

Planning & Development Department
Scanning Cover Sheet

Case No Z-0150-62

APN 138-36-802-005

Location W of Decatur, S of Cory

Applicant Thomas L. Jones, et al

Subject

Reclassification of property legally described as a portion of the SE 1/4 of the NE 1/4 of the SE 1/4 of the SE 1/4, also known as Section 36, Township 20 South, Range 60 East, being a rectangular parcel 100' on the East and West side and 330' on the North and South side located in the Southern portion of the above described real property.



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. | ✓ | H |
| 3. | Enter file number and fill in blanks "For Department Use Only" on application. | ✓ | H |
| 4. | Make up folder with appropriate label. Attach application on right hand side. | ✓ ✓ | H H |
| 5. | Type 3 index cards - numerical, legal, applicant. | ✓ | H |
| 6. | File above cards in proper metal file. | ✓ | H |
| 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. | ✓ ✓ | H |
| 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. | ✓ | H |
| 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 - 150-62

MEETING DATE: Jan. 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
R
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NOTICE OF PUBLIC HEARING

JANUARY 10, 1963

D
R
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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-150-62

THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY AND
JOHN P. FOLEY FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$), ALSO KNOWN AS SECTION 36, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, BEING A RECTANGULAR PARCEL 100 FEET
ON THE EAST AND WEST SIDE AND 330 FEET ON THE NORTH
AND SOUTH SIDE LOCATED IN THE SOUTHERN PORTION OF
THE ABOVE DESCRIBED REAL PROPERTY.

GENERALLY LOCATED ON THE WEST SIDE OF DECATUR BLVD.
NORTH OF CORY PLACE (PROPOSED),

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO : C-1 (Limited Commercial)

or 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: rm

City of LAS VEGAS
N E V A D A

JUL 21 1964

2-150-62

Foley Brothers
Law Offices
228 South 4th Street
Las Vegas, Nevada

Attention: John Foley

Dear Mr. Foley:

Thank you for your letter dated July 7, 1964.

Answers to the questions which you have posed are herewith furnished for your consideration:

As previously stated in our March 5th letter, the City will quitclaim all right and title to the 16½' reserved by patent along the south boundary of F.H.J.J. Company property upon receipt of the 80' dedication for Decatur Boulevard. The legal description of the original zoning described the south 100' of the East 330' of the SE¼ of the NE¼ of the SE¼ of the SE¼ of Sec. 36-20-60. Therefore, zoning embraced and included the 16½' along the south property line which means that it is already zoned commercial.

A 51' street is planned for future construction along the west boundary of F.H.J.J. Company property. Accordingly, the City will desire dedication of 25½' from F.H.J.J. Company at a future date. However, no alley is contemplated. Regarding the alley, it is the policy of the City to require an alley separation between commercial and residential property. However, in this particular instance, since there is to be a street along the west property boundary, an alley would not be needed.

C-1 zoning does not require any building set backs, consequently, a building may be erected at the property line (or in this instance 25½' from the existing west property line).

Your presumption that the 80' dedication for Decatur Boulevard would include the 33' in the patent reservation is correct.



DIRECTOR OF PLANNING

Mr. John Foley
Page 2

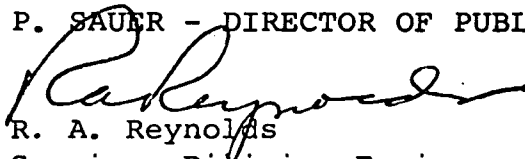
The City will entertain a formal agreement embracing the above outlined answers to your questions.

Please feel free to call on this office for any further information that you may require. We appreciate your prompt attention to this matter.

Very truly yours,

R. P. SAUER - DIRECTOR OF PUBLIC WORKS

By


R. A. Reynolds

Services Division Engineer

RPS:RAR:ss

cc: Director of Planning
Chief Deputy City Attorney

3/19/63

Sidney R. Whitmore
City Attorney

Planning Department

Request for preparation of Ordinance C. C.
March 13, 1963

Z-150-62 From R-1 to C-1

The South 100.00' of the SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{2}$, SE $\frac{1}{4}$, of Section 36, T20S, R60E,
M. D. B. & M.

Z-127-62 From R-1 to R-2

The SW $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 33, T20S, R61E, M. D. B. & M., save
and except the West 150.00' therefrom.

Robert C. Cleamer
Senior Planner

RCC:wa

Commissioner Fountain moved that a resolution of intent to rezone property generally located on the east side of South Eighth Street, between Carson Avenue and Bridger Street, from R-4 to C-2, be ADOPTED, subject to the following condition:

1. Being in accord with the Plot Plan submitted.

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-14-63

Denied

ZONE CHANGE - Z-14-63 - APPLICATION OF GERALD F. SHAW for reclassification of property generally located on the east side of North 28th Street, between Cedar Avenue and Bonanza Road, from R-E to R-T, legally described as follows:

Parcel #1 - The south 237 feet of the West Half (W-1/2) of Lot 4, Block 2, Artesian Acres.

Parcel #2 - The north 268 feet of the West Half (W-1/2) of Lot 3, Block 2, Artesian Acres.

Parcel #3 - Lot 2, Block 2, Artesian Acres.

The Director of Planning, Mr. Donald J. Saylor, stated that there were 14 protests at the public hearing of the Planning Commission; that this is located in reasonably close proximity to two schools; and that the Planning Commission recommended denial of this trailer park zoning.

Commissioner Fountain moved that the application of Gerald F. Shaw for reclassification of property generally located on the east side of North 28th Street, between Cedar Avenue and Bonanza Road, from R-E to R-T, 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.

ZONE CHANGE
Z-150-62

Approved

ZONE CHANGE - Z-150-62 - APPLICATION OF THOMAS J. JONES, THOMAS L. JONES, JACK HALSEY AND JOHN P. FOLEY for reclassification of property generally located on the west side of Decatur Boulevard and north of Cory Place (proposed) from R-1 to C-1, legally described as follows:

The south 100 feet of the east 330 feet of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 36, Township 20 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, briefly reviewed prior discussions on this rezoning application, and stated that after further discussions with the applicants and rechecking the general area, it is now proposed that all of the property from the corner of Decatur and Charleston Boulevard, which was just rezoned by the City Commission, to and including the parcel north of the property covered by this application, should be rezoned to C-1.

Further discussion revealed that the proposed street west of Decatur and to the rear of this strip of land is part of the over-all street plan and that the depth of this strip would not be suitable for anything other than light commercial development or residential; and it was the consensus of the Commission that the heavy traffic on Decatur Boulevard would make this undesirable residential property.

Mr. Merle Sage of 4718 Cory Place spoke in protest of this commercial zoning primarily because of the additional traffic hazards this would create on Decatur if another shopping center is approved at this location. In response to questioning by the Commission, Mr. Sage felt this should be utilized for professional buildings or multiple dwellings.

It was the feeling of the Board that an orderly development of light commercial would create a desirable buffer zone for the residents to the west of Decatur Boulevard.

Commissioner Mirabelli moved that the application of Thomas J. Jones, Thomas L. Jones, Jack Halsey and John P. Foley (Z-150-62) for 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 APPROVED.

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

ZONE CHANGE
Z-127-62

Approved to
R-2

ZONE CHANGE - Z-127-62.- APPLICATION OF DOROTHY M. SIMPSON for reclassification of property generally located on the northwest corner of Desert Lane and Pinto Lane, from R-1 to R-3, legally described as follows:

The Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of Section 33, Township 20 South, Range 61 East, MDB&M, save and except the west 150 feet thereof.

The Director of Planning, Mr. Donald J. Saylor, briefly reviewed this zone change application of Dorothy M. Simpson, and stated that letters had been sent to the 5 protestants to the R-3 zoning to appraise them of the possibility of rezoning this parcel as R-2; and that replies had been received from two of these property owners and in effect their main objection was that if this request is granted, it might result in the further extension of such rezonings.

It was the consensus of the Commission that this application be held in abeyance until after the recess.

(Continued on Page 7)

At the hour of 4:35 p.m., Mayor Gragson declared a 10 minute recess. The meeting was reconvened at 4:45 p.m. with all members present as at the opening session.

Planning Department
400 Stewart Avenue

March 4, 1963

Mr. & Mrs. M. Sage
4718 Coury Place, Las Vegas, Nevada

Mr. & Mrs. J. Gutman
4716 Alpine Place, Las Vegas, Nevada

RE: Z-150-62

Application of Jones, Jones, Halsey & Foley
for rezoning from R-1 to C-1. Property
generally located on the West side of
Decatur between Evergreen and Alpine Place

This is to advise you that this application will be heard
by the Board of City Commissioners at their meeting on
March 13, 1963 at 4:00 P.M., in the Council Chambers.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:omc

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MIS.

Planning Department
400 Stewart Avenue

March 4, 1963

Mr. & Mrs. M. Sage ✓
4718 Coury Place, Las Vegas, Nevada

Mr. & Mrs. J. Gutman
4716 Alpine Place, Las Vegas, Nevada

RE: Z-150-52

Application of Jones, Jones, Halsey & Foley
for rezoning from R-1 to C-1. Property
generally located on the West side of
Decatur between Evergreen and Alpine Place

This is to advise you that this application will be heard
by the Board of City Commissioners at their meeting on
March 13, 1963 at 4:00 P.M., in the Council Chambers.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:omc

Mayor Gragson: As a Planning Director, what is the proper use for that property?

Mr. Saylor: At one time it could have been designed and used for R-1 property. Now, because of the shape that is left over, you can't utilize at least a portion of this for R-1. It is probably not a good location for R-1 development. Neither do I think it should be zoned commercial. Perhaps Scott has the answer, if this could be designed as an office building that would look like a home.

Two unidentified citizens stated that they would still object to an office, even if architecturally designed to look like a home; that they were told when they bought their homes that this parcel would be developed as homes, and that they felt they had been misinformed by Mr. Becker when they bought their homes from him.

Commissioner Mirabelli moved that application of Ernest A. Becker, Trustee, for reclassification of property bounded on the north by Fremont, on the west by Jones Boulevard, on the south by Upland Boulevard, and on the east by Charleston Heights Tract No. 31-A and the City of Las Vegas Fire Station from R-1 to C-1, be DENIED.

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-150-62

Abeyance.
Referred to Planning
Dept. and Planning
Commission to re-
survey the area for
possible rezoning
of entire area.

ZONE CHANGE (Z-150-62) - APPLICATION OF THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY, JOHN P. FOLEY for reclassification of property generally located on the west side of Decatur Boulevard and north of Cory Place (proposed) from R-1 to C-1, legally described as follows:

The south 100 feet of the east 330 feet of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 36, Township 20 South, Range 60 East, MDB&M.

Director of Planning, Mr. Donald J. Saylor: This property is located on the west side of Decatur, between Charleston and Upland. All of this is developed for R-1. There is a church immediately to the south of the parcel that is proposed for commercial. There was a strip on Upland that was zoned commercial, and about two years ago, the Planning Commission and the Board of City Commissioners rezoned it back to R-3, I believe, with the thought that it would help to prevent the spread of commercial to the south. A recent application for a rezoning in here was denied, and this particular property being in the middle, is somewhat contrary to what has previously been determined. There were 3 protests at the meeting and one letter of protest, and the Planning Commission recommended denial.

Mr. Tom Jones: The entire area west of Decatur is owned in 1-1/2, 2, and possibly 5 acre tracts and is being held by these owners in the hope that some day it might be zoned commercial in order to develop it properly. If the intention of those property owners was to build homes in there, I am sure that in the 12 or 15 years they have owned this property they would have started to develop it along those lines. We propose to put a bakery in there, with ample

frontage for parking. We would have at least 250 feet of parking area, so we would not in any way jeopardize the traffic on Decatur. All of the area south of there has been zoned commercial and is being developed along those lines at the present time. I can't honestly see any hope for development on that property for anything but commercial. To my knowledge, all of the objections have come from the east side of Decatur.

Mayor Gragson asked if any of the protestants were present and would like to be heard, to which there was no response.

Commissioner Whipple: I think if we are going to rezone this, we ought to rezone it all the way down to Charleston, and not have a spot zoning. I can't see zoning this one piece and leaving the rest of it R-1. It would be better to consider the whole thing, or not at all.

In response to Mayor Gragson's inquiry, Mr. Saylor stated that the application for C-1 on the corner was for a proposed service station development, which was denied.

Commissioner Mirabelli: I can't help but agree with Commissioner Whipple. I don't think anybody will ever develop this as R-1. As Mr. Jones just stated, we have to do something with it. I agree that it should not be just this one piece. I wonder if we shouldn't have a recommendation from the Planning Staff, and also bring it before the Planning Commission for a type of zoning that we think would be suitable. If it should be C-1 and there are objections to it, but we feel it is right, then let's go that way. If it is R-4 or R-3 or whatever it happens to be ... why don't we take from that service station clear down to the corner of Charleston and Decatur and rezone it, and not fight this thing 100 feet at a time. There must be a type of zoning in that whole block that is proper. I hate to hold you up on this Mr. Jones, but I just think this is the right way to handle it. We had an application on the corner, which was denied. Now, we have one in the middle of the block, sitting all by itself, which is recommended for denial. Why don't we survey the whole block at one time?

Commissioner Mirabelli moved that the application of Thomas L. Jones, Thomas J. Jones, Jack Halsey and John P. Foley for 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 held in ABEYANCE; that this be sent back to the Planning Department with a request that the entire block be resurveyed, and that the Planning Commission submit their ideas and recommendations on rezoning of the entire block.

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

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: April 11, 1963

To: LAS VEGAS SUN

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-30

Please publish the attached ORDINANCE NO. 934-30

Saturday, April 13, 1963 and Saturday, April 20, 1963

(dates)

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

Acting City Clerk

cc: Director of Finance
cc: City Attorney - on Ordinances only
cc: **Planning**

ORDINANCE NO. 934-30

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.

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-1 to C-1 (Z-150-62)

The South 100.00' of the SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-1 to R-2 (Z-127-62)

The SW $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 33, Township 20 South, Range 61 East, M.D.B.&M., save and except the West 150.00' therefrom.

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:

/s/ Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson
SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 27th day of March, 1963, and referred to the following committee composed of Commissioners Mirabelli and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 10th day of April, 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 Mirabelli, Levy, Whipple, and Mayor Gragson.

VOTING "NAY": None ABSENT: Commissioner Fountain

APPROVED:

/s/ Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson
SIGRID DODGSON, Acting City Clerk

March
Fourteenth
1963

Messrs. Thomas J. Jones, Thomas L. Jones,
Jack Halsey and John P. Foley
203 South Fourth Street
Las Vegas, Nevada

Re: Zone Change - 2-150-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held March 13, 1963, consideration was given your application for reclassification of property generally located on the west side of Decatur Boulevard and north of Cory Place (proposed) from R-1 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 - Planning
cc - Public Works

3. Z-150-62
Abeyance

Application of THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY and JOHN P. FOLEY for the reclassification of property legally described the South 100 feet of the East 330 feet of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 36, Township 20 South, Range 60 East, M.D.B.&M., and generally located on the west side of Decatur Blvd. and north of Cory Place (proposed), from R-1 to C-1.

At the request of the applicant, Mr. Johnston moved that the application of THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY and JOHN P. FOLEY be held in abeyance until the next scheduled meeting.

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

4. Z-7-63

Application of GEORGE J. MADSEN for the reclassification of property legally described as the South 5 feet of Lot 4 and all of Lots 5, 6 and 7, Block 5, Pioneer Heights Addition. Generally located on the east side of South Eighth Street between Carson Avenue and Bridger Street, from R-4 to C-2.

Mr. Foster reviewed the history of this application, stating it was held in abeyance from the last meeting pending the submittal of plot plan. He further stated that the plot plan had been submitted, which was a proposed professional office building, which he then presented to the Commission. Further Mr. Foster stated that the protesting property owners were in favor of a professional office building, however, did protest any other use. Staff continued to recommend approval.

The developer, representing Dr. Madsen appeared, outlining the proposed use.

After discussion, Mr. Johnston moved that the application of GEORGE J. MADSEN for the reclassification of property generally located on the east side of South Eighth Street between Carson Avenue and Bridger Street, be approved subject to being in accord with the plot plan.

Letter

Planning Department
400 Stewart Avenue

March 4, 1963

Mr. & Mrs. M. Sage
4718 Coury Place, Las Vegas, Nevada

Mr. & Mrs. J. Gutman
4716 Alpine Place, Las Vegas, Nevada

RE: Z-150-62
Application of Jones, Jones, Halsey & Foley
for rezoning from R-1 to C-1. Property
generally located on the West side of
Decatur between Evergreen and Alpine Place

This is to advise you that this application will be heard
by the Board of City Commissioners at their meeting on
March 13, 1963 at 4:00 P.M., in the Council Chambers.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:omc

Note: This was taken off cc agenda

TO: City Clerk
FROM: Planning Department

DATE: February 22, 1963

[Signature]

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - 150-62

Application of Thomas J. Jones, Thomas L. Jones, Jack Halsey and John P. Foley
(Name and Address) 203 South 4th Street, LV, Nev
for reclassification of property legally described as:

The south 100 feet of the east 330 feet of the SE 1/4 of the NE 1/4 of the SE 1/4 of the SE 1/4, Section 36, T20S, R60E, MBB&M

Generally located:

On the west side of Decatur Blvd and north of Cory Place (proposed)

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends _____ on the basis of _____

subject to the following conditions:

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

DJS:eb
cc: City Attorney

DON J. SAYLOR

Planning Department
400 Stewart Street

February 28, 1963

Thomas L. Jones, Thomas J. Jones,
Jack Halsey and John P. Foley
203 South Fourth Street
Las Vegas, Nevada

Gentlemen:

At the regular meeting of the City Planning Commission held on February 26, 1963, consideration was given to your request 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.

It was voted by the Planning Commission to hold this item in abeyance until the next regular meeting of the City Planning Commission on March 14, 1963.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-150-62

January
Twenty-Eighth
1963

Mr. Thomas L. Jones, Thomas J. Jones,
Jack Halsey and John P. Foley
203 South Fourth Street
Las Vegas, Nevada

Re: Zone Change - Z-150-62

Gentlemen:

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 Decatur Boulevard and north of Cory Place (proposed), from R-1 to C-1.

Upon motion duly made, seconded and carried, this application was held in abeyance and referred back to the Planning Department and the Planning Commission for resurvey and possible rezoning of surrounding area.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning

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:

AYES

NAYS

ABSTAIN

Uehling
Gilday
Johnston
Longley, Sr.
Tiberti

Mirabelli

The motion carried.

39. Z-151-62
Denied

Application of WILLIAM PECCOLE for the reclassification of property legally described as lots 7 and 8, Block 23, Wardle Addition and generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3. Mr. Saylor gave the staff report, stating this application had been before this Board and the City Commissioners about 2 years ago and had been denied at that time. This is strictly a case of spot zoning. Staff recommends denial. The record indicated a petition of protest with 13 property owners listed. The Chairman declared the public hearing open. Mr. R. D. Coleman appeared to protest. There were several other protestants in the audience who were not recognized by name by the Chairman due to the time element. The Chairman declared the public hearing closed. After discussion, Mr. Mirabelli moved that the application of WILLIAM PECCOLE for the reclassification of property generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3 be denied. Mr. Johnston seconded the motion and the vote was unanimous.

40. Z-152-62
Approved

Application of CHARLESTON HEIGHTS HOSPITAL, INC. for the reclassification of property legally described as the west 210 feet and the south 190 feet, except the easterly 150 feet of the northwest quarter of Section 24, T20S, R60E, MDB&M. And generally located on Jones Boulevard between College Avenue and Smoke Ranch Road, and on College Avenue between Jones Boulevard and Michael Way, from R-1 to R-3. Mr. Saylor gave the staff report. He stated he felt this was good planning, for if we are to have apartments, they should be completed prior to the building of single family homes. In presenting the plot plan, stated here possibly was a problem of vehicular access, and would require an alley to the rear out to College on the west side of the parcel. The record indicated no protests. The Chairman declared the public hearing open. Mr. Becker appeared in his own behalf. Mr. William Covey appeared to protest this application. He is a resident in the county whose property is more than half a mile away.

TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z -150-52

Application of THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY, JOHN P. FOLEY
(Name and Address) 203 South Fourth Street
Las Vegas, Nevada
for reclassification of property legally described as:

the South 100 feet of the East 330 feet of the Southeast Quarter
{SE $\frac{1}{4}$ } of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter
{SE $\frac{1}{4}$ } of the Southeast Quarter (SE $\frac{1}{4}$), Section 36, Township 20
South, Range 60 East, M.D.B.&M.,

Generally located: on the west side of Decatur Blvd. and North of Cory
Place (Proposed),

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: 3

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

Planning Department
400 Stewart Street

January 11, 1963

Thomas L. Jones
Thomas J. Jones
Jack Halsey
John P. Foley
203 South Fourth Street
Las Vegas, Nevada

Gentlemen:

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 Decatur Blvd. and north of Cory Place (proposed), from R-1 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.

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

Z-150-62

Z-150-6th
Protest

4718 Cory Place
Las Vegas, Nevada
January 4, 1963

Dear Mr. Saylor;

Thank you for the notice regarding land "generally located on the west side of Decatur Blvd. and north of Cory Place (proposed)." We are very much opposed to rezoning this land from single family residence to limited commercial. As stated in the past, we do not feel that this would be in the best interest of everyone concerned. When we made arrangements to buy our house nearly nine years ago, the land in this section of Hyde Park had not even been cleared. We chose this street and location near Decatur after investigating and being told that the land across the road would not be rezoned commercial. We expected the commercial development along Charleston Blvd and feel that it should be there. Quite near Hyde Park we already have numerous stores and we understand that a large shopping center is planned on Charleston near the corner of Decatur. It therefore seems entirely unnecessary to permit another group of stores along a strip of land that obviously should be used for homes. We would not be opposed to garden type apartments there, provided plenty of off street parking would be arranged, as traffic along Decatur is very heavy even now.

We certainly hope that a lot of thought will be given to this proposed rezoning and that it will be rejected in the interest of the neighborhood and community.

Sincerely yours,

June Sage
June Sage

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

Notice is hereby given that on January 10, 1963, 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-150-62 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 (SE $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$),
SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B.&M., AND GENERALLY LOCATED ON THE WEST SIDE
OF DECATUR BLVD. AND NORTH OF CORY PLACE (PROPOSED),

FROM: R-1 (Single Family 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:mb

Approve!


PROPERTY OWNERS

PROTESTS

Merle & June Sage
4718 Gary Place
LD

APPROVALS

Paul Hammel (HAMMEL)
1005 Lynne
~~Merle & June Sage~~

FILE No. Z-150-62

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 Use District to a C1 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:

A portion of the SE 1/4 of NE 1/4 of SE 1/4 of SE 1/4, ^{also known as} Lot 32,

Section 36, Township 20, Range 60 East, being a rectangular

parcel 100 feet on the east and west side and 330 feet on the

north and south side located in the Southern portion of the

above described real property.

Generally located on the west side of Decatur north of Cory Place proposed.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Thomas L. Jones, Thomas J. Jones, Jack Halsey and John P. Foley

purchasers

being duly sworn, depose and say that ~~xxxxx~~ (we are) ~~xxxxxxx~~ 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.:
John P. Foley 203 South Fourth DU 26989
Thomas J. Jones 203 South Fourth DU 26989

Subscribed and sworn to before me this 17th day of December, 19 62

Francis Eleanor Ellis June 23, 1963
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: 12/17, 19 62 Fee: \$ 50.00
Receipt No.: 50550 Case No.: I-150-62
By: *[Signature]* 1/10/62
Director of Planning

OK - REC.

D
R
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F
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NOTICE OF PUBLIC HEARING

D
R
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F
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JANUARY 10, 1963

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-150-62

THOMAS L. JONES, THOMAS J. JONES, JACK HALSEY AND
JOHN P. FOLEY FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS ~~A PORTION~~ ^{The S 100' OF YAC E 330'} OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$), ~~ALSO KNOWN AS SECTION 36, TOWNSHIP 20 SOUTH,~~
RANGE 60 EAST. ~~THIS IS A RECTANGULAR PARCELS~~
~~ON THE EAST AND WEST SIDE AND 330 FEET ON THE NORTH~~
~~AND SOUTH SIDES LOCATED IN THE SOUTHERN PORTION OF~~
~~THE ABOVE DESCRIBED REAL PROPERTY.~~

GENERALLY LOCATED ON THE WEST SIDE OF DECATUR BLVD.
NORTH OF CORY PLACE (PROPOSED),
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO : C-1 (Limited Commercial)

(or C-2 (General Commercial))

*per BC
e*

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