

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0149-62

APN 162-03-801-122

Location W of Maryland btw Sahara & St. Louis

Applicant Wm. H. Wilson, M.D.

Subject

Reclassification of property legally
described as the South 273' of the North
807' of the East 316' of the SE 1/4 of the
SE 1/4 of Section 3, Township 21 South,
Range 61 East, MDB&M.



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.		
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: Z-149-62

MEETING DATE: Jan. 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

OK - RCL

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NOTICE OF PUBLIC HEARING

JANUARY 10, 1963

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December 26, 1962

Notice is hereby given that on January 10, 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-149-62

WM. H. WILSON, M.D., FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE SOUTH 273 FEET OF THE NORTH 807
FEET OF THE EAST 316 FEET OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21
SOUTH, RANGE 61 EAST, MDB&M. GENERALLY LOCATED ON THE
WEST SIDE OF MARYLAND PARKWAY BETWEEN ^{San Francisco} SAHARA AVENUE AND
EAST ST. LOUIS AVENUE

FROM: R-4 (Apartment Residence)

TO : C-1 (Limited 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: PM

INTER-OFFICE MEMORANDUM

Date

Feb. 21, 1968

TO:

ROBERT C. CLEMMER

FROM:

Boyd J. Miller

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

Photo Attached

ON 2-19-68 A FIELD INSPECTION WAS
MADE AT 2200 Maryland Pkwy; REVEALED
Kentucky Beef
THAT THE CONDITIONS OF approval # 2-149-62 HAVE / ~~HAVE NOT~~
BEEN MET.

Required landscaping as approved by Dir.
of Planning was altered but met with
final approval as installed by Dir. on 2-21-68.

All other conditions satisfactory.

RJm
PLANNING ASSISTANT

Commissioner Whipple moved that the application of LaVonne A. Norris and Arretta F. Bingham (Z-147-62) for reclassification of property generally located on the west side of Las Vegas Boulevard North, between Adams Avenue and Foremaster Lane, from R-T and R-1 to C-2 be APPROVED, subject to the following condition:

1. That there be a Resolution of Intent for the usage to be by Palm Mortuary as an addition to their present facilities.

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-149-62

Approved

ZONE CHANGE (Z-149-62) - APPLICATION OF WILLIAM H. WILSON, M.D. for reclassification of property generally located on the west side of Maryland Parkway between San Francisco Avenue and East St. Louis Avenue, from R-4 to C-1, legally described as follows:

The south 273 feet of the north 807 feet of the east 316 feet of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 3, Township 21 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, stated that there were no protests at the Public Hearing, and the Planning Commission recommended approval.

Commissioner Mirabelli moved that the application of William H. Wilson, M.D. (Z-149-62) for reclassification of property generally located on the west side of Maryland Parkway, between San Francisco Avenue and East St. Louis Avenue, from R-4 to C-1 be APPROVED.

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

At the hour of 6:35 p.m., Commissioner Mirabelli moved that the meeting be RECESSED until Thursday, January 24, 1963, at 10:30 a.m.

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

APPROVED:

ORAN K. GRAGSON, MAYOR

ATTEST:

SIGRID DODGSON, ACTING CITY CLERK

DATE APPROVED: _____

FROM R-E to R-3 (Z-148-62)

The North 680 feet of the South 1194.58 feet of the West 1045 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-149-62)

The South 269.84 feet of the East 316.23 feet of the North 803.91 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to R-3 (Z-152-62)

The West 210 feet and the South 190 feet, except the Easterly 405 feet of the Northwest Quarter (NW $\frac{1}{4}$), Section 24, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-E to R-1 (Z-153-62)

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section 30, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the West 100 feet, the East 50 feet, and that portion lying south of the center line of West Fremont Street.

FROM C-1 to C-2 (Z-159-62)

Lots 10, 11, 12, 13 and the North 10 feet of Lot 14, Block 21, 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:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of February, 1963, and referred to the following committee composed of Commissioners Levy and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1963, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

January
Twenty-Eighth
1963

William H. Wilson, M. D.
721 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-149-62

Dear Dr. Wilson:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application for reclassification of property generally located on the west side of Maryland Parkway between San Francisco Avenue and East St. Louis Avenue, from R-4 to C-1.

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

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning

TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 149-62

Application of WILLIAM H. WILSON, M.D., 721 East Charleston, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

the South 273 feet of the North 807 feet of the East 316 feet
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of Section 3, Township 21 South, Range 61 East, M.D.B.&M.

Generally located:

on the west side of Maryland Parkway between San Francisco Avenue
and East St. Louis Avenue,

From: R-4 (Apartment Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

He withdrew his protest upon learning the proposed use of the parcel.

Mr. Thomas Washington appeared requesting information as to the use of parcel after rezoning.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LAVONNE A. NORRIS and ARRETTA F. BINGHAM for the reclassification of property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane from R-T and R-1 to C-2 be approved subject to a resolution of Intent for the useage to be by Palm Mortuary as an addition to their present facilities.

Mr. Uehling seconded the motion and the vote was unanimous.

36. Z-148-62
Approved

Application of CHARLES CAVANAUGH, ANNE TAYLOR, and JOHN F. CONLON for the reclassification of property legally described as the south 680 feet of the north 831 feet of the east 985 feet of the west 1045 feet of the southwest quarter of the southwest quarter of Section 19, T20S, R61E, MDB&M and generally located on the east side of Decatur Boulevard approximately 500 feet north of Vegas Drive, from R-E to R-3.

Mr. Saylor gave the staff report. He stated this is the location of a proposed senior citizens' housing development. Staff feels a better location could have been used rather than on a major primary street. Staff states that it should be a matter of record that the rezoning of this property will not imply approval of the rezoning of any adjoining properties. The Chairman declared the public hearing open.

Mr. Franklin Bills, representing the applicants, appeared. He stated they would most happily agree to a resolution of intent that rezoning would be for use only as a Senior Citizens' Housing Project. The plot plan indicated garden type apartments of one story structure.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of CHARLES CAVANAUGH, ANNE TAYLOR, and JOHN F. CONLON for the reclassification of property generally located on the east side of Decatur Boulevard approximately 500 feet north of Vegas Drive, from R-E to R-3 be approved.

Mr. Gilday seconded the motion and the vote was unanimous.

37. Z-149-62
Approved

Application of WILLIAM H. WILSON, MD for the reclassification of property legally described as the south 273 feet of the north 807 feet of the east 316 feet of the southeast quarter of the southeast quarter of Section 3, T21S, R61E, MDB&M, and generally located on the west side of Maryland Parkway between

San Francisco Avenue and East St. Louis Avenue, from R-4 to C-1.

Mr. Saylor gave the staff report recommending approval.
No record of any protests.

The Chairman declared the public hearing open.

Dr. Wilson appeared in his own behalf, stating the intentions are to enlarge the medical building adjoining this property. No definite plans have been proposed for the remainder of the parcel.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of WILLIAM H. WILSON, MD, for the reclassification of property generally located on the west side of Maryland Parkway between San Francisco Avenue and East St. Louis, from R-4 to C-1 be approved.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Mirabelli	Uehling	
Gilday		
Johnston		
Longley, Sr.		
Tiberti		

The motion carried.

38. Z-150-62
Denied

Application of THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY and JOHN P. FOLEY for the reclassification of property legally described as the south 100 feet of the east 330 feet of the southeast quarter of the northeast quarter of the southeast quarter of the southeast quarter of Section 36, T20S, R60E, MDB&M and generally located on the west side of Decatur Boulevard and north of Cory Place (proposed) from R-1 to C-1.

Mr. Saylor gave the staff report stating this property is in the middle of a R-1 area. Staff recommends denial. The record indicates 1 approval and 1 protest.

The Chairman declared the public hearing open.

Mrs. Gatner appeared to protest this application.

Mr. Matucci appeared in behalf of the applicant stating the proposed plans are for a pastry shop with off-street parking.

Mr. Foley appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application for the reclassification of property generally located on the west side of Decatur Boulevard and north of Cory Place (proposed) from R-1 to C-1 be denied.

Mr. Longley, Sr. seconded the motion and the roll call vote was as follows:

Planning Department
400 Stewart Street

January 11, 1963

Mr. William H. Wilson, M.D.
721 East Charleston
Las Vegas, Nevada

Dear Dr. Wilson:

At the regular meeting of the City Planning Commission held on January 10, 1963, consideration was given to your request for the reclassification of property generally located on the west side of Maryland Parkway between San Francisco Avenue and East St. Louis Avenue, from R-4 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 approved.

This item will be heard by the Board of City Commissioners on January 23, 1963 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

2-149-62

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

12/17
12/1
and
10/14
12/1/62
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 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.

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

Situate in the City of Las Vegas, Las Vegas Valley Water District, described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, MDB. & M., described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3; thence South 0°21'52" East along the East line of said Section 3 a distance of 534.07 feet to the true point of beginning; thence South 87°50'18" West parallel to the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 3 a distance of 316.10 feet to a point; thence South 0°21'52" East parallel to the East line of said Section 3 a distance of 273.29 feet more or less to a point on the North line of that certain parcel of land conveyed by Jessie N. Hunt to Henry Leigh Hunt and Helen Hunt Rives by deed recorded January 4, 1956 as Document No. 65659, Official Records of Clark County, Nevada; thence North 87°12'48" East along the last mentioned North Line and the Easterly prolongation thereof a distance of 316.23 feet to a point on the East line of said Section 3; thence North 0°21'52" West along the last mentioned East line a distance of 269.84 feet to the true point of beginning.

EXCEPTING therefrom the interest in and to that portion thereof conveyed to the City of Las Vegas for Maryland Parkway by deed recorded October 2, 1952 as Document No. 391612, Clark County, Nevada records.

Notary Public in and for said County and State

Clark County, Nevada

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: 12/17, 19 62

Receipt No.: 50548

By: A/S
Director of Planning

Fee: \$ 50.00

Case No.: 2-149-62

1/10/63

P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. Z-149-62

Z-149-62

The south 273 feet of the north 807
feet of the east 316 feet of the southeast
quarter of the southeast quarter of
section 3 T21S R-61E MDB&M

Generally located on the west side of
Maryland Parkway between E. Sahara
Ave. and E. St. Louis Ave

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NOTICE OF PUBLIC HEARING

JANUARY 10, 1963

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December 26, 1962

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Z-149-62

WM. H. WILSON, M.D., FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE SOUTH 273 FEET OF THE NORTH 807
FEET OF THE EAST 316 FEET OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21
SOUTH, RANGE 61 EAST, MDB&M. GENERALLY LOCATED ON THE
WEST SIDE OF MARYLAND PARKWAY BETWEEN SAHARA AVENUE AND
EAST ST. LOUIS AVENUE

FROM: R-4 (Apartment Residence)

TO : C-1 (Limited 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: r m