

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0168-63

APN 162-03-312-007

Location NEC of Weldon & El Centro

Applicant El Centro Company

Subject

Reclassification of property.



PROPERTY OWNERS

PROTESTS

APPROVALS

Eleanor Joylar

FILE No. Z-168-63

January 9, 1964

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: Z-168-63

MEETING DATE: January 9, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
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NOTICE OF PUBLIC HEARING

January 9, 1964

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December 26, 1964

Notice is hereby given that on January 9, 1964, 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-168-63

EL CENTRO COMPANY FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS LOT 7, BLOCK 2, EL CENTRO ADDITION
TRACT NO. 2, AND GENERALLY LOCATED IN THE NORTHEAST
CORNER OF WELDON PLACE AND EL CENTRO PLACE.

FROM: R- 3 (Limited Multiple Residence)

TO: R-4 (Apartment Residence)

0/2 LP

Any and all interested persons may appear before the 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: bb

ORDINANCE NO. 934-49

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-E to R-D (Z-161-63)

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M.

FROM R-E to R-1 (Z-162-63)

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35 and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47 and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49 and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 26, 27, 43, 44, 45 and 46 of Block "E"; Lots 27, 28, 29 and 30 of Block "G"; Lots 1 through 50 inclusive, of Block "I"; and Lots 1 through 48, inclusive, of Block "J".

FROM R-4 to C-1 (Z-163-63)

Lot 6, Block 21, Boulder Addition.

FROM R-3 to R-4 (Z-168-63)

Lot 7, Block 2, El Centro Addition Tract No. 2

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:

Mayor

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of February, 1964, and referred to the following committee composed of Commissioners _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1964, which was a _____ meeting of said Board; that at said _____ 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:

Mayor

ATTEST:

City Clerk

ZONE CHANGE
Z-168-63

Approved

ZONE CHANGE - Z-168-63 - APPLICATION OF EL CENTRO COMPANY for reclassification of property generally located on the northeast corner of Weldon Place and El Centro Place, from R-3 to R-4, legally described as Lot 7, Block 2, El Centro Addition Tract No. 2.

After briefly describing the location of the property for rezoning, the Director of Planning, Mr. Donald J. Saylor, stated: The property to the east is R-4; to the north is R-4, with use permits for professional offices; and to the south is the R-5 zoning and development. I believe the applicant intends to submit an application for a use permit on this lot for a Professional Office. When this application was received, we checked on the possibility of the other people joining in. While many of them were in accord, it was a problem of trying to get them all together on a signed application at this time. The Planning Commission has recommended approval and has instructed me to set up a public hearing on the remainder of the block, indicating that if the property owners wanted the same treatment, they would make the changes.

Commissioner Fountain moved that the application of El Centro Company (Z-168-63) for reclassification from R-3 to R-4 be APPROVED.

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

VACATION
VAC-2-63

Approved

VACATION - VAC-2-63 - PETITION OF THE CITY OF LAS VEGAS, NEVADA to vacate a portion of Jackson Street, located between "H" and "J" Streets in the City of Las Vegas, Nevada.

The Director of Planning, Mr. Donald J. Saylor, reviewed for the Commission that the public hearing on this vacation petition was held on March 13, 1963 and that at his request, the decision of the City Commission was held in abeyance until it could be determined whether the vacation would be required as part of the overall renewal plan. He further stated that it had now been determined that this vacation was necessary and that it had been placed on the Agenda for action by the Commission.

Mayor Whipple asked if anyone wished to be heard on this matter, to which there was no response; whereupon, Commissioner Mirabelli moved that the vacation petition (VAC-2-63) of the City of Las Vegas be APPROVED.

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

BUILDING PERMITS -
FIRST CHURCH OF
NAZARENE

State Contractors
Board to be con-
tacted for approval.

Page 7 - Minutes
Regular Meeting
January 15, 1964

The Reverend Carl Friesen, Pastor of the First Church of the Nazarene at 14th and Ogden, stated that they were building a new educational unit; that they had within their congregation journeymen plumbers and electricians, and wanted to build this unit as economically as possible from the standpoint of labor expense. Reverend Friesen stated: We have to have a licensed electrician or licensed plumber sign for the permits, which means that we have to have them do the work. We have capable men within our organization and would like to do it on an owner-builder permit, so that our men can do the work.

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

8. Z-166-63

Approved

Application of D. H. BROCKLEY for the reclassification of property legally described as Lot 1, Block 1, Paradise Village Tract No. 2, and generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to PR.

Mr. Saylor gave the Staff report pointing out the general location. This parcel fronts Sahara Avenue at the corner of Santa Clara Drive. The Commission has previously indicated that this is proper transition in this general area fronting Sahara Avenue. The plot plan shows a 6 foot block wall along the north property line. However, along the east line is an existing chain link fence and there is on file a letter from the adjacent property owners stating they are fully satisfied with the fence as it exists. The record indicated 1 letter of protest. Staff recommended approval in accord with the plot plan.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Fountain moved that the application of D. H. BROCKLEY for the reclassification of property generally located on the northeast corner of Santa Clara Drive and Sahara Avenue, from R-2 to PR, be approved by means of a Resolution of Intent, subject to the following condition:

(1) Being in accord with the plot plan.

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

9. Z-167-63

Abeyance

Application of MAKAHA DEVELOPMENT COMPANY for reclassification of property legally described as the northwest quarter (NW1/4) of the southwest quarter (SW 1/4) of Section 24, T20S, R60E, MDB&M, and generally located on the southeast corner of Jones and Lake Mead Boulevards, from R-1 to R-3.

Mr. Saylor pointed out the general location. He stated that the applicant had requested that this item be postponed indefinitely, however, as this item had been advertised for a public hearing, it should be conducted at this time.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Gilday moved that in relation to the application of MAKAHA DEVELOPMENT COMPANY for reclassification of property generally located on the southeast corner of Jones and Lake Mead Boulevards, from R-1 to R-3, the applicant be allowed to withdraw this item, or resubmit in any manner he saw fit, however, it should not be held in abeyance indefinitely; and, that the applicant be so notified.

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

10. Z-168-63

Approved

Application of EL CENTRO COMPANY for reclassification of property legally described as Lot 7, Block 2, El Centro Addition Tract No. 2, and generally located on the northeast corner of Weldon Place and El Centro Place, from R-3 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that the proposed use is for a professional office, and the applicant will later submit an application for a Use Permit. He further

stated that this general area is contrary to the content of the PR classification as it is a multiple residential area predominately R-4. Further, he stated that the entire Block 2 of El Centro Addition Tract No. 2 would have been submitted as a package request for reclassification, however, it was too difficult to get all of the property owners together. Staff recommended approval of this item, and requests permission to set up a public hearing to reclassify the remainder of Block 2 to R-4.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Johnston moved that the application of EL CENTRO COMPANY for the reclassification of property generally located on the northeast corner of Weldon Place and El Centro Place, from R-3 to R-4, be approved, and that Staff begin proceedings to set up a public hearing to reclassify all of Block 2 of El Centro Addition Tract No. 2 to R-4 classification.

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

11. A-9-63

Approved

Petition of VON TOBEL, ET AL to annex property legally described as the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) of Section 25, T20S, R60E, MDB&M, and generally located on the north side of Washington Avenue between Michael Way and Saylor Street.

Mr. Saylor gave the Staff report and pointed out the general location of this parcel. Staff recommended approval.

After discussion, Mr. Fountain moved that the Petition of VON TOBEL, ET AL to annex property generally located on the north side of Washington Avenue between Michael Way and Saylor Street be approved.

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

12. ZC-178-63

County Referral

No recommendation.

Application of ANDREW SKURSKI for the reclassification of property legally described as the west 157.13 feet of the east 314.26 feet; the north 150.85 feet of the east 157 feet of the south 351.15 feet; and, the south 50.3 feet of the east 157 feet of the northeast quarter (NE 1/4) of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 21, T20S, R61E, MD B&M, and generally located on the south side of Smoke Ranch Road approximately 157 feet west of Highland Avenue. Mr. Saylor pointed out the general location. He further stated that there is no plan as to how this parcel is to be developed, and referring to the odd shape of the parcel, it is difficult to comprehend the proposed development. Staff recommended no recommendation until a plot plan of the proposed development is submitted. (From R-E to C-2)

After discussion, Mr. Johnston moved that there be no recommendation in reference to the County referred reclassification, file no. ZC-178-63.

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

13. ZC-184-63

14. ZC-191-63

County Referrals

No changes until annexed.

Application of RAMON F. GARCIA for reclassification of property legally described as Lots 1-D and 2-F, Vegas Heights Tract Unit No. 4, and generally located on the south side of Hart Avenue approximately 80 feet west of Revere Street. From R-E to C-1.

Application of FORWARD, INC. for reclassification of property legally described as Lots 11A and 11B,

January 16, 1964

El Centro Co.
Attention: Royes J. Petersen, Pres.
708 Canosa Avenue
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-168-63

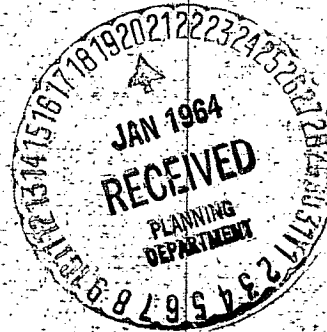
At their regular meeting on January 15, 1964, the Board of City Commissioners APPROVED your application Z-168-63 for reclassification from R-3 to R-4 of property generally located on the northeast corner of Weldon Place and El Centro Place.

Very truly yours,

Vyrna M. Loparco/vml

Assistant City Clerk

✓cc - Planning Department
cc - Public Works Department



January 21, 1964

INTER-OFFICE MEMORANDUM

| | |
|--|---|
| TO: CITY ATTORNEY | FROM: PLANNING DEPARTMENT |
| SUBJECT: Request for Ordinance Preparation | COPIES TO: Current Ordinance Request File. General - Attorney's Correspondence. Relative zoning file. |

Will you please prepare an Ordinance on the following reclassifications:

Z-161-63 From R-E to R-D

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, MDB&M

Z-162-63 From R-E to R-1

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35, and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47, and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49, and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, 26, 27, 43, 44, 45, and 46 of Block "E"; Lots 27, 28, 29, and 30 of Block "G"; Lots 1 through 50 (inclusive) of Block "I"; and, Lots 1 through 48 (inclusive) of Block "J".

Z-163-63 From R-4 to C-1

Lot 6, Block 21, Boulder Addition.

Z-168-63 From R-3 to R-4

Lot 7, Block 2, El Centro Addition Tract No. 2.

**Robert C. Glenner
Senior Planner**

RCC:eb

ELEANOR TAYLOR

OFFICIAL COURT REPORTER - NOTARY PUBLIC

LAS VEGAS, NEVADA

DEPT. 2. COUNTY COURTHOUSE
PHONE: EV 5-3131

332 So. 6TH STREET
PHONE: DU 2-3855

Dec. 30, 1963

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

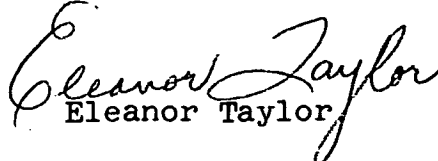
Z-168-63

Dear Mr. Saylor:

This will acknowledge receipt of your letter of December 26, 1963 re Z 168-63 EL CENTRO COMPANY FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT 7, BLOCK 2, EL CENTRO ADDITION TRACT NO. 2, AND GENERALLY LOCATED IN THE NORTHEAST CORNER OF WELDON PLACE AND EL CENTRO PLACE FROM R-3 to R-4.

This letter will serve as approval of the proposed reclassification.

Very truly yours,


Eleanor Taylor



**Planning Department
400 Stewart Avenue**

January 13, 1964

**El Centro Company
Attn: Royes J. Petersen, President
708 Canosa Avenue
Las Vegas, Nevada**

Dear Mr. Petersen:

At the regular meeting of the City Planning Commission held on January 9, 1964, consideration was given to your request for reclassification of property generally located on the northeast corner of Weldon Place and El Centro Place, from R-3 to R-4.

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 at 6:00 PM, January 15, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-168-63

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-3 Use District to a R-4 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:

Lot 7, Block 2, El Centro Addition Tract #2 ¹⁴⁴/₁₅₈ generally located
on the NE Corner of Weldon Pl & El Centro Place

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

We, El Centro Co.

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.
El Centro by Roger Peterson per. 708 Canosa 735-0670

Subscribed and sworn to before me this 17th day of December, 19 63

Robert C. Clumme
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: 12/17, 19 63 FEE: \$ 50.00
RECEIPT NO.: 64840 CASE NO. 2-168-63
BY: RLP Jan 9, 1964
Director of Planning

No Plans DTS