

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0139-62

APN 162-03-110-023

Location W of 3rd btw Colorado & Imperial

Applicant Bernard W. Brown

Subject

Reclassification of property legally
described as Lots 11 and 12, Block 15,
Boulder Addition (Book 1, Page 52) Clark
County, Nevada.



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

FILE NO: Z-139-62

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-139-62 BERNARD W. BROWN FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS LOTS ~~XXXXXX~~
11 AND 12, BLOCK 15, BOULDER ADDITION (BOOK 1,
PAGE 52) CLARK COUNTY, NEVADA, AND GENERALLY
LOCATED ON THE WEST SIDE OF SOUTH 3RD STREET
BETWEEN COLORADO ST. AND IMPERIAL ST.,
FROM: R-4 (Apartment 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

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

there would be beneficial. I am close to the bus line and everything and can't see any reason for not having the R-5.

In answer to questions by the Commissioners, Mr. Brown further stated that under his present R-4 zoning, he could build two-stories, but could only have 16 units; whereas under R-5, he could have 24 units, with fewer parking spaces required.

Commissioner Whipple: Did you say the Planning Commission is going to discuss this for Commercial?

Mr. Saylor: No, what I meant to point out, on our Master Plan this whole triangle between Charleston, Main and 5th is scheduled for commercial development. In other words, we feel that in the future it will develop that way, and we have been making some changes -- scattered, and in cases where a development has been proposed that would utilize a whole or half-block, as opposed to this particular application which would simply allow a more intense use of this property than what the other people in this general area could devote their property to.

Mayor Gragson: I question this R-5 zoning.

Commissioner Whipple: This is not in accordance with the Master Plan. Also, the parking requirements do not seem consistent.

Commissioner Mirabelli: That's because of the size of the lot, primarily. That is 100 x 140 and allows 12 parking spaces in R-5 and 16 in R-4. Now, if you double that, you would have 24 as opposed to 32 -- it starts getting greater and greater. It was the original intent, in the meetings on the R-5 when it was first proposed, that R-5 would permit utilization of big portions of land better. In other words, in dealing in a number of acres, it would be better utilization, rather than on one or two ordinary sized lots.

Mr. Saylor: I believe the R-5 was specifically intended for areas which we felt would not be 100% car ownership -- in other words, close to the downtown area, where a lot of people would walk to and from work; and also close to our central tourist areas.

Commissioner Levy moved that the application of Bernard W. Brown (Z-139-62) 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 be DENIED.

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

ORDINANCE NO. 1014

Adopted

Commissioners Whipple and Fountain, the Committee for Recommendation on proposed Ordinance No. 1014 reported said Ordinance out of Committee favorably.

An Ordinance entitled: "AN ORDINANCE TO AMEND ORDINANCE NO. 972 OF THE CITY OF LAS VEGAS, NEVADA, AMENDING SECTION II, SUBSECTION E BY PROVIDING FOR THE ADOPTION OF A NEW ZONING MAP; TO AMEND SECTION VI, SUBSECTION E BY CHANGING THE SETBACK REQUIREMENTS WITH RESPECT TO SIDE AND REAR YARDS IN DISTRICTS HAVING AN "R" PREFIX; TO AMEND SECTION XIX, SUBSECTION B BY MODIFYING REGULATION OF STORAGE OF NURSERY STOCK; TO AMEND SECTION XXII, SUBSECTIONS A (1) AND B BY ELIMINATING CERTAIN RESTRICTIONS WITH RESPECT TO USES PERMITTED IN THE "M" DISTRICT; TO AMEND SECTION XXV, SUBSECTION B(9) BY CLASSIFYING THE PROCEDURE TO BE FOLLOWED WITH

December
Thirty-First
1962

Mr. Bernard W. Brown
1310 South Third Street
Las Vegas, Nevada

Re: Zone Change - Z-139-62

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 the west side of South Third Street between Colorado Street and Imperial Avenue, from R-4 (Apartment Residence) to R-5 (Downtown Apartment Residence).

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

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning

24. Z-136-62
Abeyance

Application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO., for the reclassification of property generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

25. Z-137-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC, and HOMES ON PARADE, INC. for the reclassification of property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

26. Z-138-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

27. Z-139-62
Denied

Application of BERNARD W. BROWN for the reclassification of property legally described as lots 11 and 12, Block 15, Boulder Addition, and generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5.

Mr. Saylor gave the staff report, reiterating the reasons for the new R-5 zoning and further stated that a spot zone of R-5 would be out of consonance with good zoning practice.

The Chairman declared the public hearing open.

Mr. Bernard Brown appeared in his own behalf.

Mr. Brown's architect also appeared giving a description of the proposed plot plan.

The Chairman declared the public hearing closed.

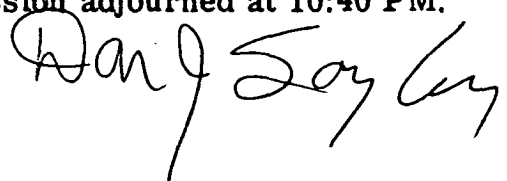
After discussion, Mr. Johnston moved that the application of BERNARD W. BROWN for the reclassification of property generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 10:40 PM.

DJS:eb

DON J. SAYLOR
Secretary



Planning Department
400 Stewart Street

December 14, 1962

Mr. Bernard W. Brown
1310 South Third Street
Las Vegas, Nevada

Dear Mr. Brown:

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 west side of South Third Street between Colorado Street and Imperial Avenue, from R-4 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-139-62

TO: City Clerk

DATE: December 14, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 139-62

Application of BERNARD W. BROWN, 1310 South Third Street, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

Lots 11 and 12, Block 15, Boulder Addition

Generally located: on the west side of South Third Street between
Colorado Street and Imperial Avenue

From: R-4 (Apartment Residence)

To: R-5 (Downtown Apartment Residence)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: none

PLANNING DEPARTMENT

CC: City Attorney

BY: _____

mb

NOTICE OF PUBLIC HEARING

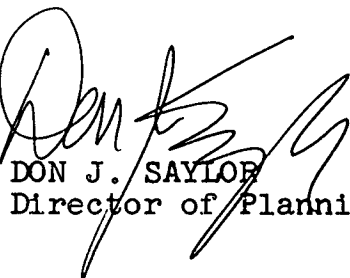
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PROPERTY LEGALLY DESCRIBED AS LOTS 11 AND 12,
BLOCK 15, BOULDER ADDITION, AND GENERALLY
LOCATED ON THE WEST SIDE OF SOUTH 3rd STREET
BETWEEN COLORADO STREET AND IMPERIAL AVENUE,
FROM: R-4 (Apartment Residence)
TO: R-5 (Downtown Apartment Residence)

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DON J. SAYLOR
Director of Planning

DJS:rm

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. Z-139-62

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-4 Use District to a R-5 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 55.00.

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

Lot #11 and #12 - Block #15

Boulder Addition

(Book 1 - Page 52) Clark County, Nevada

Located on the west side of 3rd St
between Boulder Ave and Commercial St

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, BERNARD W. BROWN

being duly sworn, depose and say that I am (~~was~~) 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) Bernard W. Brown Mailing Address: 1310 South 3rd, Las Vegas, Nev. Phone No.: DU 4-6794

Subscribed and sworn to before me this 19th day of November, 1962

John Lewis 10-29-66
Notary Public in and for said County and State 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, 1962

Fee: \$ 55.00

Receipt No.: 20529

Case No.: 2-134-62

By: DJS
Director of Planning

2-139-62