Planning & Development Department
Scanning Cover Sheet

Case No Z-0132-62

APN 163-01-602-002

Location Btw Doe & Oakey, Wilshire & Decatur

Applicant Mayflower Construction Co.

Subject

See Notice of Public Hearing.

123456

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.	✓	"
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 WA
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: Z-132-62

MEETING DATE: Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Z-132-62 MAYFLOWER

31-46-4	Charles & Laura M. Hrudicka	5257 W. Oakey ~~1709 Walnut~~
5	Willis H. Caples	6019-00 USAG Ft. Irwin, Calif.
6	Frank W. Munson	1122 Barnard Dr. City
7	William D. & Irene Cook	3839 Walnut Bell, Calif.
8	Edward T. & Gladys M. Groves	1107 S. 3rd ~~st.~~ Place
9	Minna M. Flood	~~2026 E. Charleston~~ 117 So. 8th

Z-132-62 Mayflower

~~7-312~~ - 7-311-42 thru 47
7-312 - 18 thru 34
7-313 - 1 thru 34 (all)

7-381 - 1 thru 20 (all)
7-382 - 1 " 10 (all)

3-46-2,3

3-89-9

3-90-1

Check phone book for right address.

31-46-4 ✓ Chas & Laura M Hudicka 5257 W Oakey ✓ ~~1709 Walnut~~ LV

5 ✓ Willis H Caples 6019-00 USAG Ft. Irwin Calif

6 ✓ Frank W Munson 1122 Barnard Dr LV ✓

7 ✓ Wm D & Irene Cook 3839 Walnut Bell, Calif

8 ✓ Edward T & Gladys M Groves 1107 So 3rd, LV ✓

9 ✓ Minna M Flood ~~2026 E Charleston~~ 117 So. 8th LV ✓

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-132-62 MAYFLOWER CONSTRUCTION CO. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS ALL OF THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M, LYING SOUTHERLY OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 32-A-2 as shown by map thereof ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS PAGE 91 OF BOOK 6 of PLATS.

EXCEPTING THEREFROM THAT PARCEL OF LAND SHOWN BY MAP OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 35-A, ON FILE IN THE OFFICE OF SAID COUNTY RECORDER AS PAGE 46 OF BOOK 7 OF PLATS.

FURTHER EXCEPTING THEREFROM THAT ~~PARCEL OF LAND SHOWN BY MAP OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 35-A, ON FILE IN THE OFFICE OF SAID COUNTY RECORDER AS PAGE 46 OF BOOK 7 OF PLATS~~ PORTION OF AFORESAID PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, ADJACENT TO DECATUR BOULEVARD, PREVIOUSLY ZONED R-3 BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, AND GENERALLY LOCATED BETWEEN DOE AVENUE AND OAKEY BOULEVARD AND WILSHIRE STREET AND DECATUR BOULEVARD,

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

OVER --

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

ZONE CHANGE
Z-132-62

ABEYANCE to
January 9, 1963
at 5:00 p.m.

ZONE CHANGE (Z-132-62) - APPLICATION OF MAYFLOWER CONSTRUCTION CO. for reclassification of property generally located between Doe Avenue, Oakey Boulevard, Wilshire Street and Decatur Boulevard, from R-1 to R-3, legally described as follows:

> All of that portion of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 1, Township 21 South, Range 60 East, M.D.B. & 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 (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 1, adjacent to Decatur Boulevard.

Mr. Frank Chiechi, 5216 Doe Avenue, as spokesman for the protestants stated that they had been told that this matter would be heard at this meeting, and they were not notified that the property owner requesting this zone change had requested that it be held in abeyance.

Mayor Gragson stated that this application would be considered at this time, and the protests made a matter of record, even though the Commission would not want to take definite action until the owner-applicant could be present or represented.

The Director of Planning, Mr. Donald J. Saylor: This particular item was acted upon by the Planning Commission and was sent to this Board for consideration on this Agenda. The people were notified that under normal scheduling this matter would be heard on the 26th of December. In the meantime, the applicant by letter requested that this be held in Abeyance. The Planning Commission recommended denial. The property in question is located in one of the new subdivisions, and they are requesting a change from R-3 to R-1. The remainder of the area is developed R-1. At the time the applicant requested a change from R-1 to R-3 along Decatur, he also had requested a change on Oakey, at which time the Planning Commission took a very firm position in stating that they did not believe it would be good planning to open up Oakey for apartment house zoning. However, another application has now been made by the same applicant for the same area. There were a substantial number of protests.

Mr. Frank Chiechi presented a sketch of the area, and stated that Mayflower Construction was trying to put R-3 against R-1 and were asking to change the zoning right in the middle of the block, and further that Mayflower Construction had already put in the 6-foot barrier wall behind Wesley, between Wesley and Oakey.

In response to Commissioner Mirabelli's question, Mr. Saylor stated that Oakey is going to be an 80-foot street.

Commissioner Mirabelli: And, it is going to go across the tracks, too, and is going to be carrying a lot more traffic.. I wonder if you folks know that?

Mr. William H. Perkins, 5120 Doe Avenue, stated that this factor had been taken into consideration; and that he, personally, would not want to own a home on a busy thoroughfare like Decatur. He further stated that he would not want to own a home to the rear of apartments either, where his home would butt up to the rear of the apartment building; and that the adjoining property owners definitely

object to having apartments on Oakey.

Commissioner Mirabelli: You stated that you wouldn't want to own a home on a busy thoroughfare like Decatur ... wouldn't this possibly apply on Oakey, also -- that you might not want to own a home on Oakey after it goes across the tracks and it starts carrying the East-West traffic?

Mr. Perkins: Speaking specifically for myself, I wouldn't want to own a home on a thoroughfare of this sort.

Commissioner Mirabelli: This is one of the many points that we have to consider when an application comes in for higher density types of zoning.

Mrs. Frank Chiechi read the main reasons why people in the area do not want this zone change approved, as follows:

1) It would definitely lower property values of residences in the area, which are all very nice homes in at least the $20,000 bracket.

2) Increased theft and vandalism.

3) Tenants do not take pride in the property and are not interested in things that go on in the community -- they are transient.

4) Apartments are rented to any and all types of persons; no qualifications nor references are required.

5) Would increase noise and traffic hazards in the area.

6) People purchased homes to get away from apartments; they now have a nice, quiet area and would like to keep it that way; and they feel that apartments should be closer to town.

7) Homes directly across the street would look out on the apartments.

Unidentified Citizen (Female): You have a lot of applications for new tracts going in and their tentative plans. I wonder why, when a tentative plan is given to you, and there are blocks and blocks of houses and each block has equal footage, and then the builder stops with his houses some 200 or 300 feet from the thoroughfare or busy street; don't you wonder what is going in there. If he isn't going to build homes, something is going to have to be put there -- and you know you are going to have to change the zoning, and I think this should be on your Master Plan ... you should know what is going in, rather than waiting for an application for a change and then have all of this fighting. On this particular request, all of the lots are 132 feet and they left between Oakey and the last house that was planned 223 ft.

Mayor Gragson announced that this matter would be held in abeyance until January 9, 1963 at 5:00 p.m. and he assured the protestants that their spokesmen would be notified of the next hearing on this zone change application and asked that they leave their names and addresses with the Clerk.

January
Eleventh
1963

Mr. Ernest A. Becker, Agent
Mayflower Construction Company
5017 Alta Drive
Las Vegas, Nevada

Re: Zone Change - Z-132-62

Dear Mr. Becker:

At the regular meeting of the Board of City Commissioners held January 9, 1963, consideration was given your application for reclassification of property generally located between Doe Avenue, Oakey Boulevard, Wilshire Street and Decatur Boulevard, from R-1 to R-3.

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

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning

NOTICE OF HEARING
January 9, 1963

December 27, 1962

Z-132-62 MAYFLOWER CONSTRUCTION COMPANY FOR THE RECLASSIFICATION OF PROPERTY GENERALLY LOCATED BETWEEN DOE AVENUE AND OAKEY BOULEVARD, AND WILSHIRE STREET AND DECATUR BOULEVARD

FROM: R-1 (Single Family Residence)
TO: R-3 (limited Multiple Residence)

This application was heard by the Board of City Commissioners at their regular meeting on December 26, 1962 and was held in abeyance until the regular meeting of January 9, 1963 at 5:00 PM.

DON J. SAYLOR
Director of Planning

DJS:eb

Dec. 29, 1962

Mr. Don J. Saylor
Director of Planning

Dear Sir:-
I do not believe it necessary to rezone this portion of ground for apartments, as it is about the only section left desirable for nice homes and it seems to me there is certain value there is nothing but apt. so let East section and Paradise Valley have the apartments. I do not favor this application. Please read this at your regular meeting, as a vote against it. Yours truly
Wm. Wade Cook & Jane Cook.

December
Twenty-Eighth
1 9 6 2

Mr. Ernest A. Becker, Agent
Mayflower Construction Company
5017 Alta Drive
Las Vegas, Nevada

Re: Zone Change - Z-132-62

Dear Mr. Becker:

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 between Doe Avenue, Oakey Boulevard, Wilshire Street and Decatur Boulevard, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence.

Upon motion duly made, seconded and carried, this application was held in abeyance and rescheduled for the agenda of January 9, 1963, at 5:00 p.m.

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 applicant's 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.

The Chairman declared the public hearing closed.
After discussion, Mr. Johnston moved that the application of MAYFLOWER CONSTRUCTION CO. for the reclassification of property generally located between Doe Avenue and Oakey Boulevard, and Wilshire Street and Decatur Boulevard, from R-1 to R-3 be denied.
Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

21. Z-133-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located on the east side of Jones Boulevard between Washington Avenue and Fremont Street from R-1 to R-3.
Mr. Saylor advised the Commission and the public in attendance that Z-133-62 through Z-138-62 inclusive were somewhat homogenous because of the general relationship to Charleston Heights and because many of the people protesting referred to one or many of these applications. He said that because of the number of areas involved and the number of protestants involved, it would be best to refer this to a group comprised of a committee from the Planning Commission and a committee representing the protestants, the Planning Staff and the Applicant.
The Chairman then appointed a committee from the Planning Commission comprised of Mr. Gilday, Chairman, Mr. Johnston and Mr. Longley, Sr.
Chairman Cahlan then asked Mr. Ken O'Connell to submit a committee to represent the protestants.
The Chairman declared the public hearing continued until a report was made by the Planning Commission Committee. The date of this report would be made known to the protestants through their representative committee.

22. Z-134-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC for the reclassification of property generally located south of Vegas Drive and east of Jones Boulevard from R-1 to R-3.
The Chairman declared the public hearing open.
The Chairman declared the public hearing continued.

23. Z-135-62
Abeyance

Application of NEVADA DEVELOPMENT CO. for the reclassification of property generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3.
The Chairman declared the public hearing open.
The Chairman declared the public hearing continued.

DATE: December 14, 1962

TO: City Clerk

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 132-62

Application of MAYFLOWER CONSTRUCTION CO., Mr. Ernest A. Becker, Agent, 5017 Alta Drive, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

all of that portion of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 1, Township 21 South, Range 60 East, M.D.B.&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 (SE¼) of the Northeast Quarter (NE¼) of Section 1,

Generally located: adjacent to Decatur Blvd., previously zoned R-3 by the City Council.

between Doe Avenue, Oakey Blvd., Wilshire Street and Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: Petition with 129 names plus 1

PLANNING DEPARTMENT

BY: _____

CC: City Attorney

mb

Planning Department
400 Stewart Street

December 14, 1962

Mr. Ernest A. Becker
Mayflower Construction Company
5017 Alta Drive
Las Vegas, Nevada

Dear Mr. Becker:

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 between Doe Avenue, Oakey Blvd., and Wilshire Street and Decatur Blvd., from R-1 to R-3.

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-132-62

Del Ray

December 13, 1962

Attention: Planning Commission
City Hall

SUBJECT: Rezoneing classification area of property --- generally located between Doe Avenue, and Oakey Blvd., and Wilshire St. and Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

WE THE UNDERSIGNED HEREBY DO ASSERT AND DISAPPROVE OF THE ABOVE RECLASSIFICATION.

1. Betty Phelps
2. Lynn Walsh
3. Carla Steves
4. Mrs J. B. Lunsey
5. Mrs S. Light
6. Mr. & Mrs. W. J. Freshwater
7. Mr. & Mrs. Forrest M. Amsler
8. Mr. & Mrs. Harry M. Rosencrantz
9. Mr. & Mrs. Ken Stewart
10. Mr. & Mrs. Larry Heiner
11. Mr. & Mrs. Donald H. Duffney
12. Mr. & Mrs. M. J. Burnett
13. Mr. & Mrs. G. Walker (5232 Del Ave)
14. Larry Young 5217 Delmonte
15. Milton W. Hammond
16. Elaine M. Frazier
17. Margaret J. Frazier
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DEL MONTE

December 13, 1962

Attention: Planning Commission
City Hall

SUBJECT: Rezoneing classification area of property --- generally located between Doe Avenue, Oakey Blvd., and Wilshire Street, and Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

WE THE UNDERSIGNED HEREBY DO ASSERT AND DISAPPROVE OF THE ABOVE RECLASSIFICATION.

1. Mrs Robert J. Olsen
2. Mrs David L Hewlett
3. Mrs Jasper Lagars
4. Mrs. Joan Wade
5. V. M. Babbit
6. R. A. Butler
7. Mrs. S.K. Carmichael
8. Stuart K Carmichael
9. Mrs. Robert L. Taylor
10. Mrs Kay G. Stucki
11. Mr Guy M. Earls
12. Mrs Donald Hilton
13. Mrs James Reynolds
14. Mrs Glenis Cloud
15. Mrs Nina Ettinghausen
16. ~~[illegible]~~
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BETTY	SCHAUS	
BILLY	PERKINS	5120 Doe
FRANK	CHIECHI	5216 Doe
ED	NOJCIK	5208 Doe
JOHN	MC WILLIAMS	5228 Doe
BOB	WOODRING	5209 Doe
MONT	BENNETT	5228 Doe

December 13, 1962

Attention: Planning Commission
City Hall

SUBJECT: Rezoneing classification area of property --- generally located between Doe Avenue, and Oakey Blvd., and Wilshire St. and Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

WE THE UNDERSIGNED HEREBY DO ASSERT AND DISAPPROVE OF THE ABOVE RECLASSIFICATION.

1. W. H. Perkins 5100 Doe
2. Daniel P. Boton 5204 Doe
3. Frank Chiechi Doe 5216
4. Wallace W. Campbell Doe 5237
5. Robert C. Barnett 5233 Doe
6. John S. MacMillan 5229 Doe
7. William P. Schons 5225 Doe
8. Michael D. Mullin 5236 Doe
9. Mort Bennett 5228 Doe
10. Ray Edwards 5224 Doe
11. [illegible] 5217 Doe
12. John Woodry 5209 Doe
13. R. W. Braunschweig 5205 Doe Ct
14. Vincent Trivelli (5212)
15. Mr Edmund Wojcik 5208 Doe Ave
16. Mrs. Charles Moher 5136 Doe
17. Frank E. Cooper Jr, 5132 DOE
22. Evelyn Jackson 5128 Doe
23. Duane Jackson 5128 Doe
24. Mrs. Wm T. Walter 5116 Doe
25. Leola Morris 5217 Doe
26. Gladys Thecker 5213 Doe
27. J. McRae, 5129 Mt. View Dr.
28. Ernest J. Gadoury 5212 Mt View Dr.
29. Mrs Ann Gadoury 5212 Mt View Dr.
30. Mrs. Ruth M. Dunowsky
31. Mr. & Mrs. Harold E. Perry
32. 5225 Mt View Dr.
33. Mrs. Mary Jerbic 5220 Mt View Dr.
34. Mrs Grace Rudasiel 5201 Doe - L.V.
35.
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See MRS Miller

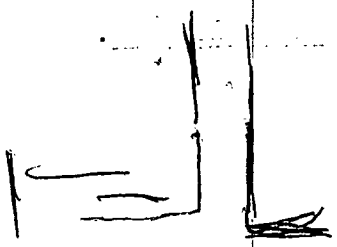
CALL OF WALLACE

5232

5220 NOT HOME

" ~~W 2(OK)~~ ~~5213 NOT HOME~~

" ~~5210 NOT HOME~~



December 13, 1972

Attention: Planning Commission
City Hall

SUBJECT: Rezoning classification area of property --- generally located between Tee Avenue, and Jokay Blvd., and Palmetto St. and Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

WE THE UNDERSIGNED PROPERTY OWNERS AGREE AND [illegible] TO THE ABOVE REGLASSIFICATION.

1. Mrs. Wm. Romy Del Rey 5221
2. Mrs Jane Urbec 5229
3. Mrs Beverly Johnson 5121
4. Mr W. Shekker 3600 Pyracantha
5. Robt Schmitt 1517 Canose
6. Ray Kuhn Desert motel
7. Georgene Cook 5117 Del Rey Ave. Longridge
8. Mrs John Serrano 5209
9. Pamela Lange
10. Mr Judd Nicholas 5205
11. Mrs Raymond F Hamman 5201
12. Mrs Gordon Fulton 5133
13. Mr. + Mrs. R. L. Jones 5129
14. Mr. + Mrs. W. W. Rader 5125
15. Mr. A. J. Stowell - 5117 Longridge
16. Mr. + Mrs. L. Fitzgerald 5204 Del Monte
17.
22. ~~Mr. + Mrs. Walter Stay~~ Montclair
23. Helen M Stay
24. Fred Dove 1308
25. Lyman Allen 5132 Del Monte Oval
26. Amy Barry 1400 Angel Drive
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December 13, 1973

Attention: Planning Commission
City Hall

SUBJECT: Requested classification and of property --- generally located between the Bypass, and Arkay Blvd., on Marine St. on Decatur Blvd.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

[illegible]

[illegible]

1. Mrs. Beely 5116 Mt View Dr.
2. Mrs. H. E. Stanley
3. Mrs. W. O. James 5132 Mt. View Dr.
4. Mr & Mrs. S. Parsell 5136 Mt View Dr.
5. Mr & Mrs. W. Jacobs 5200 Mt View Dr.
6. Mr & Mrs. B. M. Robertson 5204 Mtn. View Dr.
7. Mr & Mrs. R. W. Beasley 5232 Mtn View Dr.
8.
9. Mrs. J. E. Brown 5236
10. Mrs R. L. Bullard Mt. View Dr.
11. Mrs. J. W. McCutcheon
12. 5233 Mountain View Dr.
13. Mrs L. W. Kane 5229 Mtn. View Dr.
14.
15. Mrs Norman Barker 5213 Mtn View Dr.
16. Paul Rank 5121 Mtn View Dr.
17.
18.
19.
20. Mrs. J. Brown 5117 Mt View
21. Mrs. Jack Lloyd
22. Mrs F. K. Hooper
23. Mr & Mrs R. H. Thelgott 4605 Exposition
24. Mr. & Mrs. E. J. Kiesse 4601 Exposition Ave.
25. Mrs. J. Gilfe 4517 Exposition
26. J. Hopkins 4591 Exposition
27. N. Mehl 4500 Exposition Ave.
28. Michael Adams 4504 Exposition
29. Mr. & Mrs. J. R. Souter 4508 Exposition
30.
31. Mrs. R. C. Porter
32. Mrs. D. W. Bynum 4600 Exposition
33. Joann McNeill - 4608 Exposition
34. Mrs L. J. Rye
35. Gene M. Fuller 5133 Mountain View Dr.
36.
37.
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PROPERTY OWNERS

PROTESTS

Charles & Mary Hrudicka
5257 W Oakey Blvd
Las Vegas, Nev.
} 2 letters

Petition with 129 names

~~2nd Notice for meeting 1/9/63~~

Jim & Irene Cook
3839 Walnut-LV

APPROVALS

File No. Z-132-62

Z-132 Protest

Charles Hrudicka
5225 W. Oakey Blvd.
Las Vegas, Nevada

Don J. Saylor, Director of Planning
City Hall
Las Vegas, Nevada

Dear Sir:

I wish to protest the change in zoning of the area between Oakey Blvd. and Doe Ave., and Wilshire St. and Decatur. Oakey Blvd. should be kept residential.

I live at 5225 W. Oakey Blvd. (though perhaps the city isn't aware there is even a house there, as your letter was sent to my previous address of 1709 Walnut Ave.), which is katycorner from the area in question.

From my own personal standpoint it is heartbreaking to see the true value of my property, on which I spent a year of hard labor building a home I expected to enjoy living in for many years, be downgraded by the building of apartments. At the same time I can expect a doubling or tripling of my taxes if the square footage of land becomes that important. When I built, two years ago, the entire area west of Arville and south of Charleston was zoned for residential estates and I could not have built on less than 20,000 square feet even if I had foreseen the zone changes. I spent $5000 for well, septic tank and power even before ~~xxxx~~ starting on the $25,000 house. Already the desirability of my location has been considerably ~~xxxxxxxxx~~ lessened by the change to R-1 and the building of a tract of cheap houses. If this proposed change is allowed, I won't want to live on the property and will be unable to sell it except at a loss.

From the larger viewpoint I think it most regrettable that

apartments are allowed to spread so far out in all directions from the center of the city. The main reason most people move further out is to get away from just such apartment and commercial areas. Yet as soon as a new tract is built and occupied by unsuspecting "suburbanites", a zone change is requested and the apartments follow!

Is it the plan of a properly laid out city that every important thoroughfare be lined on each side with apartments? If so it should be included in the "Master Plan". If not, builders should not be allowed to present plans for tracts which stop a block short of the thoroughfare, leaving a vacant area and indicating that they are very confident a zoning change will be okayed. Once this is done, the builder can plead hardship and legitimately ask "What can I do with that property now? I've already built a wall in back of the houses!"

I ask you to please give this serious thought before you recommend a zone change.

Sincerely,

Charles Hudson

Z-132-62
Protest

Charles S. Hrudicka
5257 W. Oakey Blvd.
Las Vegas, Nevada

Dec. 10, 1962

Don J. Saylor, Director of Planning
City Hall
Las Vegas, Nevada

Dear Sir:

I want to register a protest against the rezoning of land located between Wilshire St. and Decatur Blvd., and Doe Ave. and Oakey Blvd.

My home is on the south side of Oakey Blvd. and West of Wilshire. The zoning of Oakey Blvd. for apartments would very much detract from the value of my property as a residence.

Sincerely,

Charles Hrudicka
Mary Hrudicka

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-1 Use District to a R-3 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.

All of that portion of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 1, Township 21 South, Range 60 East, M.D.M., Nevada, lying Southerly of Charleston Heights Subdivision, tract No. 32-A-2 as shown by map thereof on file in the office of the County Recorder, Clark County, Nevada as Page 91 of Book 6 of Plats.

EXCEPTING therefrom that parcel of land shown by map of Charleston Heights Subdivision, tract No. 35-A, on file in the office of said County Recorder as page 46 of Book 7 of plats.

FURTHER EXCEPTING therefrom that portion of aforesaid portion of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 1, adjacent to Decatur Boulevard, previously zoned R-3 by the City Council of the City of Las Vegas, Nevada.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Mayflower Construction Co.

General Location

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.:
Mayflower Construction Co.	5017 Alta Dr., Las Vegas, Nevada	878-1903

Ernest A. Becker

E. A. Becker, Agent

Subscribed and sworn to before me this 19th day of Nov., 19 62

Colleen Nelson

Notary Public in and for said County and State

My Commission Expires September 21, 1963

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: 11/19, 19 62

Fee: $ 50 00

Receipt No.: 50528

Case No.: Z-132-62

By: _____
Director of Planning

RGC
OK

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-132-62 MAYFLOWER CONSTRUCTION CO. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS ALL OF THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M, LYING SOUTHERLY OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 32-A-2 ~~as shown by map thereof ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS PAGE 91 OF BOOK 6 OF PLATS.~~ EXCEPTING THEREFROM THAT PARCEL OF LAND SHOWN BY MAP OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 35-A, ~~ON FILE IN THE OFFICE OF SAID COUNTY RECORDER AS PAGE 46 OF BOOK 7 OF PLATS.~~ FURTHER EXCEPTING THEREFROM THAT ~~PARCEL OF LAND SHOWN BY MAP OF CHARLESTON HEIGHTS SUBDIVISION, TRACT No. 35-A, ON FILE IN THE OFFICE OF SAID COUNTY RECORDER AS PAGE 46 OF BOOK 7 OF PLATS~~ PORTION OF AFORESAID PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1, ADJACENT TO DECATUR BOULEVARD, PREVIOUSLY ZONED R-3 BY THE CITY COUNCIL ~~OF THE CITY OF LAS VEGAS, NEVADA~~ AND GENERALLY LOCATED BETWEEN DOE AVENUE AND OAKEY BOULEVARD ~~AND~~ AND WILSHIRE STREET AND DECATUR BOULEVARD,

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

OVER --

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