RCC:eb

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

December  
Thirty-First  
1962

Mr. and Mrs. Louis B. DuBois  
104 Baltimore Avenue  
Las Vegas, Nevada

Re: Zone Change - L-131-62

Dear Mr. and Mrs. DuBois:

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 North side of Baltimore between Fairfield Avenue and Las Vegas Boulevard South, from R-4 (Apartment Residence) to C-2 (General Commercial).

Upon motion duly made, seconded and carried, a resolution of intent to rezone this property was adopted.

Yours very truly,

(Mrs.) Juanita A. Frary  
City Records Clerk

Jaf

cc - Public Works  
cc - Planning

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.

Planning Department  
400 Stewart Street

December 17, 1962

Louis B. DuBois and Gertrude DuBois  
104 Baltimore Avenue  
Las Vegas, Nevada

Dear Mr. & Mrs. DuBois:

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 north side of Baltimore between Fairfield Avenue and Las Vegas Blvd., South, from R-4 to C-2.

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 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-131-62

TO: City Clerk  
FROM: Planning Department

DATE: December 17, 1962

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 131-62

Application of LOUIS B. AND GERTRUDE DUFOIS, Las Vegas, Nevada  
104 Baltimore Avenue  
(Name and Address)

for reclassification of property legally described as:

**Lots 20 and 21, Block 4, Meadows Addition**

Generally located: **on the north side of Baltimore between Fairfield Avenue  
and Las Vegas Blvd., South**

From: R-1 (Apartment Residence)

To: C-2 (General Commercial)

Planning Commission recommends Approval on the basis of \_\_\_\_\_

subject to the following conditions:

Number of protests: /

CC: City Attorney

mb

PLANNING DEPARTMENT

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

PROPERTY OWNERS

PROTESTS

James Morav  
111 N. Gaston  
Las Vegas, Nev

APPROVALS

Clarence Huston  
Box 626  
Winchester, Ore

File No. Z-131-62



Dear Sir:

I would like to protest the proposed application of Louis and Gertrude St. Bois for reclassification of Lots 20 and 21 Block 4 Meadows Addition from R-4 to C2.

Hundreds of thousands of dollars have been spent on apartments in the area and any Commercial structure would depreciate the surrounding apartments by creating additional noise and also make parking at the rear of the apartments now difficult almost impossible by extremely limiting the maneuverability of parking cars.

James Morav  
111 W Boston Ave  
Las Vegas.

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DECEMBER 13, 1962

*Protest*

November 28, 1962

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FROM:    R-4 (Apartment Residence)  
TO:      C-2 (General Commercial)

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DON J. SAYLOR  
Director of Planning

DJS:rm

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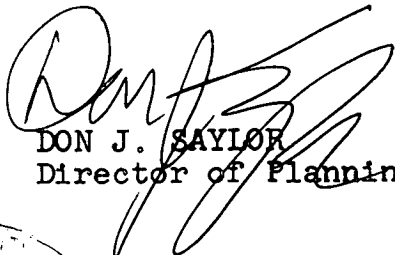
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DON J. SAYLOR  
Director of Planning

DJS:rm

*Mr Saylor*

*No objections = the more  
business - the more business,*

*Clarence Heston  
Box - 626 - Winchester - Oregon*