

Planning & Development Department

Scanning Cover Sheet

Case No Z-0054-61

APN 138-25-510-001

Location S of Vegas btw Michael & Decatur

Applicant Miranti Investment Company, Inc.

Subject

Reclassification of property legally
described as the North 190' of the West
1,830' of the NE 1/4 of Section 25, Township
20 South, Range 60 East, MDB&M.



CHECK LIST - FOR PROCESSING

APPLICATIONS

ITEM NO.	TO BE DONE	CHECK IF DONE	BY
1.	Check with Mel or George on legal and general description to clarify.	✓	bah
2.	Enter in register.	✓	bah
3.	Enter file number and fill in box on back of application.	✓	bah
4.	(color) Make up folder with <u>green</u> label - attach application on right hand side.	✓	bah
5.	Type 3 index cards - numerical, applicant and legal.	✓	bah
6.	File above cards in proper metal file.	✓	bah
7.	Make up draft of Notice of Public Hearing in duplicate.	✓	bah
	a. pencil note date to be mailed (10-12 days prior to meeting)	✓	bah
	b. put one copy rough draft in folder and give to Mel Smith.	✓	bah
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	bah
9.	Type property owner list -		
	a. type envelopes		
	b. mail out notices		
	c. place "Protest & Approval" sheet in applicant file - right side.	✓	bah
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.		
11.	Ask Don regarding possible resolutions.		

FILE NO. Z-54-61MEETING DATE November 9, 1961

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Z-54-61

23

NOTICE OF PUBLIC HEARING

November 9, 1961

October 30, 1961

Notice is hereby given that on November 9, 1961, 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:

MIRANTI INVESTMENT COMPANY INC. FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS THE NORTH 190 FEET OF THE WEST
1830 FEET OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60
EAST, M. D. B. & M. GENERALLY LOCATE ON THE
SOUTH SIDE OF VEGAS DRIVE BETWEEN MICHAEL
WAY AND DECATUR BOULEVARD.

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

Any and all intereseted 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.

FRANKLIN J. BILLS
Director of Planning

Z-54-61

169

CITY PLANNING COMMISSION - CITY HALL - LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner, of property hereinafter described hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a R-3 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended, for the following reasons, to-wit: To construct multiple family dwellings

Attached hereto and filed herewith is a map showing the boundaries of the property proposed to be reclassified, in sufficient size, scale and clarity to enable the Planning Commission to easily determine the location of this property and its relationship to the general neighborhood. Also accompanying this application is the prescribed fee of \$ 50-.

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

The North 190 feet of the West 1830 feet of the NE $\frac{1}{4}$ of

Section 25, Township 20 South, Range 60 East, M.D.B. & M.,

Las Vegas, Clark County, Nevada.

the south side of
Generally located on Vegas Drive
Between Michael Way and Decatur
Blvd

2-54-61

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 SS:
COUNTY OF CLARK)

I, Mirantia Investment Company, Inc.,

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
P. O. Box 1333, Las Vegas, Nevada

Phone No. OR.8-4800

Subscribed and sworn to before me this 19 day of September, 1961.

Anthony Mirantia
Notary Public in and for
said County and State

My Commission expires May 8, 1965.

PETITIONER NOT TO WRITE IN THIS SPACE

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 9/20 1961

Fee \$ 50.00

Receipt No. 34388

Case No. 2-54-61

By [Signature]
DIRECTOR OF PLANNING

Phone: DU 2-4774 — DU 2-4776

Mailing Address — P. O. Box 2069

Fourth at Carson
LAS VEGAS, NEVADA

C. D. BAKER REALTY CO.

C. D. BAKER, BROKER

H. E. HAZARD
M. E. McCUISTION
ARCHIE BELL
REX CLARIDGE
DWIGHT VERNON



Sept. 20, 1961.

Miranti Investment Company
P.O.Box 1333
Las Vegas, Nevada.

Attention: Mr. Louis Miranti:

You may consider this letter as our authorization to the Miranti Construction Company to present for rezoning the following described property:

The N 190 of the West 1830 of the NE $\frac{1}{4}$ of Section 25, T20S, R 60E. In the City of Las Vegas, Nevada.

Yours truly,

A handwritten signature in cursive script, appearing to read "C.D. Baker".

C.D. Baker.
~~XXX XXX XXX XXX~~
~~XXX XXX XXX XXX~~
C.D. Baker Realty Co.
J.B.M. & H. Inc.

CDB:ew

ORDINANCE NO. 934-6

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 do 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-51-61) Coy Sparks

Lot 6, Block 5, H.F.M.&M. Addition and Lot 6, Block 5, Valley View Addition.

From R-1 to R-3: (Z-54-61) Miranti Investment Company, Inc.

North 190 feet of the West 1,830 feet of the northeast quarter (NE $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, M.D.B.&M.

From R-3 to C-2: (Z-56-61) R. L. Christensen

Lots 5 & 6, Block 23, H.F.M. & M. Addition.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, sub-sections, 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:

ORAN K. GRAGSON, MAYOR

ATTEST:

EDWINA M. COLE, CITY CLERK

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of December, 1961, and referred to the following committee composed of Commissioners Whipple and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 27th day of December, 1961, 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, Fountain, Whipple and Mayor Gragson.

VOTING "NAY": None.

ABSENT: Commissioner Levy.

APPROVED:

ATTEST:

ORAN K. GRAGSON, MAYOR

EDWINA M. COLE, CITY CLERK

Code Assistance Program - a very small part of the total report - says a great deal. I might note that our program reviewed last year when it was recertified by the Administrator was cited for excellence in the field of controlling urban blight with exclusively local powers. The Declaration of Policy, which is sort of a summary of the thing, I can summarize very quickly as follows. Most of you recall the Statement of Policy which was submitted in last year's program, indicating that the City was satisfied with the results to date of slum clearance and redevelopment but felt very strongly that this was logical only if we at the same time were strongly pursuing a program of slum prevention. This present policy statement, which I will read if you wish, or in summarizing, it says three things: 1, we hereby reaffirm our stand of last year - this is our fundamental policy, to not only clear up existing blight but to go strongly ahead to prevent blight; 2, we are particularly proud of our Code Assistance Program, which has been achieved without threatening a single person or taking one person to Court; and 3, while we're satisfied with our first stab at redevelopment, we recognize the need for a more efficient method of operation through a separate agency and are proposing to create same. That, in essence, I think covers the program. We would request the approval of this Board so that I may submit it to the H.H.F.A. for a recertification of our program.

Commissioner Whipple moved that the Annual Report of Progress on the Program for Community Improvement, as outlined by the Director of Planning, be APPROVED.

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

REZONING ORDINANCE
NO. 934-6

Adopted

2-51-61

2-54-61 ✓

2-56-61

An ordinance entitled: "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." was read by title by City Attorney, Sidney R. Whitmore.

Commissioner Whipple, speaking for himself and in behalf of Commissioner Mirabelli, the other member of the Committee for Recommendation on this ordinance, voted said ordinance out of Committee favorably.

Commissioner Whipple moved the foregoing entitled ordinance be ADOPTED.

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

ANNEXATION ORDINANCE
NO. 938

AbeYance

At the request of Commissioners Fountain and Mirabelli, the Committee for Recommendation, Annexation Ordinance No. 938 was held in ABEYANCE.

Commissioner Levy moved the application of Ernest A. Becker (V-20-61) to construct and operate a commercial child nursery for more than twelve (12) children on property generally located at the northwest corner of Alta Drive and Falcon Lane, in Land Use Zone R-1, be DENIED.

Motion seconded by Commissioner Mirabelli and carried by the following vote: Commissioners Mirabelli, Levy, Whipple and Mayor Gragson voting aye; Commissioner Fountain voting no.

Z-51-61

APPLICATION OF COY SPARKS for reclassification of property legally described as

From: R-4
To: C-1

Lot 6, Block 5, of H.F.M. & M. Addition to the City of Las Vegas, and Lot 6, Block 5, Valley View Addition,

Approved

generally located on the northwest corner of "D" Street and Monroe Avenue, from R-4 to C-2.

Director of Planning, Franklin J. Bills: As you can see from the map, it is not an individual lot and it's hardly a spot zone because it's continuation of an existing zone. The Planning Commission in line with their policy, and I believe yours, of not issuing C-2 type zoning outside of down town area, recommends that the application be amended to C-1 and approved as amended. The applicant concurs in that amendment. There were no protests.

Mayor Gragson asked if there was anyone present who wished to protest this application, to which there was no response.

Commissioner Whipple moved the application of Coy Sparks for reclassification of property generally located on the northwest corner of "D" Street and Monroe Avenue, from R-4 to C-1, be APPROVED.

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

Z-54-61

From: R-1
To: R-3

Approved

APPLICATION OF MIRANTI INVESTMENT CO., INC., for reclassification of property legally described as

The north 190 feet of the west 1830 feet of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M.,

generally located on the south side of Vegas Drive between Michael Way and Decatur Blvd., from R-1 to R-3.

Director of Planning, Franklin J. Bills: This is an application by Mr. Miranti of Miranti Construction Company, who developed Brentwood Park and Golf Ridge Terrace, for R-3 zoning for a one-block depth along Vegas Drive extending west from the area zoned for a shopping center all the way to Michael Way. This application was heard by the Planning Commission and after considerable discussion pro and con, the Planning Commission voted to recommend denial of this application. It was pointed out at the Planning Commission meeting that this multiple family complex had been discussed in connection with the zoning for the shopping center and worked out at that time and could see no valid reason for bringing it back again

on that basis. There is a petition on file of protestants. Some signers of the petition also appeared in person. There were 29 names, including some cases husband and wife, who signed the protest petition. All of them are located along the north side of Vegas Drive, or along Shadow Mountain subdivision, all in Clark County. There are no homes presently built and occupied in this area in the City. The Planning Commission recommends denial. I think I can bring only one point up to your attention for a point of information. I do think that I, personally, anyway, have first obligation to the property owners, tax payers, and residents of the City rather than those of the County and I was interested to the point of checking and I find that of these 29 signatures on the petition of protest, 18 of these 29 recently signed petitions indicating that the City was illegal and arbitrary and they wanted no part of it. My question then, perhaps--do they have too much validity in attempting to indicate how things are run inside the City. I want to be perfectly fair, since I brought this up, to point out that there are 11 signers on this protest petition who did not sign any petitions in opposition to annexation and presumably these people are also valid petitioners and property owners in the area. The Planning Commission's recommendation was for denial.

Mayor Gragson: Is there anyone who wishes to be heard this evening?

John C. Maxwell, 1020 Vegas Drive: I happen to be in favor of having my property taken into the City. You have a Master Plan up here and it shows nowhere in the area that is requested for rezoning now any provisions for R-3. At the last meeting your Planning Director, Mr. Bills, recommended, if I remember correctly, that this be denied. The Planning Commission recommended denial of the rezoning. There's no need for it. There's no good justification for it. I feel you gentlemen who approved this Master Plan should deny this rezoning.

Gordon Hawkins, Attorney: We represent Miranti Investment Company in regard to this application. As I understand it, there have been some protests, apparently just on the basis that the individuals concerned do not want to have apartments in that general area. I might go back to the beginning of this whole subdivision and as you gentlemen know, Mr. Miranti has taken the 160 acres in the corner of Vegas Drive and Decatur and has, several years ago, presented to the Commission an over-all plan for development of subdivisions and a shopping center and so forth. At the time that the over-all Master Plan was presented, it did not appear to be any reason for making application for apartments in that area because of the fact that, as most of you know, the only development in the area at that time was the Brentwood Park area which Mr. Miranti also developed. In the past several years and especially in the last few months since the reopening of the A.E.C. testing ground, Mr. Miranti has received many requests for rental units in that general area because of the accessibility to the Tonopah Highway and to the testing site. The feeling of the developer is that along Vegas Drive, which is again going to be one of those major thoroughfares in this City regardless of whether or not the City expands beyond that border or not, it's going to be a major thoroughfare, in fact is now, and would be much more heavily travelled if the development continues out in that area, and that this R-3 zoning should be proper along that street. If there are any questions, I'll be happy to answer them if I can.

Mayor Gragson: Franklin, do you know how many residential units would be built in this proposed area?

Mr. Hawkins: I believe there are about 23 lots.

Mr. Bills: Roughly, 100 families.

Robert Cabric, 1060 Vegas Drive: There are many reasons why I would like to protest any of this zoning. The area where I built when I bought the lot is classified like ranch estates, and if I know is going to be any change--I do not know very good your laws that today is residential, tomorrow is commercial--I never would build. I would maybe move 5 miles outside of that. The second reason is that I find out that Miranti Company built Brentwood Park. If you recall, about a month or two months ago, somebody was selling the land back of Brentwood Park--the type of project that this Miranti Company built is not only disgrace to the property owners in the area over there, it's a disgrace to the empty desert land. It's lots of other places where he could put apartments - not in our section.

Commissioner Whipple: Are you in the City or outside the City?

Mr. Cabric: I am out of the City.

N. J. Helgeson, 970 Vegas Drive: The people with me seem real worried that you're going to pass this, but I can't imagine running a third of a mile of apartments between two rows of houses. I don't understand the planning if it is passed. I strongly protest. By the way, I was for City annexation.

Frank C. Constanten, 1650 Michael Way: I'm also in the County right across from Vegas Drive. We feel that we bought houses, we developed them in what our wishes would be, and we feel that by building apartments across from us will bring nothing but transients and depreciate the value of our property. I think if Mr. Miranti was to build decent beautiful homes, and I know he can do it if he wants to, it would be a lot better for the community and everyone concerned.

Mrs. Helgeson: I feel as my husband does. Mr. Miranti was granted a buffer zone around his shopping center for apartments, so why should he come on down Vegas Drive across the street from us and in between the houses he's building? We all have nice homes out there.

Mayor Gragson: Mr. Miranti, do you have any points you want to discuss on this?

Mr. Hawkins: Mr. Miranti requested that I do any speaking for him. In regard to the question of why the apartment should be built and the reason for it is that there is a demand for it. It is true that there is a certain group or a certain area that has been already approved for apartments. Mr. Miranti is proceeding with the project. He's let contracts and working toward building those, and he sees already the need for additional housing units in this area. The area zoned for apartments within the City, as I understand it, is considerably less in proportion to that that is zoned in the County. As a result, the same thing is happening that was mentioned here earlier that the nicer apartment buildings are being constructed in the County because of the fact that they do have the land zoned for

it. I don't think there's any question but what there is a crying need for apartments within the City of Las Vegas today and this would be an ideal location. The added revenue to the City by virtue of the additional improvements, the increased number of population, will of necessity bring on greater revenue to the City. The question of a buffer zone--there is just as much need for a buffer zone against a high-speed well travelled thoroughfare, as I say Vegas Drive is destined to become. If the area that has already been zoned would take care of the need, I don't think Mr. Miranti would be in here tonight to make application for further area.

Col. Schultz: I don't have a residence in this particular area but I certainly have some property that I purchased with the understanding that it would be a first class residential area. I think a good many of us have purchased land with this understanding. I feel very much the same as other folks who have gotten up here and protested for the simple reason--I happen to work at Mercury. I know the need to live closer. It's one reason I bought it. I don't argue the gentleman's points he's put forth, but I do feel very much like the people who live there at the moment--I think it should remain something that we can be proud of. If we go ahead and develop at the rate that is being mentioned, we're going to have the back of a building facing a road. I certainly don't feel that this is very good judgment, especially when I can recall I went in there and inquired about this property and was led to believe, and I got this from some of the people in the City Hall, was told that this particular area was at that particular time restricted to high grade residential establishments. The way this is going now, if it's approved, this won't be the case. I can appreciate further the decision of the Commission on a previous meeting and I hope it goes this way again. I am at 980 Vegas Drive--Leonard Lane and Vegas Drive, the second house from the corner.

There was no further response to the Mayor's call for comments.

Commissioner Fountain moved the application of Miranti Investment Co., Inc., (Z-54-61) for the reclassification of property generally located on the south side of Vegas Drive between Michael Way and Decatur Blvd., from R-1 to R-3, be APPROVED.

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

APPLICATION OF RAY LAWRENCE CHRISTENSEN AND SHIRLEY CHRISTENSEN WRIGHT for reclassification of property legally described as Lot 5 and 6, Block 23, H.F.M. & M. Addition, generally located on the northwest corner of Van Buren Avenue and "F" Street, from R-3 to C-2.

Director of Planning, Franklin J. Bills, advised that there were no protests at the hearing and that the Planning Commission recommended approval.

Commissioner Fountain moved the application of Ray Lawrence Christensen and Shirley Christensen Wright for reclassification of property generally located on the northwest corner of Van Buren Ave. and "F" St., from R-3 to C-2, be APPROVED.

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

Z-56-61

From: R-3
To: C-2

Approved

December 11, 1961

City Attorney

Assistant Director of Planning

Legal Descriptions:

Z-51-61
Z-54-61 ✓
Z-56-61

Please be advised that the proper legal descriptions for the above reclassifications are as follows:

Z-51-61 Coy Sparks From: R-4 To: C-2

Lot 6, Block 5, H. F. M. & M. Addition and
Lot 6, Block 5, Valley View Addition.

Z-54-61 Miranti Investment Company, Inc. From: R-1 To: R-3

North 190 feet of the west 1,830 feet of the northeast
quarter (NE 1/4) of Section 25, Township 20 South,
Range 60 East, M. D. B. & M.

Z-56-61 R. L. Christensen From: R-3 To: C-2

Lot 5 & 6, Block 23, H. F. M. & M. Addition

DON J. SAYLOR

DJS:bah

November
Twenty-fourth
1961

Miranti Investment Co., Inc.
P.O. Box 1333
Las Vegas, Nevada

Re: Z-54-61

Gentlemen:

At a regular meeting of the Board of City Commissioners held November 22, 1961, consideration was given your application for reclassification of property generally located on the south side of Vegas Drive between Michael Way and Decatur Blvd., from R-1 to R-3.

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

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

Re the foregoing, we, the undersigned object
to R-3 (Limited Multiple Residence):

- 1 { 1. Mrs. M. J. (Blanche M.) Helgeson, 970 Vegas Dr.
- 2 { 2. H. J. Helgeson
- 3 { 3. A. D. Blake 954 Vegas Dr.
- 4 { 4. Mildred Blake 954 Vegas Dr.
- 5 { 5. Paul M. Bowers
- 6 { 6. Gloria M. Baker
- 7 { 7. George Hoover 1010 Vegas Dr.
- 8 { 8. Norma E. Hoover 1010 Vegas Dr.
- 9 { 9. John C. Maxwell 1020 Vegas Dr.
- 10 { 10. Olga L. Spengler
- 11 { 11. Mrs. E. J. Logan 990 Vegas Dr.
- 12 { 12. Mr. E. J. Logan Sr. 990 Vegas Dr. Sole by contract
- 13 { 13. Lillian J. Constanten 1650 Michael Way.
- 14 { 14. Frank C. Constanten 1650 Michael Way.
- 15 { 15. Lois L. Webb 1067 Shadow Mt Rd.
- 16 { 16. Mr. & Mrs. H. L. Van Scoy - 5422 Vegas Drive
- 17 { 17. Mr & Mrs Jack Kirkwood 1646 Michael Way.
- 18 { 18. Robert L. Wagner 1703 Michael Way
- 19 { 19. Ella W. Wagner 1703 Michael Way.
- 20 { 20. Myron Nelson 1699 Michael Way
- 21 { 21. Nell Colton 1369 Shadow Mt. Place.
- 22 { 22. Gordon Colton 1369 Shadow Mt. Place.
- 23 { 23. Robert Colvin 1060 Vegas Dr.
- 24 { 24. Katherine Calvi 1060 Vegas Dr.
- 25 { 25. L. R. English 1527 Shadow Mt. Rd.
- 26 { 26. Billie L. English
- 27 { 27. Martha M. Murray 1638 Michael Way.

NOTICE OF PUBLIC HEARING

November 9, 1961

October 30, 1961

Notice is hereby given that on November 9, 1961, 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:

MIRANTI INVESTMENT COMPANY, INC. FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS THE NORTH 190 FEET OF THE WEST 1,830 FEET
OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF SECTION 25,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.
GENERALLY LOCATED ON THE SOUTH SIDE OF VEGAS
DRIVE BETWEEN MICHAEL WAY AND DECATUR BOULEVARD.

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.



FRANKLIN J. BILLS
Director of Planning

Mr. Roy Whipple was in favor of this application. The Chairman declared the Public Hearing closed. Mr. Tiberti moved that the application of FRED & PAULINE TISDIAL for the reclassification of property generally located on the southeast corner of First Street and Lewis Avenue be held in abeyance until a definite development plan can be submitted. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

9. Z-54-61

From: R-1
To: R-3

Denied

The application of MIRANTI INVESTMENT COMPANY, INC. for the reclassification of property legally described as the north 190 feet of the west 1,830 feet of the northeast quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M. D. B. & M. and generally located on the south side of Vegas Drive between Michael Way and Decatur Boulevard.

Mr. Bills gave the staff report and stated that this was near the site of a recently approved shopping center. It is the staff's recommendation that there is no need to change this zoning and that it be denied.

A petition of protest with 18 signatures of property owners in this area is on record. The Chairman declared the Public Hearing open.

Mr. Louis Miranti appeared in his own behalf. The following people protested the application: John Maxwell, 1020 Vegas Drive; George Hoover, 1010 Vegas Drive; N. J. Helgeson, 970 Vegas Drive; Bob Cabric, 1060 Vegas Drive; Mrs. E. Logan, 990 Vegas Drive.

The Chairman declared the Public Hearing closed. Discussion followed.

Mr. Uehling moved that the application of MIRANTI INVESTMENT CO. INC. for the reclassification of property generally located on the south side of Vegas Drive between Michael Way and Decatur Blvd. be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Tiberti seconded the motion and roll call was as follows:

AYES
~~Cahlan~~
Tiberti
Longley
Gilday
Uehling

NAYS
Johnston
Mirabelli

The Chairman thereupon declared the motion carried.

10. Z-55-61

From: R-3
To: C-1

Abeyance

The application of DON R. LANGSON for the reclassification of property legally described as Lot 4, Block 8, Artesian Acres, save and except the east 284 feet and generally located on the northeast corner of 25th and Stewart Avenue.

At the request of the applicant, Don R. Langson (Z-55-61) was held in abeyance until the November 28, 1961, meeting.

November 10, 1961

CERTIFIED MAIL

Miranti Investment Company, Inc.
P. O. Box 1333
Las Vegas, Nevada

Gentlemen:

At the regular meeting of the City Planning Commission held on November 9, 1961, consideration was given to your application for the reclassification of property legally described as the north 190 feet of the west 1,830 feet of the northeast quarter (NE $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, N.D.B.&M., generally located on the south side of Vegas Drive between Michael Way and Decatur Boulevard, from R-1 to R-3.

It was voted by the Planning Commission to refer your application 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 November 22, 1961, at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB/js

November 13, 1961

Honorable Mayor
Board of City Commissioners

Director of Planning

Z-54-61

For City Commission Agenda
November 22, 1961

City Clerk
City Attorney
Public Works Dept.

At a regular meeting of the City Planning Commission held on November 9, 1961, consideration was given to the application of Miranti Investment Company, Inc. for the reclassification of property legally described as the north 190 feet of the west 1,830 feet of the northeast quarter (NE $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, M.D.B.&M., generally located on the south side of Vegas Drive between Michael Way and Decatur Boulevard, from R-1 to R-3.

The Planning Commission voted to refer this application to the Board of City Commissioners with the recommendation that it be denied.

FRANKLIN J. BILLS

FJB:mb

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

PROTESTS

*Petition with
18 Signatures*

APPROVALS

File No. 2-54-61 .

City of **LAS VEGAS**
N E V A D A

October 27, 1961

Editorial Section
Las Vegas Review Journal
1000 North Main Street
Las Vegas, Nevada

Gentlemen:

Enclosed for the attached NOTICE OF PUBLIC HEARING is
a copy of the resolution on October 30, 1961, and furnish this
information with the affidavits of publication.

Very truly yours,

F. DANIEL J. HILLS
Director of Planning

Attached

1-50-61

51-61

62-61

63-61

64-61

65-61

66-61

67-61

68-61

69-61

70-61

