

Planning & Development Department

Scanning Cover Sheet

Case No Z-0145-63

APN 139-34-210-022

Location SWC of 1st & Lewis

Applicant Dannie E. Jackson, et al

Subject

Reclassification of property legally
described as Lots 29 through 32 (inclusive),
Block 6, Clark's Las Vegas Townsite.



PROPERTY OWNERS

PROTESTS

APPROVALS

Mrs G Donnell
420 So 1st

J L L^Nnow
512 So Main

FILE No. Z-145-63

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: 2-145-63

MEETING DATE: Nov. 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

November 14, 1963

October 31, 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:

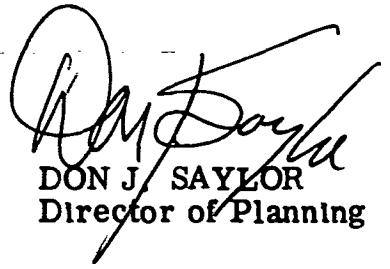
Z-145-63

DANNIE E. JACKSON, ET AL FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOTS 29 THROUGH 32 (INCLUSIVE), BLOCK 6, CLARK'S LAS VEGAS TOWNSITE, AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF FIRST STREET AND LEWIS AVENUE,

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:eb

NOV - 2 1963

Approve -


CLARK COUNTY WHOLESALE MERCANTILE COMPANY
512 S. MAIN. LAS VEGAS, NEVADA

3. Public Hearing. 7:4, 1963

Re:

Nov 3, 1963

Z-145-63

OK to rezone SW Cor. 1st & Lewis
from R4 to C-2.

(Only 2 blocks remain on all South 1st
not so zoned. Why don't you make it
unanimous in the interest of efficiency.)

Mrs G. Donnell
owner 420 S. 1st
" (across the street) "

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 R4 Use District to a C2 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 \$ 65.00.

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

LOTS 29-32 (INCLUSIVE) BLOCK 6 CLARK'S
LAS VEGAS TOWNSITE

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, DANNIE E. JACKSON, 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.

Dannie E. Jackson 4320 PARADISE RD. 736-2873

Subscribed and sworn to before me this 2ND day of October, 1963

Robert P. Chamber

Notary Public in and for said County and State

My Commission Expires January 2, 1966

My Commission expires

FOR PLANNING DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 27, Chapter 24, of the Las Vegas City Code.

FILED: 10/2, 1963

FEE: \$ 65.00

RECEIPT NO.: 62159

CASE NO. Z-145-63

BY: RP

Nov. 14, 1963

Director of Planning

7-145-63

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: January 3, 1964

To: LAS VEGAS SUN

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-48

Please publish the attached Ordinance No. 934-48

on January 5 and 12, 1964

(dates)

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

Assistant City Clerk

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

ORDINANCE NO. 934-48

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-145-63)

Lots 29 to 32, inclusive, Block 6, Clark's Las Vegas Townsite.

SECTION 2. All ordinances, parts of ordinances, chapters, 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:

H

Mayor

ATTEST:

/S/

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of December, 1963, and referred to the following committee composed of Commissioners Whipple and Douglas for recommendation; thereafter the said committee reported favorably on said ordinance on the 2 day of Jan, 1964, 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

Levy Douglas Whipple &
Mayor Gragson

VOTING "NAY":

ABSENT:

APPROVED:

/S/

Mayor

ATTEST:

/S/

City Clerk

MINUTES

Approved by
reference

Commissioner Levy moved that the Minutes of the following meetings of the Board of Commissioners of the City of Las Vegas, Nevada be APPROVED BY REFERENCE and the Mayor and Clerk authorized to sign:

A. Special Meeting of November 13, 1963

B. Regular Meeting of November 6, 1963

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

ANNEXATION
A-29-63

Approved

ANNEXATION - A-29-63 - PETITION OF MICHAEL AND ELSIE BRODKIN, ET AL to annex to the City property generally located on the west side of Decatur Boulevard, between Gowan Road and Craig Road. (See legal description on file with City Clerk.)

The Director of Planning, Mr. Donald J. Saylor: This is a petition to annex approximately 110 acres to the City. The property is generally located on the west side of Decatur, between Gowan and Craig. A majority of the property owners in the area have petitioned for annexation and the Planning Commission recommends approval.

Commissioner Mirabelli moved that annexation petition (A-29-63) of Michael and Elsie Brodtkin et al be APPROVED.

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

ANNEXATION
A-31-63

Approved

ANNEXATION - A-31-63 - PETITION OF VEGAS HEIGHTS WATER AND SANITATION DISTRICT to annex to the City property generally located on the northwest corner of Smoke Ranch Road and Simmons Street. (See legal description on file with City Clerk.)

The Director of Planning, Mr. Donald J. Saylor: This is a petition to annex a 40 acre parcel to the City. This is under one ownership and the Planning Commission recommends approval.

Commissioner Whipple moved that annexation petition (A-31-63) of Vegas Heights Water and Sanitation District be APPROVED.

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

ZONE CHANGE
Z-145-63

Approved

ZONE CHANGE - Z-145-63 - APPLICATION OF DANNIE E. JACKSON ET AL for the reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2, legally described as:

Lots 29 through 32, Block 6, Clark's Las Vegas Townsite.

The Director of Planning, Mr. Donald J. Saylor: The applicant proposes to construct a 101 room hotel on this property, covering the entire property, without offstreet parking facilities. The Planning Commission held this for study for two meetings. It was brought out

by the applicant that he anticipates that only a very small percentage of the people patronizing the hotel would have cars and he felt that these people would find parking spaces in parking lots in the general Downtown area. The Planning Commission recommends approval, predicated upon an acknowledgment by the Board of City Commissioners that approving C-2 zoning in this location will in all likelihood establish a demand for municipal parking facilities sometime in the future. This is one of the items we discussed the other day in connection with parking lots in the Downtown area, and I believe it was the consensus of the Commission that they would prefer to go on that basis, rather than attempt to hold the property to C-1 and require that parking be provided on an individual basis. Toward that end, the Staff is preparing a recommendation for the location of two or more sites.

Mayor Gragson asked if anyone wished to be heard on this rezoning application, to which there was no response.

Commissioner Mirabelli moved that the application of Dannie E. Jackson, et al (Z-145-63) for reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2, be APPROVED.

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

Mayor Gragson: At this time, the Chair would like to recognize Mr. Cahill, who is County Administrator. Mr. Cahill, we are very glad to have you with us.

OPERATING FUND BALANCE

Report only

The City Manager, Mr. Verlyn L. Fletcher, reported the operating fund balance for the City of Las Vegas, as of November 30, 1963, to be in the estimated amount of \$2,849,948.29.

BID NO. 79-63 SIGN TRUCK COM- PRESSOR

Contract
awarded

In accordance with the recommendation of the City Manager, Commissioner Whipple moved that contract under Bid No. 79-63 for the sign truck compressor be awarded to A-1 Inland Service and Supply Co., 1600 Industrial Road, for their bid in the amount of \$1,306.37, the lowest of three bids received.

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

BID NO. 80-63 FURNISHINGS, ETC. FOR MAYOR'S OFFICE

Contract
awarded

The City Manager, Mr. Verlyn L. Fletcher, stated that S.P.D. Office Equipment Company had submitted the only bid for the furnishings, etc. for the Mayor's Office, which consisted of a number of individual items with specific prices for each item. He further stated that this had been discussed with the Mayor and that the Mayor had recommended that only the draperies, carpeting, executive swivel chair, executive desk and receptionist desk be ordered at the present time.

In accordance with the recommendation by Mayor Gragson, concurred in by the City Manager, Commissioner Levy moved that contract under Bid No. 80-63 for the draperies, carpeting, executive swivel chair, executive desk and receptionist desk only be

Referring to offstreet parking, the area south of Lewis is not in the realm of parking lots and in all likelihood reclassification to commercial would establish a demand for municipal parking facilities. Staff stated that any consideration to reclassify this area to commercial would hinge upon predicated policy by the Board of City Commissioners whether or not they are ready to acknowledge that demand. Further, Mr. Saylor stated that some of the residents in this area may want to retain the existing zone, whereas others may want commercial zoning. Staff felt that this may be another factor in the Commission's determination. And, if the Commission so desires, a public hearing could be set up.

Pointing out several sections within this area, Mr. Saylor stated that there is no doubt that they should be reclassified to C-2 without individual applications. Listing the sections they are from Coolidge Avenue south to Charleston where there are only two blocks with residential use; between Stewart Avenue and Mesquite Avenue, 2nd and Main Streets, where there is some R-4; and, there is still some existing residential between Lewis and Bridger Avenues.

In conclusion, Mr. Saylor stated that the study is merely in a preliminary stage, and Staff is not asking for a recommendation from the Commission at this time, and further, Staff does not feel that a public hearing is desirable at the present time. Staff will give a more firm report sometime in January.

Chairman Cahlan stated that he felt a public hearing would be dangerous at this point without more concrete plans, especially in regard to the widening of the streets in this area.

After further discussion, Mr. Matteucci moved that this item be tabled pending the completion of the study and Staff's report.

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

The report on East Sahara Avenue follows Item No. 10.

10. Z-145-63

Approved

Application of DANNIE E. JACKSON, ET AL for the reclassification of property legally described as Lots 29 through 32 (inclusive), Block 6, Clark's Las Vegas Townsite, and generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2. Mr. Saylor gave the Staff report pointing out the general location. He stated this parcel is within the area under study. This item was held in abeyance pending completion of that study. He further stated that the proposed development is a 120 room hotel without any offstreet parking facilities. Staff has no objections to a hotel at this location, however, if we permit a hotel to be constructed without any offstreet parking we may be faced with a situation where the demand will force the City to make offstreet parking. This particular parcel is within a block of a public parking lot. No other arrangements have been worked out for parking. A survey was conducted by Staff of many of the hotels in the downtown area and all of them stated they had no parking problem. They state that only a small percentage of their clientele have cars, and those who do use one of the nearby public parking lots. Staff recommended approval of this application, predicated upon an acknowledgement by the Board of City Commissioners that approval will in all likelihood establish a demand for municipal parking facilities in the future.

After discussion, Mr. Johnston moved that the application of DANNIE E. JACKSON, ET AL for the reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2 be approved, predicated upon an acknowledgement by the Board of City Commissioners that approval to C-2 zoning at this location will in all likelihood establish a demand for municipal parking facilities sometime in the near future. Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

9. Preliminary Report
(continued)

EAST SAHARA AVENUE

Mr. Saylor presented a map of East Sahara Avenue pointing out the existing commercial developments, along with those proposed. Further, he stated that the Commission had recommended commercial classification to a depth of 200 feet in the Metropolitan Addition Subdivision. Reiterating from the Master Plan of Streets and Highways, Mr. Saylor stated that East Sahara Avenue is a proposed 150 foot right-of-way, and at its intersection with Boulder Highway (the proposed extension of the Las Vegas Freeway) there will be on/off ramps onto the Freeway. After a Staff study, it is felt that the zoning in this area should be changed before any residential development comes closer. In so doing we can protect the existing residential by a common depth of the commercial area so that the undeveloped portion abutting may be designed to back up to the commercial area without any through streets other than those existing. Staff proposes a depth of 350 feet, and in essence, is requesting permission to set up a public hearing to reclassify to a depth of 350 feet the East Sahara Avenue frontage from McLeod Street to the Boulder Highway to general commercial classification.

After discussion, Mr. Matteucci moved that a public hearing be set up for the February 13, 1964 regular meeting of the City Planning Commission to reclassify to a depth of 350 feet the frontage along East Sahara Avenue from McLeod Street to the Boulder Highway to general commercial classification.

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

11. DISCUSSION

December, 1963
2nd regular meeting date.

Mr. Saylor disclosed to the Commission that the 2nd regular meeting in December, 1963 fell on Christmas Eve.

After discussion, Chairman Cahlan ruled that the second regular meeting of the City Planning Commission scheduled for December 24, 1963 be changed to December 23, 1963, and further, that if there were no pressing items, that this meeting be cancelled.

13. RACE TRACK
DEVELOPMENT

Tonopah Highway & Torrey
Pines Drive.

A gentleman requested to be heard by the Commission in regard to a race track development in the area of the Tonopah Highway and Torrey Pines Drive. He described the operation verbally, however, had no plans. His intent was to, more or less, obtain an opinion from the Commission whether or not the City had any objections to such a development.

Chairman Cahlan advised the gentleman that this should be discussed with the Planning Staff with some type of plot plan and/or a rendering showing the development. Further, Chairman Cahlan stated that then the Planning Staff could present this evidence to the Board of City Commissioners to obtain their opinion on such an operation.

of 25th Street and Searles Avenue, from R-1 to C-2. Mr. Saylor gave the Staff report pointing out the general location. He stated that this is a part of the overall Greater Las Vegas Subdivision. Mr. Saylor pointed out the C-2 area to the north and the proposed church site directly to the east. He further stated in the present design of this area, Staff would not hesitate to recommend denial of this item, however, the developer proposes to redesign this part of the subdivision with the residential lots backing up to an alley which would abut the commercial area. Again Staff would not recommend approval if it meant that the commercial area could spread to the south, however, with the residential around the perimeter of the commercial, and based on the fact that there is commercial across 25th Street, Staff recommended approval to C-1. The record indicated no protests.

The Chairman declared the public hearing open. Mr. George Dickerson appeared in behalf of the applicant. He presented the plans for the overall development of this portion of the Greater Las Vegas Subdivision. He stated further that they would accept the recommendation of Staff to a C-1 classification.

The Chairman declared the public hearing closed. After discussion, Mr. Matteucci moved that the application of NEVADA TITLE INSURANCE CO. for the reclassification of property generally located on the southwest corner of 25th Street and Searles Avenue, from R-1 to C-2, be approved to C-1.

Mr. Johnston stated he would second the motion if amended to be approved by means of a Resolution of Intent to C-1 subject to the following condition:

- (1) That development commence within eighteen (18) months hence.

Mr. Matteucci concurred.

The motion carried by a unanimous vote.

2. Z-145-63

Abeyance

Application of DANNIE E. JACKSON, ET AL for the reclassification of property legally described as Lots 29 through 32 (inclusive), Block 6, Clark's Las Vegas Townsite, and generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this request is to permit the construction of a 3-story hotel of approximately 100 rooms with no offstreet parking facilities. Further, Mr. Saylor stated this in the general area now under preliminary study for the extension of the downtown area southerly to the specific boundaries of Las Vegas Boulevard South, East Charleston Boulevard and Main Street. The major question to be answered at this time is whether or not we want to extend commercial zoning to this area with no offstreet parking facilities. It is not a question of commercial zoning as the area is in transition, but heretofore the Commission has recommended a C-1 classification guaranteeing offstreet parking. Due to the lack of sufficient knowledge at this time, Staff would have to take the position previously taken, that without sufficient offstreet parking this development not be permitted. He further stated that a preliminary report on the extension of the downtown area to East Charleston Boulevard between Las Vegas Boulevard South and Main Street would be forthcoming at the November 26, 1963 Planning Commission meeting. The Chairman declared the public hearing open. Mr. Ted Fox appeared in behalf of the applicant.

Mr. Jackson appeared in his own behalf. He stated he proposed a resident hotel.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of DANNIE E. JACKSON, ET AL for the reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2 be held in abeyance until the Meeting of November 26, 1963. Mr. Uehling seconded the motion and it was carried by a unanimous vote.

3. Z-146-63

Approved as amended

Application of H. R. KNOLLER for the reclassification of property legally described as Lots 44 and 45, Paradise Village Tract No. 2, and generally located on the northwest corner of Sahara Avenue and Santa Paula Drive, from R-1 and R-2 to PR.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this parcel consists of two lots, one fronting Sahara Avenue, the other fronting Santa Paula Drive. The request is for the new PR zone classification which is for professional office purposes only utilizing the existing structure that occupies the parcel by converting it into professional offices. Staff recognizes that property fronting Sahara Avenue will change from a residential use, however, Staff feels that any change on the lots other than those fronting on Sahara Avenue would tend to encroach into the interior of the residential area. Staff has prepared a separate plot plan for this particular lot fronting Sahara Avenue, (Lot 45), to satisfy whether or not there is room for sufficient offstreet parking. Staff recommended approval of Lot 45, or the lot fronting Sahara Avenue, in accord with the amended plot plan, and that no change be made on the remaining lot. The record indicated no protests, with 2 letters of approval.

The Chairman declared the public hearing open.

Mr. Knoller appeared in his own behalf.

Mr. James Brennen appeared in behalf of the applicant. He stated the tentative plan was to utilize the building and lot fronting Sahara Avenue for law offices, with the adjacent lot for the major portion of the offstreet parking, using the building for storage and a library. He presented a Petition listing property owners who approved of this request.

Mr. Mike Mottus appeared requesting clarification of the area to be reclassified. Upon learning that it involved only the two lots specified, and not the overall area, he requested that his name be removed from the Petition of Approval and protested this item.

Mr. Noel Hansel appeared to protest the reclassification of the two lots, however, stated he would withdraw this protest if the approval was in accord with the recommendation of Staff.

Mr. Brockley appeared approving this request.

The Chairman declared the public hearing closed.

After discussion, Mr. Matteucci moved that the application of H. R. KNOLLER for the reclassification of property generally located on the northwest corner of Sahara Avenue and Santa Paula Drive, from R-1 and R-2 to PR be approved by means of a Resolution of Intent, of said Lot 45 only, subject to the following condition:

- (1) Being in conformance with the plot plan as amended to include only said Lot 45.

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

The Petition of Approval was returned to Mr. Knoller.

December
Fifth
1963

Mr. Dannie E. Jackson
4320 Paradise Road
Las Vegas, Nevada

Dear Sir:

ZONE CHANGE APPLICATION - Z-145-63

The Board of City Commissioners at their regular meeting December 4, 1963, considered your application (Z-145-63) for rezoning of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2.

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

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

December 6, 1963

City Attorney

Planning Department

Request for preparation of
a Rezoning Ordinance

✓ Z-145-63 File
City Atty. Corres.
Current Planning Subject corres.

Will you please prepare an Ordinance on the following rezoning:

Z-145-63 From R-4 to C-2

Lots 29-32 (Inclusive), Block 6, Clark's
Las Vegas Townsite.

ROBERT C. CLEMMER

RCC:mb

**Planning Department
400 Stewart Avenue**

November 27, 1963

**Mr. Dannie E. Jackson
4320 Paradise Road
Las Vegas, Nevada**

Dear Mr. Jackson:

At the regular meeting of the City Planning Commission held on November 26, 1963, consideration was given to your request for reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with a recommendation that it be approved predicated upon an acknowledgement by the Board of City Commissioners that approval of C-2 zoning at this location will, in all likelihood, establish a demand for municipal parking facilities sometime in the future.

This item will be heard by the Board of City Commissioners at 6:00 PM, December 4, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-145-63

**Planning Department
400 Stewart Avenue**

November 18, 1963

**Mr. Dannie E. Jackson
4320 Paradise Road
Las Vegas, Nevada**

Dear Mr. Jackson:

At the regular meeting of the City Planning Commission held on November 14, 1963, consideration was given to your request for reclassification of property generally located on the southwest corner of First Street and Lewis Avenue, from R-4 to C-2.

It was voted by the Planning Commission to hold this item in abeyance pending the completion of the preliminary study of this area.

This item will be heard at the regular Planning Commission meeting scheduled at 7:30 PM, November 26, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-145-63