

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0132-63

APN 162-02-811-114

Location Various

Applicant Faye Waits, et al

Subject

See Notice of Public Hearing.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.		
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.		
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.		
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.		
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: 2-132-63

MEETING DATE: Sept 12, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No. Z-132-63

D
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NOTICE OF PUBLIC HEARING

September 12, 1963

D
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August 28, 1963

Notice is hereby given that on 9/12/63, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

Z-132-63

FAYE WAITS, ET AL FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS FOLLOWS,
ALL IN ^{the} AMENDED PLAT OF METROPOLITAN ADDITION:

~~Block 7~~ - (Lots 33, 39, 40, 41, 42, & 47 ^{29, 30})
BLOCK 8 - Lots 9, 33 thru ⁴² ~~39~~ (inclusive), ~~41 & 42~~
BLOCK 9 - Lots 1, 2, ⁴² ~~8~~, 9, 19 thru 25 (inclusive) ^{3 thru 7}
Block 10 - 8 thru 12 (inclusive), 15 thru 20 (inclusive)

~~21 & 25~~, 37 thru 45 (inclusive)
BLOCK 11 - 2 thru 5, (inclusive) 12 thru ²¹ ~~19~~ (inclusive) ~~30 & 31~~

FROM: R-1 (Single Family Residence)

TO: C-1 (limited commercial)

BLOCK 7 ^{Lots} ~~21~~ thru 23 (inclusive) & 27 ⁴² ~~thru 30~~ (inclusive)

BLOCK 8 - Lots 21 & 22.

~~BLOCK 9 - Lots 3 thru 7 (inclusive)~~

^{Blk 10} BLOCK 11 ^{21 24 & 25} ~~Lots 30 thru 23~~ (inclusive), 25 thru ²⁹ ~~30~~ (inclusive)
^{22 & 23}

FROM: R-2 (Two Family Residence)

TO: C-1 (Limited Commercial)

G

Generally located as bounded by Exley Avenue, Eastern
Avenue, (San Francisco) Sahara Avenue, and Burnham
Avenue.

Any and all Interested persons may appear before the PC
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: eb

Planning Department
400 Stewart Avenue

November 18, 1963

Miss Winifred D. Smith
P. O. Box 19793
Los Angeles 19, California

Re: Z-132-63

Dear Miss Smith:

The above rezoning application was denied; however, the Planning Commission did adopt a policy wherein they would favorably consider application for commercial zoning from Sahara north to a depth of about two hundred feet when provisions for an alley abutting the commercial depth were made.

I can give you no indication of the value of lots in the Metropolitan Addition. I would suggest that you contact some of the real estate people in Las Vegas for this information. I would further suggest that you furnish them with a legal description of the lots because the location within the Metropolitan Addition may have a bearing on their value.

If you have any further questions or if I can assist you in any way, please advise.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:bb

P.O. Box 19793
Los Angeles 19, California
November 15, 1963

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

Dear Mr. Saylor:

Re: Z-132-63

Property bounded by Exley Avenue, Eastern Avenue,
Sahara (San Francisco) Avenue, and Burnham Avenue

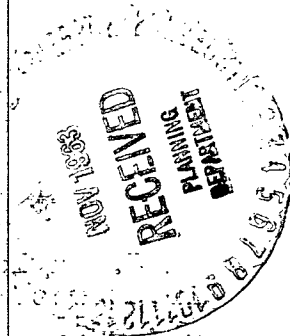
Will you please advise me of the outcome of the hearing which was set for September 12, 1963 concerning re-zoning from single and two family residences to limited commercial.

Also, will you give some indication of the value of 25' x 100' lots in the Metropolitan Addition. If you do not have this information, please advise me of the proper party to be contacted.

Thank you very much.

Very truly yours,


(Miss) Winifred D. Smith



Handwritten signature or initials

ZONE CHANGE
Z-132-63

Denied

ZONE CHANGE - Z-132-63 - APPLICATION OF FAYE WAITS, ET AL
for reclassification of property generally bounded by Exley, Eastern,
Sahara and Burnham Avenue, all in the Amended Plat. of Metropolitan
Addition:

Block 7 - Lots 29, 30, 33, 39 thru 42, and 47
Block 8 - Lots 9, and 33 thru 42
Block 9 - Lots 1 thru 9, and 19 thru 25
Block 10 - Lots 8 thru 12, 15 thru 20, and 37 thru 45
Block 11 - Lots 2 thru 5, 12 thru 21, and 30 and 31.

From: R-1 to C-1

Block 7 - Lots 21 thru 23, 27 and 28.
Block 8 - Lots 21 and 22
Block 10 - Lots 24 and 25
Block 11 - Lots 22, 23, and 25 thru 29

From: R-2 to C-1

The Director of Planning, Mr. Donald J. Saylor: This application covers property generally located in the south half of the old Metropolitan Addition. This is a very old subdivision. I don't believe there are more than 3 or 4 homes on it, and most of them are old. There is one new one, I believe, at St. Louis and Burnham. It was subdivided in a straight grid pattern with 25 x 100 foot lots, with a tier fronting on Sahara. We have recognized this area as a problem ever since it was sold out on a lot basis to many, many owners scattered all over the country. At one time, we thought perhaps there was a chance of an Urban Renewal Project on it, to try to put it under one ownership, so that it could be redeveloped. I merely want to show you as examples what could have been done with the property, if it were under one ownership; where you could develop the frontage on Sahara for commercial and some apartments and the desirable single family interior design. In this particular case, I am afraid we've got to take the position that this is nothing but a dream. The Planning Commission is trying to induce the property owners to get together among themselves to try to work out some plan of development. This particular application on file involves the properties outlined in black and shaded pink, and you can see how they are scattered. In other words, Faye Waits, in attempting to put together this application, could only secure the applications from the scattered owners as shown in this pattern. The Planning Commission takes the position that the Sahara Avenue frontage should be zoned commercial. They took an arbitrary line of 200 feet and on the basis of 200 feet, they would recognize the validity of commercial zoning on the Sahara frontage. They also felt that an alley should be secured from street to street in the rear of the commercial. In effect, they are recommending denial of the application as submitted. However, they further indicated that they would approve a Resolution of Intent to rezone approximately a 200 foot depth for commercial, provided an alley is secured to the north of it; and that this alley be secured in each separate block before any commercial development takes place. Before we take action on the Faye Waits application, on the next page of your Agenda is an application by the Vegas Valley Corp.

(Continued on Page 18)

ZONE CHANGE
Z-113-62

Abeyance

ZONE CHANGE - Z-113-62 - APPLICATION OF VEGAS VALLEY CORPORATION for reclassification of property generally located on the east side of Monterey Avenue, between Exley Avenue and Sahara Avenue, from R-1 and R-2 to C-2, legally described as:

Lots 10, 11, and 12, Block 9, Amended Plat of Metropolitan Addition.

The Director of Planning, Mr. Donald J. Saylor: This is the area indicated in the dark red on the map of the Metropolitan Addition being discussed on the Faye Waits application. This application of Vegas Valley Corporation has been held in abeyance since 1962. Again, the Planning Commission would approve this by means of a resolution of intent, subject to the condition that it be C-1 instead of C-2; dedication of sufficient right-of-way on Sahara; and that an alley be secured between this block and this block. However, the applicant does not own any of the land abutting the alley. If he can work it out with these property owners on the basis that when they dedicate this alley, this would all go commercial; I don't know if he can. I don't know whether it is workable. The Planning Commission does feel that the Sahara Avenue exposure should be commercial and should be separated from the residential by means of an alley.

Mayor Gragson: Why have you set those out as you have?

Mr. Saylor: This was done by the staff in an attempt to find a common line. In this particular case, all of this property is under one ownership, so if the alley were taken in this line, he would have the benefit of commercial development. On this one, the ownership line stops here, and if we tried to get the alley in this particular location, it would leave one lot to the north of it. We are not saying it has to be in this alignment. It's not the best solution. It would be better to have it go straight through, but the main point is to get the alley access between the streets in this manner. To recapitulate: The Planning Commission recommended denial of the Faye Waits application, and recommended approval of the Vegas Valley application subject to the conditions listed.

Commissioner Mirabelli: If I understand this correctly, the Vegas Valley property is shown in dark red, and under the Resolution of Intent they cannot develop this unless an alley is secured across somebody else's property?

Mr. Saylor: That's correct.

Commissioner Mirabelli: How are they ever going to accomplish this?

Mr. Saylor: The Planning Commission was hopeful that through the initiative of the owner of this in dealing with these property owners that he would be able to get them to dedicate it on the basis that they then could secure commercial zoning on their property.

Commissioner Whipple: It would sure be good if something could be worked out on this area, because a lot of this property is not being developed and won't be.

Mayor Gragson: The way developments are and offstreet parking requirements, isn't 200 feet in depth on commercial considered insufficient today?

Mr. Saylor: Yes, and no. If this were under one ownership so that it could be developed in an over-all pattern, I would say that 300 or even 400 feet would be better; but the thing the Planning Commission is trying to prevent is the extension of the commercial development up these interior streets on a haphazard plan. We are trying to keep the commercial development orientated toward Sahara. To answer your question in another way, it can be developed on 200 feet. In fact, it can be done on 150 feet.

Mayor Gragson: Then, why don't we rezone that back 200 feet? We don't have to have an application, do we?

The City Attorney, Mr. Sidney R. Whitmore: The Commission or the Planning Commission could initiate the rezoning, and I think that should be done if you are going to rezone areas that have not asked for it.

Mayor Gragson: The majority of them have asked for this -- in fact they have asked for more than this.

Commissioner Levy: You would still have the condition of the alley, though.

Mr. Saylor: Yes, I believe the Planning Commission discussed this in great detail.

Mayor Gragson: The Chair will entertain a motion first on the application of Faye Waits, et al.

Commissioner Mirabelli moved that the application of Faye Waits, et al for reclassification of property generally bounded by Exley, Eastern, Sahara and Burnham Avenues (Z-132-63) from R-1 to C-1 and from R-2 to C-1, be DENIED.

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

Mayor Gragson: I would like to see something done with that property in there.

Commissioner Whipple: I agree with Sid. I think the Planning Commission could go ahead and rezone this all commercial along Sahara.

Commissioner Levy: Yes -- all the way down to the Boulder Highway.

Mr. Elwin C. Leavitt, 229 Las Vegas Boulevard South: Some of this property is tied up in estates, and we couldn't possibly get these easements. We have already signed a deed for the 10 feet. Also, Dr. Davis owns the three lots in question, and I believe we possibly can get a deed from him. The development we are contemplating could be done under C-1 zoning, so the C-2 would not be necessary. If we were to bring in the deed for the alley, is it our understanding that this then could be granted?

Mr. Saylor: Yes, that is the recommendation of the Planning Commission.

Mr. Leavitt: I believe we can do it in our case. I know Dr. Davis will not sell these lots, but he might be willing to deed the alleyway.

Commissioner Levy moved that the application of Vegas Valley Corporation (Z-113-62) for reclassification of property generally located on the east side of Monterey Avenue, between Exley Avenue

and Sahara Avenue be held in ABEYANCE to the next regular meeting.

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

ORDINANCE NO.
934-44

Referred to
Committee

An Ordinance entitled: "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." was read by title by the City Attorney, Mr. Sidney R. Whitmore, who stated that proposed Ordinance No. 934-44 should be referred to a Committee.

Mayor Gragson appointed Commissioners Fountain and Mirabelli as the Committee for Recommendation on the foregoing entitled proposed Ordinance No. 934-44.

ORDINANCE NO.
934-42

Adopted

Commissioners Whipple and Fountain, the Committee for Recommendation on proposed Ordinance No. 934-42, reported said Ordinance out of Committee favorably.

An Ordinance entitled: "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." was read by title by the City Attorney, Mr. Sidney R. Whitmore.

Commissioner Whipple moved that Ordinance No. 934-42 be ADOPTED.

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

ORDINANCE NO.
934-43

Adopted

Commissioners Whipple and Fountain, the Committee for Recommendation on proposed Ordinance No. 934-43, reported said Ordinance out of Committee favorably.

An Ordinance entitled: "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." was read by title by the City Attorney, Mr. Sidney R. Whitmore.

Commissioner Whipple moved that Ordinance No. 934-43 be ADOPTED.

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

Commencing at the southwest (SW) corner of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 36; thence north 1° 12' 30" east along the west line thereof, a distance of 887.06 feet; thence south 89° 32' 30" east 622.01 feet to the true point of beginning; thence south 1° 12' 30" west 837.06 feet to a point; thence south 89° 32' 30" east a distance of 260.24 feet to a point; thence north 1° 12' 30" east 837.06 feet to a point; thence north 89° 32' 30" west a distance of 260.24 feet to the true point of beginning. Generally located on the north side of East Charleston Boulevard between 28th and 30th Streets, from C-1 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. In essence this request is to allow a mortuary and mausoleum on this parcel. Staff had adhered to the policy that such should be located in the general area of a cemetery, but evidently this policy is not in accord with the people in this business. Staff feels that this use would be appropriate at this location and recommended approval by means of a resolution of intent subject to being in accord with the plot plan, and that the 100 foot strip fronting Charleston Boulevard, as shown on the plot plan, be landscaped. The Chairman declared the public hearing open. Mr. Ralph Mosa appeared in his own behalf. The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of JACK C. CHERRY AND RALPH MOSA for the reclassification of property generally located on the north side of East Charleston Boulevard between 28th and 30th Streets from C-1 to C-2 be approved by means of a resolution of intent, subject to the following conditions:

- (1) Being in accord with the plot plan.
- (2) That the strip between the proposed building and the East Charleston Boulevard right-of-way be landscaped.

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

RECESS:

Chairman Chalan declared a ten minute recess.

12. Z-132-63

Denied

and

13. Z-113-62

Denied

Commission recommended further action.

AND

Application of FAYE WAITS, ET AL for the reclassification of property legally described as follows, all in the Amended Plat of Metropolitan Addition:

Block 7 - Lots 29, 30, 33, 39 through 42 (inclusive), & 47;

Block 8 - Lots 9, & 33 through 42 (inclusive);

Block 9 - Lots 1 through 9 (inclusive), & 19 through 25 (inclusive);

Block 10 - Lots 8 through 12 (inclusive), 15 through 20 (inclusive), & 37 through 45 (inclusive);

Block 11 - Lots 2 through 5 (inclusive), 12 through 21 (inclusive), 30 & 31;

FROM - R-1 TO - C-1.

Block 7 - Lots 21 through 23 (inclusive), 27, & 28;

Block 8 - Lots 21 & 22;

Block 10 - Lots 24 & 25;

Block 11 - Lots 22, 23, & 25 through 29 (inclusive);

FROM - R-2 TO - C-1.

Generally located as bounded by Exley Avenue, Eastern Avenue, Sahara Avenue, and Burnham Avenue.

Application of VEGAS VALLEY CORPORATION for the reclassification of property legally described as

Lots 10, 11 and 12, Block 9, Amended Plat of Metropolitan Addition, and generally located on the east side of Monterey Avenue between Exley Avenue and Sahara Avenue, from R-1 to C-2.

Mr. Saylor gave the Staff report pointing out the general location of the above applications. He stated that his remarks would pertain to each application due to the close proximity. Mr. Saylor stated that essentially this request involved the area from Exley Avenue to Sahara Avenue in the old Metropolitan Addition. These are 25 foot wide lots on a grid pattern, with one tier of lots fronting on Sahara Avenue. There have been no firm development plans submitted, with the exception of the Vegas Valley Corporation, who proposed a type of office building. Due to the number of ownerships involved, it is improbable that any type of overall development plan could be made. Staff would not recommend approval as submitted, however, would consider approval to limited commercial, by means of a resolution of intent, of that portion of the Metropolitan Addition, fronting Sahara Avenue to a common depth of perhaps 200 feet, exclusive of the additional right-of-way that will be required along Sahara Avenue, and the dedication of an alley right-of-way bordering the northerly line of the commercial zone. Plot plans should be submitted for review, showing the tentative development and the location of the alley. One problem this would create is that in some cases only a portion of a lot might be rezoned to commercial. To ease the problem of obtaining the dedications for the alley, it may be feasible to accept dedications in block units, and it need not be exactly at the same depth, but could be staggered.

The Chairman declared the public hearing open.

Mrs. Faye Waits appeared in her own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of FAYE WAITS, ET AL for the reclassification of property generally located as bounded by Exley Avenue, Eastern Avenue, Sahara Avenue, and Burnham Avenue, from R-1 and R-2 to C-1,

AND

the application of VEGAS VALLEY CORPORATION for the reclassification of property generally located on the east side of Monterey Avenue between Exley Avenue and Sahara Avenue, from R-1 to C-2 be denied, WITH FURTHER RECOMMENDATION that the portion of the Metropolitan Addition fronting on Sahara Avenue, to a depth of 200 feet from the proposed street width line, be approved to C-1 (Limited Commercial) by means of a resolution of intent, subject to the following conditions:

- (1) That the necessary additional right-of-way on Sahara Avenue be dedicated.
- (2) That an alley right-of-way dedication is desirable but not mandatory the location of which to be as recommended by the Department of Public Works.

Mr. Gilday seconded the motion upon the conditions that Mr. Johnston amend the motion to change "Condition No. 2" to read as follows:

- (2) That an alley right-of-way be dedicated prior to any commercial development, and that the south line of said alley be the north line of said commercial zone. Said alley may be dedicated in individual block units.

Mr. Johnston concurred and the motion as amended stands moved and seconded.
The amended motion was carried by a unanimous vote.

OLD BUSINESS:

14. Z-110-63

Approved as amended.

Application of QUINCY E. FORTIER, MD for the reclassification of property legally described as Lot 22, Block 6, Francisco Park No. 2 and generally located on the north side of East Sahara Avenue between Chapman Drive and South 17th Street, from R-2 to R-4. Mr. Saylor gave the Staff report and pointed out the general location. He further stated that this item had been held in abeyance pending the adoption to our Zoning Ordinance of the new PR zone classification. However, this did not constitute any implied approval of this item, but the PR classification was designed to take care of like situations. This request involves only one lot, however, all of the property owners in this block are in favor of the applicant's proposed plans, but Mr. Saylor stated that he felt that not all of them could qualify under the PR classification. Further he stated that the PR zone would not have any ill effects on the Abutting R-1 property to the north. Staff recommended approval to the PR zone by means of a resolution of Intent subject to the condition that plot plans be submitted meeting all requirements of the PR classification.

Attorney George Dickerson appeared representing the applicant and stated that he concurred with the recommendations of Staff.

After discussion Mr. Fountain moved that the application of QUINCY E. FORTIER, MD for the reclassification of property generally located on the north side of East Sahara Avenue between Chapman Drive and South 17th Street, from R-2 to R-4, be approved by means of a resolution of Intent to PR subject to the following condition:

- (1) That all buildings be restricted to one-story height.

Mr. Johnston seconded the motion and the vote by roll call was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Matteucci	V-Chrm. Tiberti	
Mr. Fountain		
Mr. Johnston		
Mr. Gilday		
Chrm. Cahlan		

The motion carried.

15. Z-104-63

Approved as amended.

Application of STEINER/AMERICAN CORPORATION dba American Linen Supply Co. for the reclassification of property legally described as Lots 25 through 32 (Inclusive), Block 9, South Addition and generally located on the southwest corner of Second Street and Coolidge Avenue from R-4 to C-M.

16. VAC-11-63

Approved

Petition of STEINER/AMERICAN CORPORATION dba American Linen Supply Co. for the vacation of 150 feet of alley right-of-way lying southerly from Coolidge Avenue between First and Second Streets.

Mr. Saylor gave the Staff report pointing out the general location. He stated further that the two items are tied hand in glove therefore he would present the Staff report in unison applying to each item.

September 26, 1963

Ms. Faye Waits, et al
1040 South 6th Street
Las Vegas, Nevada

Dear Ms. Waits:

ZONE CHANGE APPLICATION - Z-132-63

At their regular meeting on September 25, 1963, the Board of City Commissioners considered your application (Z-132-63) for reclassification from R-1 and R-2 to C-1 of property generally bounded by Exley, Eastern, Sahara and Burnham Avenues, all in the Amended Plat of Metropolitan Addition.

By motion duly made, seconded and carried, this rezoning application was DENIED.

Very truly yours,

vml

A

Mrs. Vyrna Loparco
Assistant City Clerk

cc - Planning
cc - Public Works

TO: City Clerk

DATE: September 16, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON September 25, 1963

ZONE CHANGE -- Z - **132-63**

Application of Faye Walts, et al, 1040 South 6th St., L.V., Nev.
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends denial ~~on the basis of~~

with further recommendation that the portion of the Metropolitan Addition
~~subject to the following conditions:~~

fronting on Sahara Avenue, to a depth of 200 feet from the proposed street width line, be approved to C-1 (Limited Commercial) by means of a resolution of intent, subject to the following conditions:

- (1) That the necessary additional right-of-way ~~be~~ on Sahara Avenue be dedicated.
- (2) That an alley right-of-way be dedicated prior to any commercial development, and that the south line of said alley be the north line of said commercial zone. Said alley may be dedicated in individual block units.

(see attached legal - Z-132-63 amended)

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

NOTICE OF PUBLIC HEARING

September 12, 1963

August 28, 1963

Notice is hereby given that on September 12, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-132-63

**FAYE WAITS, ET AL FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS FOLLOWS, ALL
IN THE AMENDED PLAT OF METROPOLITAN ADDITION:
BLOCK 7 - LOTS 29, 30, 33, 39 through 42 (Inclusive), & 47;
BLOCK 8 - LOTS 9, & 33 through 42 (Inclusive);
BLOCK 9 - LOTS 1 through 9 (Inclusive), & 19 through
25 (Inclusive);
BLOCK 10 - LOTS 8 through 12 (Inclusive), 15 through 20
(Inclusive), & 37 through 45 (Inclusive);
BLOCK 11 - LOTS 2 through 5 (Inclusive), 12 through 21
(Inclusive), 30, & 31;**

**FROM: R-1 (Single Family Residence)
TO: C-1 (Limited Commercial)**

**AND BLOCK 7 - LOTS 21 through 23 (Inclusive), 27, & 28;
BLOCK 8 - LOTS 21 & 22;
BLOCK 10 - LOTS 24 & 25;
BLOCK 11 - LOTS 22, 23, & 25 through 29 (Inclusive);**

**FROM: R-2 (Two Family Residence)
TO: C-1 (Limited Commercial)**

**GENERALLY LOCATED AS BOUNDED BY EXLEY AVENUE,
EASTERN AVENUE, SAHARA (SAN FRANCISCO) AVENUE,
AND BURNHAM AVENUE.**

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:eb

(2-132-63) approved portion

That portion of the south half (S 1/2) of the south half (S 1/2) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of Section 2, T21S, R61E, MDB&M, which is bounded by the proposed north right-of-way line of Sahara Expressway on the south, a line 200 feet north of the above mentioned right-of-way line on the north, the east right-of-way line of Burnham Avenue on the west, the west right-of-way line of Eastern Avenue on the east, save and except the following rights-of-way: Mariposa Avenue, Monterey Avenue, San Jose Avenue and Stockton Avenue.

**Planning Department
400 Stewart Avenue**

September 16, 1963

**Faye Waits, et al
1040 South Sixth Street
Las Vegas, Nevada**

Dear Mrs. Waits:

At the regular meeting of the City Planning Commission held on September 12, 1963, consideration was given to your request for reclassification of property generally located as bounded by Exley Avenue, Eastern Avenue, Sahara Avenue, and Burnham Avenue, all in the Metropolitan Addition, from R-1 and R-2 to C-1.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied, with further recommendation that the portion of the Metropolitan Addition fronting on Sahara Avenue, to a depth of 200 feet from the proposed street width line, be approved to C-1, (Limited Commercial) by means of a resolution of intent, subject to the following conditions:

- (1) That the necessary additional right-of-way on Sahara Avenue be dedicated.**
- (2) That an alley right-of-way be dedicated prior to any commercial development, and that the south line of said alley be the north line of said commercial zone. Said alley may be dedicated in individual block units.**

This item will be heard by the Board of City Commissioners at 4:00 PM, September 25, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-132-63

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-R-2 Use District to a C-1 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 filling plus \$5.00 per lot there after.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

SEE ATTACHED LIST

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Faye Waits et al

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.
Faye Waits 1040 So 6th 002-8189

Subscribed and sworn to before me this 12 day of August, 1963

Wm B. Engelbrecht
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: Aug 13, 1963

FEE: \$ 480.00

RECEIPT NO.: 64809

CASE NO. Z-132-63

BY: RP

Sept 12, 1963

Director of Planning

WE THE UNDERSIGNED PROPERTY OWNERS RESPECTFULLY SUBMIT THIS
PETITION FOR RE-ZONING OF PROPERTY DESCRIBED BELOW.

<i>Samuel Davis</i>	Lots 47	Block 7	R-1 C-1
	Lots 9, 37, 38, 39	Block 8	R-1 C-1
	Lots 1, 2, 8, 9, 19, 20	Block 9	R-1 C-1
Dr. Samuel Davis	Lots 8, 9, 10, 15, 16, 17, 18, 19, 20, 38, 39,		
404 Maryland Pkw.	40, 41, 42, 43, 44, 45.	Block 10	R-1 C-1
Las Vegas, Nevada	Lots 2, 3, 12, 13, 14, 15, 16, 17, 18, 19	Block 11	R-1 C-1
<i>Faye Waite</i>	Lots 33, 39, 40, 41, 42	Block 7	R-1 C-1
	Lots 33, 34, 35, 36, 41, 42 ~ 40	Block 8	R-1 C-1
Faye Waite	Lots 21, 22, 23, 24, 25, 37, 38, 39	Block 9	R-1 C-1
1040 So. 6th, St.	Lots 11, 12, 37	Block 10	R-1 C-1
Las Vegas, Nev.	Lots 4, 5	Block 11	R-1 C-1
<i>Mary Helen Brown</i>			
Mary Helen Brown	Lots 21, 22	Block 8	R-2 C-1
413 No. 7th, St.			
Las Vegas, Nev.			
<i>William Riviera</i>			
William Riviera	Lots 27, 28, 29, 30	Block 7	R-2 C-1
5170 N. Pioneer Way			
Las Vegas, Nev.			
<i>R. S. Jensen</i>			
R. S. Jensen	Lots 25, 26, 27, 28, 29, 31	Block 11	R-2 C-1
1231 Shadow Lane			
Las Vegas, Nev.			
<i>Edith F. Allen</i>			
Edith F. Allen	Lots 3, 4, 5, 6, 7	Block 9	R-1 C-1
512 Las Vegas, Blvd.			
Las Vegas, Nev.			
<i>United Jewish Appeal</i>			
(Dorothy Smith)	Lots 20, 21, 22, 23, 30	Block 11	R-2 E-1
(Samuel Lionel)			
<i>Preston A. Parkinson</i>			
Preston A. Parkinson	Lots 21, 22, 23	Block 7	R-2 C-1
3605 Apache Lane			
Las Vegas, Nev.			

Preston A. Parkinson Trustee

WE THE UNDERSIGNED PROPERTY OWNERS RESPECTFULLY SUBMIT THIS PETITION FOR RE-ZONING OF PROPERTY DESCRIBED BELOW. THE PROPERTY OWNERS WHO OWN LOTS ON SAHARA AND HAVE CONTIGUOUS LOTS ON SIDE STREETS ARE APPLYING FOR COMMERCIAL ZONING. REMAINDER OF LOTS ARE TO BE RE-ZONED R-4.

W. C. ARBAUGH

99% interest

JAMES C. WILLIAMSON, and

BARRY W. STUBBS

1% interest

Lots Twenty-four (24) and
Twenty-five (25) in Block Ten
(10) of the Amended Plat of
Metropolitan Addition to the
City of Las Vegas

Re-zoned from R-1 to C-2

C-1

W C Arbaugh
W. C. Arbaugh

James C. Williamson
James C. Williamson

Barry W. Stubbs
Barry W. Stubbs