

Planning & Development Department Scanning Cover Sheet

Case No Z-0110-62

APN 139-20-811-043

Location N of Vegas btw Tonopah & Cherokee

Applicant Round Up Real Estate, Inc.

Subject

Reclassification of property legally
described as the West 1/2 of the SE 1/4 of
the SE 1/4 of Section 20, Township 20 South,
Range 61 East, MDB&M.



UNSUBDIVIDED LANDParcel No.

30-18-1	✓ C. D. & Neil Stewart	3434 N. Main NLV
2	✓ Emil M. & Ann Pahor	513 Park Paseo
3	✓ Nick & Emil Pahor	1116 Pahor Drive
30-19-1	✓ Morey & Catherine A. Amsterdam	146 Valentine St. Yonkers, N. Y.
2	✓ Edgar & Peggy Gambarana	501 Parkway East
3	✓ R. S. Thomas, Wm. F. Carter	507 Wall St.
4	✓ Morris B. & Ivy A. Neilson	Richfield Comm. & Savings Bank Bldg. Richfield, Utah
5	✓ Lyman & Phyllis A. Peterson	345 W. 2nd St. Richfield, Utah
6	✓ George & Ann Fleigh	384 N. 15th St.
7	as 30-19-5	
8	✓ Ruth H. Pinto	1503 Tonopah Drive
30-20-10	✓ Jack & Howard W. Conlon	102 Schotts Court NE Washington, D. C.
30-24-6	✓ Joseph W. & Lorraine R. Shull	1703 Ferrell St.

Z-110-62

Round-up

Parcel No	Unsubdivided Land	
30-18-1	C. D. & Neil Stewart	3434 N. Main St.
S { 2	Emil M. & Ann Baker	523 Park Paseo
	3 Nick & Emil Baker	1116 Baker Dr.
30-19-1	Morey & Catherine A. Amsterdam	146 Valentine St.
2	Edgar & Peggy Samk arana	501 Parkway Ept. Yonkers N. Y.
3	R. S. Thomas - Wm. J. Thomas Carter	507 Hall St.
4	Morris B. & Ivy A. Neilson	Richfield Comm. - Savings Bank Bldg. Richfield, Utah
5	Lyman & Phyllis A. Peterson	345 W. 2nd Richfield, Utah
6	George & Ann. Fleigh	384 N. 15th St.
7	as 30-19-5	
8	Ruth H. Pinto	1503 N. Inopukulu.
30-20-10	Jack - Howard W. Conlon	102 Schatts Court NE Washington, D. C.
30-24-6	Joseph W. Lorraine R. Shull	1703 Ferrell St.

Oct 23

Z-110-62

Roundup

Parcel No

1-381-8 1

1-382-8 thru 14 7

1-241-1 & 2 and ¹⁹~~20~~ thru 36 20

1-213-1 thru 18 and 28 thru 30 2-1

1-221-1

1
60

1-15-1 thru 7 & 9

(1-29-1)

1-30-1, (2)

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>Mjfr</i>
2.	Enter in register.	✓	
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	
4.	Make up folder with appropriate label. Attach application on right hand side.	✓	
5.	Type 3 index cards - numerical, legal, applicant.	✓	
6.	File above cards in proper metal file.	✓	
7.	Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder.	✓	
8.	Enter proper information on tentative agenda and place other copy of Public Hearing with agenda.	✓	
9.	Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only.	✓	
10.	Place "Protest and Approval" sheet on right side of applicant's file.	✓	
11.	Give folder to Mel, he will prepare property owner's list. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. d. Mail out notices.	✓	
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: *2-110-62*
MEETING DATE: *Nov 8, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

ORDINANCE NO. 934-24

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-E to R-1 (Z-91-62)

The North Half ($N\frac{1}{2}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M., lying west of a line 660' south westerly from and parallel to the centerline of Tonopah Highway.

FROM R-E to R-1 (Z-108-62)

The West One-half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 24, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-E to R-1 (Z-109-62)

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-110-62)

The West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-R to R-1 (Z-117-62)

The South Half ($S\frac{1}{2}$) of Section 32, Township 20 South, Range 62 East, M.D.B.&M.

FROM R-E to R-1 (Z-118-62)

The Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section 20, Township 20 South, Range 61 East, M.D.B.&M. and the Southwest Quarter ($SW\frac{1}{4}$) of the North West Quarter ($NW\frac{1}{4}$), Section 21, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-E to R-1 (Z-125-62)

The South 220 feet of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and the South 220 feet of the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to R-3 (Z-33-62)

The West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section 33, Township 20 South, Range 61 East, M.D.B.&M., and

Subject to 60' right-of-way dedications -
1/2 from sub. property.

FROM R-3 to C-2 (Z-104-62)

The East 125.5' of the North 189.64' of the Southwest Quarter ($SW\frac{1}{4}$) of Section 22, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to C-1 (Z-99-62)

The east 181 feet of the north 112.04 feet of Lot M, Park Place Addition.

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:

ORAN K. GRAGSON, Mayor

ATTEST:

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 23rd day of January, 1963, 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 _____, 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:

ORAN K. GRAGSON, Mayor

ATTEST:

SIGRID DODGSON, Acting City Clerk

Director of Planning, Donald J. Saylor, stated that this property is also in the newly annexed area and that the request for R-1 zoning is normal procedure for preparing land that is ready for subdivision development, and that the Planning Commission recommended approval.

Commissioner Mirabelli moved that a resolution of intent to rezone property generally located between Jones Boulevard, Michael Way, Smoke Ranch Road and College Avenue from R-R to R-1 be ADOPTED.

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-110-62

Adopted resolution of intent to rezone to R-1.

ZONE CHANGE (Z-110-62) - APPLICATION OF ROUND UP REAL ESTATE for reclassification of property generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane from R-E to R-4, legally described as follows:

The West Half (W-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 20, Township 20 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor: This property was also recently annexed to the City. Immediately to the south is an 80 acre parcel that is in the process of being subdivided for single family development. The Planning Commission recommended that this application be amended to R-1 and this was agreeable to the applicant. The Planning Commission recommends approval to R-1.

Commissioner Mirabelli moved that a resolution of intent to rezone property generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane as amended to R-1 be ADOPTED.

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

ZONE CHANGE
Z-112-62

Abeyance

ZONE CHANGE (Z-112-62) - APPLICATION OF ARTHUR PASSARELLI for reclassification of property generally located on the east side of 13th Street, between Fremont Street and Ogden Avenue, from R-5 to C-2, legally described as follows:

Lots 7 and 8, Block 9, Ladd's Addition.

Director of Planning, Donald J. Saylor: The property is vacant and present Zoning of R-5 permits some 24 units, and the request for C-2 was to permit construction of a 40 room hotel. There were three protests from property owners in the area who felt that the area was already dense enough, and except for this property, was pretty fully developed.

Mr. John Rapp, property owner across the alley, protested the granting of this application because of the added parking problems this would create in an already congested neighborhood.

November
Sixteenth
1962

Round Up Real Estate, Inc.
601 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-110-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held November 14, 1962, consideration was given your application for reclassification of property generally located on the north side of Vegas Drive, between Tonopah Drive and Cherokee Lane, from R-E to R-4.

Upon motion duly made, seconded and carried, a resolution of intent to rezone this property as amended to be a change from R-E to R-1, rather than R-4.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning

TO: City Clerk
FROM: Planning Department

DATE: Nov. 9, 1962

ITEM FOR CITY COMMISSION AGENDA ON Nov. 14, 1962

ZONE CHANGE -- Z - 110-62

Application of ROUND UP REAL ESTATE, ~~1100~~ 601 E. Charleston, Las Vegas, Nev.
(Name and Address)

for reclassification of property legally described as: the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the
SE $\frac{1}{4}$ of Sect. 20, T20S, R61E, MDE&M.

Generally located: on the N side of Vegas Dr. between Tonopah Dr. and
Cherokee Lane.

From: R-E

To: R-4

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: 3

CC: Attorney
rm

PLANNING DEPARTMENT

BY: _____

PROPERTY OWNERS

PROTESTS

Bah Jones

Taylor

Longo

APPROVALS

1. Eleanor Hagley
x Donald Hagley
Box 1491
Las Vegas, Nevada

File No. J-110-62

After discussion, Mr. Empey moved that the application of ROBERT L. BIGELOW for the reclassification of property generally located on the east side of Jones Boulevard between College Avenue and Vegas Drive, from R-R to R-1 be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

21. Z-109-62
Approved

Application of PAUL V. SMITLEY AND A.M. SMITH for the reclassification of property legally described as the northwest quarter (NW $\frac{1}{4}$), Section 24, Township 20 South, Range 60 East, MDB&M and generally located between Jones Boulevard, Michael Way, Smoke Ranch Road, and College Avenue, from R-R to R-1.

Mr. Saylor gave the staff report stating that this property is of the same nature as the preceeding application. The record indicates no protests or approvals. Staff recommends approval. The Chairman declared the public hearing open. No one appeared in protest or approval. The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of PAUL V. SMITLEY AND A. M. SMITH for the reclassification of property generally located between Jones Boulevard, Michael Way, Smoke Ranch Road and College Avenue, from R-R to R-1 be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Johnston seconded the motion and the vote was carried unanimously by the Commission.

22. Z-110-62
Approved

Application of ROUND UP REAL ESTATE, INC. for the reclassification of property legally described as the west half (W $\frac{1}{2}$) of the southeast quarter (SE $\frac{1}{4}$) of the

southeast quarter (SE $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, MDB&M and generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane, from R-E to R-4.

Mr. Saylor gave the staff report and stated that this parcel is generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane. Mr. Saylor pointed out to the Commission the relationship of this property to Bonanza Village. Immediately to the south is 80 acres proposed for R-1 subdivision development under the name of Normandy Estates. Because of the relationship of the above parcel to Bonanza Village and surrounding development, staff recommends denial. The record indicates no protests or approvals. The Chairman declared the public hearing open.

Mr. Robert E. Jones, Bonanza Village; Dr. Robert M. Taylor, 1950 Bryant Drive; and Hazel Longo, 1409 Sharron appeared in protest. The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ROUND UP REAL ESTATE, INC. for the reclassification of property generally located on the north side of Vegas Drive between Tonopah Drive and Cherokee Lane, from R-E to R-4 be amended to R-1 and referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Empey seconded the motion and the vote was carried unanimously by the Commission.

23. Z-111-62
Abeyance

Application of EDITH V. JANSEN for the reclassification of property legally described as the south 550 feet of the north 1320 feet of the west 330 feet of Section 25, Township 20 South, Range 61 East, MDB&M and generally located on the east side of 25th Street between Owens

November 13, 1962

**Round Up Real Estate, Inc.
601 East Charleston Blvd.
Las Vegas, Nevada**

Gentlemen:

At the regular meeting of the City Planning Commission held on November 8, 1962, consideration was given to your request for the reclassification of property generally located on the north side of Vegas Drive and Cherokee Lane, from R-E to R-4.

It was voted by the Planning Commission to amend this item to R-1 and refer it 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 November 14, 1962 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:mfr

Z-110-62

See memo

NOTICE OF PUBLIC HEARING

November 8, 1962

October 24, 1962

Notice is hereby given that on November 8, 1962, 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-110-62 ROUND UP REAL ESTATE, INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M AND GENERALLY LOCATED ON THE NORTH SIDE OF VEGAS DRIVE BETWEEN TONOPAH DRIVE AND CHEROKEE LANE,
FROM: R-E (Residence Estate)
TO: R-4 (Apartment 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

FJB:mfr

Dear Sir:

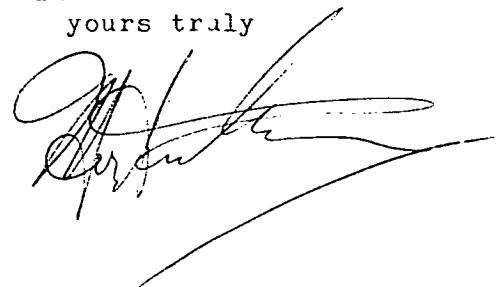
Inasmuch as neither my wife nor myself can be present, nor do we have any representation to the above, kindly advise us of the result of this action.

Thanking you for all courtesies, I remain

yours truly

New address:

Morey Amsterdam
1012 N. Hillcrest Rd.,
Beverly Hills, Calif.



Dear Sirs

Direct to the point:

approval

Regarding Roundup Real Estate for reclassification of property, we are expressing approval. The city needs this & it will be an improvement to this area.

Thanking you
Eleanor Hagley
Donald Hagley

Box 1491
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 X R-E 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:

BEGINNING at a point in the Southerly line of Section 20, Township 20, /South, Range 61 East, M.D.B. & M., distant 693 feet westerly from the Southeast corner of said section; running thence Northerly and parallel with the Easterly line of said Section 1303.93 feet to a point in the Southerly line of a Fifty foot street, according to a map of that certain tract of land known as Las Vegas Heights, being a subdivision of the South Half (S $\frac{1}{2}$) of said Section 20, as surveyed May 13th and 14th, 1905, by J. T. McWilliams, C.E.; thence Westerly along the Southerly line of said street 660 feet to a point; thence Southerly and parallel with the Easterly line of said Section, 1302.72 feet to a point in the Southerly line of said section; thence Easterly along the Southerly line of said Section 660 feet to the place of beginning. EXCEPTING therefrom a strip of land 33 feet wide across the Southerly side of tract, heretofore reserved for a public highway.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Dean Petersen, Vice President of Roundup Real Estate 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) Dean Petersen Mailing Address: 601 East Charlston Blvd Phone No.: EV 5-4522

Subscribed and sworn to before me this 11th day of Oct, 19 62

Katherine J. DeConter 7-16-66
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: 10/12, 19 62

Fee: \$ 50.00

Receipt No.: 50500

Case No.: 2-110-62

By: WVS
Director of Planning

10/16/62

Peterson

The west half of the southeast
quarter of the southeast quarter
of Section 20 T20S R61E M&B, MN

Generally located on the north side of
Vegas Drive between Tonopah Drive
and Cherokee Lane

NOTICE OF PUBLIC HEARING

November 8, 1962

October 24, 1962

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Z-110-62 ROUND UP REAL ESTATE, INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF *the S.E. 1/4 of* SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M AND GENERALLY LOCATED ON THE NORTH SIDE OF VEGAS DRIVE BETWEEN TONOPAH DRIVE AND CHEROKEE LANE,
FROM: R-E (Residence Estate)
TO: R-4 (Apartment 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

FJB:mfr

NOTICE OF PUBLIC HEARING

November 8, 1962

October 24, 1962

Notice is hereby given that on November 8, 1962, 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:

Amended R-1
Z-110-62 ROUND UP REAL ESTATE, INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M AND GENERALLY LOCATED ON THE NORTH SIDE OF VEGAS DRIVE BETWEEN TONOPAH DRIVE AND CHEROKEE LANE,
FROM: R-E (Residence Estate)
TO: R-4 (Apartment Residence)

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FRANKLIN J. BILLS
Director of Planning

FJB:mfr