

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0116-62

APN 138-35-111-004

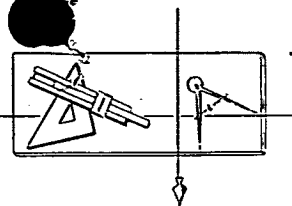
Location Btw Rainbow & Torrey P, Fremont & Alta

Applicant Mohr-Park Manor, Inc.

Subject

Reclassification of property legally
described as the NW 1/4 of Section 35,
Township 20 South, Range 60 East, MDB&M,
save and except the NE 1/4 of the SE 1/4 of
the NW 1/4.



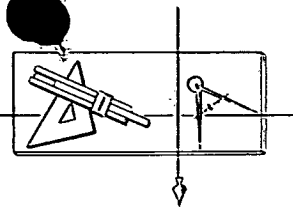


PROPOSED R-1



A portion of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, M.D.M., Nevada, more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 35; thence South $88^{\circ}04'35''$ East, along the South line of the said Northwest Quarter ($NW\frac{1}{4}$) a distance of 964.24 feet to the TRUE POINT OF BEGINNING; thence North $01^{\circ}55'25''$ East a distance of 266.00 feet; thence South $79^{\circ}00'42''$ East, a distance of 138.64 feet; thence North $18^{\circ}32'03''$ East, a distance of 118.00 feet; thence North $71^{\circ}27'57''$ West, a distance of 182.46 feet; thence North $65^{\circ}58'11''$ West, a distance of 343.80 feet; thence North $44^{\circ}08'42''$ West, a distance of 189.53 feet; thence North $17^{\circ}40'34''$ West, a distance of 191.02 feet; thence North $08^{\circ}18'12''$ East, a distance of 186.96 feet; thence North $28^{\circ}33'43''$ East, a distance of 282.36 feet; thence South $67^{\circ}29'53''$ East, a distance of 141.00 feet; thence North $29^{\circ}35'41''$ East, a distance of 647.42 feet; thence South $56^{\circ}47'26''$ East, a distance of 297.61 feet; thence South $68^{\circ}19'41''$ East, a distance of 246.42 feet; thence South $85^{\circ}43'59''$ East, a distance of 268.81 feet; thence South $00^{\circ}28'53''$ West, a distance of 1564.04 feet; to a point on the aforesaid South line of the Northwest Quarter ($NW\frac{1}{4}$); thence North $88^{\circ}04'35''$ West, along said South line a distance of 850.94 feet to the TRUE POINT OF BEGINNING; containing 40.3 acres more or less.

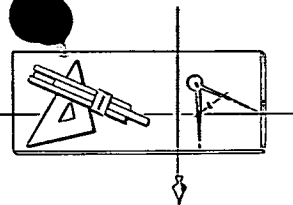


PROPOSED R-2

2

A portion of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, M.D.M., Nevada, more particularly described as follows:

COMMENCING at the Northwest (NW) section corner of said Section 35; thence South $88^{\circ}21'00''$ East along the North line of said Northwest Quarter ($NW\frac{1}{4}$) a distance of 1089.01 feet; thence South $01^{\circ}39'00''$ West, a distance of 215.50 feet to the TRUE POINT OF BEGINNING; thence South $88^{\circ}21'00''$ East, a distance of 300.00 feet; thence South $18^{\circ}28'55''$ West, a distance of 426.60 feet; thence South $57^{\circ}02'52''$ East, a distance of 301.50 feet; thence South $75^{\circ}21'54''$ East, a distance of 249.65 feet; thence South $89^{\circ}27'07''$ East, a distance of 446.00 feet; thence South $00^{\circ}28'53''$ West, a distance of 525.50 feet; thence North $88^{\circ}12'47''$ West, a distance of 185.46 feet; thence South $00^{\circ}28'53''$ West, a distance of 676.61 feet; thence South $88^{\circ}08'41''$ East a distance of 185.55 feet; thence South $00^{\circ}28'53''$ West, a distance of 676.83 feet; to a point on the South line of said Northwest Quarter ($NW\frac{1}{4}$); thence North $88^{\circ}04'35''$ West along said South line of the Northwest Quarter ($NW\frac{1}{4}$), a distance of 371.12 feet; thence North $00^{\circ}28'53''$ East, a distance of 1564.04 feet; thence North $85^{\circ}43'59''$ West, a distance of 268.81 feet; thence North $68^{\circ}19'41''$ West, a distance of 246.42 feet; thence North $56^{\circ}47'26''$ West, a distance of 297.61 feet; thence South $29^{\circ}35'41''$ West, a distance of 647.42 feet; thence North $67^{\circ}29'53''$ West, a distance of 292.54 feet; thence North $31^{\circ}39'36''$ East, a distance of 1143.12 feet; thence North $01^{\circ}39'00''$ East, a distance of 151.29 feet to the TRUE POINT OF BEGINNING, containing 26.7 acres more or less.



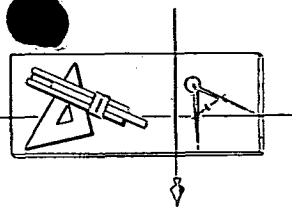
LEGAL DESCRIPTION

Proposed R-3

3

A portion of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, M.D.M., Nevada, more particularly described as follows:

BEGINNING at the North Quarter ($N\frac{1}{4}$) corner of said Section 35; thence South $00^{\circ}32'53''$ West; along the East line of said Northwest Quarter ($NW\frac{1}{4}$), a distance of 818.84 feet; thence North $89^{\circ}27'07''$ West; a distance of 929.50 feet; thence North $75^{\circ}21'54''$ West; a distance of 249.65 feet; thence North $57^{\circ}02'52''$ West; a distance of 301.50 feet; thence North $18^{\circ}28'55''$ East; a distance of 426.60 feet; thence North $88^{\circ}21'00''$ West; a distance of 300.00 feet; thence North $01^{\circ}39'00''$ East, a distance of 215.50 feet to a point on the North line of said Northwest Quarter ($NW\frac{1}{4}$); thence South $88^{\circ}21'00''$ East along said North line, a distance of 1590.94 feet to the POINT OF BEGINNING; containing 26.5 acres more or less.



LEGAL DESCRIPTION

PROPOSED R-4

Portions of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, M.D.M., Nevada, more particularly described as follows:

PARCEL # 1

4

BEGINNING at the center quarter corner of said Section 35; thence North $88^{\circ}04'35''$ West along the South line of the said Northwest Quarter ($NW\frac{1}{4}$), a distance of 481.36 feet; thence North $00^{\circ}28'53''$ East, a distance of 676.83 feet; thence South $88^{\circ}08'41''$ East, a distance of 482.14 feet to a point on the East line of said Northwest Quarter ($NW\frac{1}{4}$); thence South $00^{\circ}32'53''$ West along said East line of the Northwest Quarter ($NW\frac{1}{4}$), a distance of 677.39 feet to the POINT OF BEGINNING; containing 7.5 acres more or less.

PARCEL # 2

5

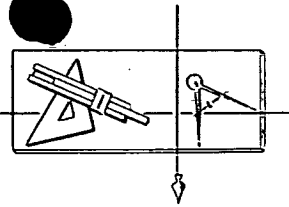
COMMENCING at the center quarter corner of said Section 35; thence North $00^{\circ}32'53''$ East along the East line of the said Northwest Quarter ($NW\frac{1}{4}$), a distance of 1354.78 feet to the TRUE POINT OF BEGINNING; thence North $88^{\circ}12'47''$ West, a distance of 483.00 feet; thence North $00^{\circ}28'53''$ East; a distance of 525.50 feet; thence South $89^{\circ}27'07''$ East; a distance of 483.50 feet to a point on the aforesaid East line of the Northwest Quarter ($NW\frac{1}{4}$); thence South $00^{\circ}32'53''$ West, along said East line of the Northwest Quarter ($NW\frac{1}{4}$), a distance of 535.94 feet to the TRUE POINT OF BEGINNING; containing 5.9 acres more or less.

PARCEL # 3

6

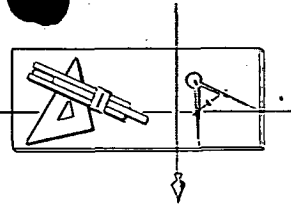
BEGINNING at the West Quarter ($W\frac{1}{4}$) corner of said Section 35; thence North $00^{\circ}16'52''$ East; along the West line of said Northwest Quarter ($NW\frac{1}{4}$), a distance of 1388.27 feet; thence South $89^{\circ}43'08''$ East; a distance of 244.42 feet; thence South $75^{\circ}44'21''$ East, a distance of 247.63 feet; thence South $67^{\circ}29'53''$ East, a distance of 151.54 feet; thence South $28^{\circ}33'43''$ West, a distance of 282.36 feet; thence South $08^{\circ}18'12''$ West, a distance of 186.96 feet; thence South $17^{\circ}40'34''$ East; a distance of 191.02 feet; thence South $44^{\circ}08'42''$ East, a distance of 189.53 feet; thence South $65^{\circ}58'11''$ East, a distance of 343.80 feet; thence South $71^{\circ}27'57''$ East, a distance of 182.46 feet; thence South $18^{\circ}32'03''$ West; a distance of 118.00 feet; thence North $79^{\circ}00'42''$ West; a distance of 138.64 feet; thence South $01^{\circ}55'25''$ West, a distance of 266.00 feet; to a point

Voorheis-Trindle Co.
OF NEVADA



on the South line of said Northwest Quarter ($NW\frac{1}{4}$); thence North $88^{\circ}04'35''$ West, along said South line, a distance of 964.24 feet to the POINT OF BEGINNING; containing 22.2 acres more or less.

Voorheis-Trindle Co.
OF NEVADA



PROPOSED C-2

7

A portion of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, M.D.M., Nevada, more particularly described as follows: BEGINNING at the Northwest (NW) corner of said Section 35; thence South $88^{\circ}21'00''$ East, along the North line of said Northwest Quarter ($NW\frac{1}{4}$), a distance of 1089.01 feet; thence South $01^{\circ}39'00''$ West, a distance of 366.79 feet; thence South $31^{\circ}39'36''$ West, a distance of 1143.12 Feet; thence North $75^{\circ}44'21''$ West, a distance of 247.63 feet; thence North $89^{\circ}43'08''$ West, a distance of 244.42 feet, to a point on the West line of said Northwest Quarter ($NW\frac{1}{4}$); thence North $00^{\circ}16'52''$ East, along said West line of the Northwest Quarter ($NW\frac{1}{4}$), a distance of 1308.82 feet to the POINT OF BEGINNING; containing 26.5 acres more or less.

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>Mpf</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: *35-116-62*

MEETING DATE: *Jan. 8, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

residential area and should be contained as such. Fremont Street is an adequate buffer between the commercial zoning and the residential zoning. Staff recommends denial. The record indicates a substantial number of protestants and no approvals. The Chairman declared the public hearing open. Mr. Jack Cherry, Attorney, appeared representing Rancho Circle protestants. Mr. Earl Gilette; Mr. W. M. Paris, Rancho Vista; Mr. Frank Young, Rancho Vista; Mr. Richard Burg, Rancho Vista appeared in protest. Thirty protestants appeared in the audience. Mr. Herbert Jones, Attorney, 230 Las Vegas Boulevard South, appeared in behalf of the applicants. The Chairman declared the public hearing closed. After discussion, Mr. Johnston moved that the application of NORMAN A. JACOBSON ET AL for the reclassification of property generally located on the west side of Rancho Road between Bonanza Road and Rancho Circle, from R-1 to R-3 be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Empey seconded the motion and the vote was carried unanimously by the Commission.

28. Z-116-62
Abeyance

Application of MOHR-PARK MANOR, INC. for the reclassification of property legally described as the northwest quarter ($NW\frac{1}{4}$), Section 35, Township 20 South, Range 60 East, MDB&M, save and except the northeast quarter ($NE\frac{1}{4}$) of the southeast quarter ($SE\frac{1}{4}$) of the northwest quarter ($NW\frac{1}{4}$). Generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont Street and Alta Drive, (Map showing locations of each zone on file in Planning Department and Office of City Clerk), from

R-R to R-1, R-2, R-3, R-4, and C-2. Mr. Saylor gave the staff report stating that this parcel is the west half of the LeMesa Tract. The east half has already been annexed to the City a few years ago. This is substantially an R-1 development. Along West Fremont the pattern is designed to fit a proposed pattern.

Mr. Saylor feels that this application is a little ahead of itself. This cannot be done with existing subdivision. Staff recommends holding this application in abeyance. The record indicates no protests or approvals. The Chairman declared the public hearing open. No one appeared in protest or approval. The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of MOHR-PARK MANOR, INC. for the reclassification of property generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont Street and Alta Drive, (Map showing locations of each zone on file in Planning Department and Office of City Clerk), from R-R to R-1, R-2, R-3, R-4, and C-2 be held in abeyance.

Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

ADJOURNMENT:
at 10:10 P.M.

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 10:10 P.M.


DON J. SAYLOR
Secretary

rm

November 13, 1962

**Mr. James McGroarty
President
Mohr-Park Manor, Inc.
413 Bridger Avenue
Las Vegas, Nevada**

Dear Mr. McGroarty:

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 between Rainbow Boulevard and Torrey Pines Drive and West Fremont Street and Alta Drive, from R-R to R-1, R-2, R-3, R-4, and C-2.

It was voted by the Planning Commission to hold this item in abeyance pending further plans for the development of the property.

Very truly yours,

**DON J. SAYLOR
Director of Planning**

DJS:mfr

Z-116-62

October 9, 1962

Mr. James McGroarty
Mohr-Park Manor, Inc.
413 Bridger Avenue
Las Vegas, Nevada

re: Mohr-Park Manor

Dear Mr. McGroarty:

I have received the tentative subdivision map for the above, together with an application for rezoning. It is my understanding that the west one-half (W 1/2) of the La Mesa Tract, which is the area embraced by your plans, has not been vacated. Consequently, we cannot proceed with the proposed tentative nor with the rezoning until action has been initiated to vacate the existing tract.

If you have any questions on this matter or if I can assist you, please advise.

Yours very truly,

DON J. SAYLOR
Assistant Director of Planning

DJS:wa

*Tentative map file
Mohr Park Manor*

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-E Use District to AR-4 C-2 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 \$70.00.

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

SEE ATTACHED LEGALS

NW 1/4 Sec 35 - T.20.S. - R-60-E. M.D.B. & M.

containing the 1/4 E 1/4 of the S.E. 1/4 of the NW 1/4.

General location between Rainbow Blvd and Spring
Street and West Fremont St and Alta Drive

Locations of each zone on file in Planning Dept
and office of City Engineer

OWNER'S AFFIDAVIT

STATE OF NEVADA }
COUNTY OF CLARK } ss:

Mohr-Park Manor, Inc.

being duly sworn, depose and say that ~~I am~~ ^{it is the} ~~(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)
Mohr-Park Manor, Inc.

Mailing Address:

1701 So 10th St

Phone No.: 735-1746

413 Bridger Avenue

DU 2-6276

President, James McGroarty

Las Vegas, Nevada

Subscribed and sworn to before me this 4 day of September 19 50

Donald W. Henderson
Notary Public in and for said County and State

June 1 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: 10/4, 19 62

Fee: \$ 70.00

Receipt No.: 50495

Case No.: 9-112-62

By: D/S
Director of Planning

10/22/62

March 30, 1965

James McGroarty, President
Mohr-Park Manor, Inc.
1701 South 16th Street
Las Vegas, Nevada

Dear Mr. McGroarty:

At the regular meeting of the City Planning Commission held March 23, 1965, consideration was given to your request for the reclassification of property which has been held in abeyance since 1962, and generally located between Rainbow Boulevard and Torrey Pines Drive, and West Fremont Street and Alta Drive, from R-R to R-1, R-2, R-3, R-4 and C-2.

It was voted by the Planning Commission that this application be declared invalid due to the fact that at the time the application was made you were not the owner of record.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:job

Z-116-62

March 30, 1965

James McGroarty, President
Mohr-Park Manor, Inc.
1701 South 16th Street
Las Vegas, Nevada

Dear Mr. McGroarty:

At the regular meeting of the City Planning Commission held March 23, 1965, consideration was given to your request for the reclassification of property which has been held in abeyance since 1962, and generally located between Rainbow Boulevard and Torrey Pines Drive, and West Fremont Street and Alta Drive, from R-R to R-1, R-2, R-3, R-4 and C-2.

It was voted by the Planning Commission that this application be declared invalid due to the fact that at the time the application was made you were not the owner of record.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:job

Z-116-62

OLD BUSINESS:

3. Z-74-63

Invalid Application

Application of R. ROBERT RUSSELL for the reclassification of property legally described as Lot 1, Block 1 of Westwood Park Tract No. 1, and generally located on the Southwest corner of Charleston Boulevard and Westwood Drive, from R-1 to R-4.

Mr. Foster pointed out the general location stating that this rezoning application has been pending since 1963. The original applicant has since sold the property and staff does not know the new property owner's intentions. Staff recommends that this item be permanently removed from the Agenda.

Mr. Tiberti moved that this application be declared invalid.

Mr. Metteucci seconded the motion and it was carried unanimously.

4. Z-116-62

Invalid Application

Application of MOHR-PARK MANOR, INC., for the reclassification of property legally described as the Northwest Quarter (NW 1/4), Section 35, Township 20 South, Range 60 East, MDB&M, save and except the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont Street and Alta Drive, from R-E to R-1, R-2, R-3, R-4 and C-2.

Mr. Foster pointed out the general location stating that a reclassification request was submitted in 1962. Staff recommended that this item be permanently removed from the Agenda as the owner of the land and developer have been in litigation for three years and still no determination has been made as to which one is the legal owner.

After discussion, Mr. Matteucci moved that this application be declared invalid on the basis that the applicant was not the owner at the time he applied.

Mr. Tiberti seconded the motion and it was carried unanimously.

5. Z-103-64

Abeyance

Application of CORNELIA KELLAR for reclassification of property legally described as a portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 28, T20S, R61E, MDB&M, more particularly described as follows: Commencing at the Northwest corner of said Section 28; thence South 0°18' West 50 feet; thence South 88°47' East 495.07 feet to the true point of beginning; thence South 88°47' East 76.32 feet; thence South 0°56' West 310.27 feet; thence North 88°47' West 76.32 feet; thence North 0°56' East 310.27 feet to the true point of beginning, and generally located on the South side of Owens Avenue between "N" and "J" Street, from R-1 to C-2.

The staff stated that this application has previously been held in abeyance pending submittal of a revised plot plan. The revised plot plan has been received and staff has recommended

March 14, 1963

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

Re: Z-116-62
Mohr Park Manor Sub.

Dear Mr. Saylor:

I, Anna Mohr, am the sole owner of the northwest quarter (NW $\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, generally located and known as the West half of the La Mesa Tract, do not wish to have this parcel rezoned at this time, nor subdivided to the proposed Mohr-Park Manor.

Therefore, I would appreciate the Commission not to take any action on this parcel until further notice.

Anna Mohr
ANNA MOHR.

*(Application denied)
Court House Clerk reveals that
the property does belong to
Anna Mohr ? 840 Spalding
Los Angeles 36, California
1/20/65
Robert Chamberlain
Planner*

ABSENT: Vice-Chairman Tiberti, Messrs. Mirabelli and Uehling, and City-Manager Fletcher.

STAFF PRESENT: Director of Planning Don J. Saylor, Planning Analyst Harold Foster and Recording Secretary Esther Borden.

OLD BUSINESS:

13. MOHR-PARK
MANOR

Tentative Map

Abeyance

Mr. Saylor presented the tentative map of MOHR PARK MANOR, and the application of MOHR-PARK MANOR, INC. for the reclassification of property legally described the northwest quarter (NW 1/4) of Section 35, T20S, R61E, MDB&M, save and except the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4), and generally located between Rainbow Blvd. and Torrey Pines Drive and West Fremont Street and Alta Drive, from R-R to R-1, R-2, R-3, R-4, and C-2.

14. Z-116-62

Abeyance

Mr. Saylor stated he would discuss these two items together, as they go hand in hand. He further stated that they had been held in abeyance several months, pending the amending of the original application, incorporating the suggestions of the Planning Staff. The applicant has proposed a Senior Citizen development, similar to the "Sun City" type of developments. Basically the proposed plan is multi-family units with a small percentage of single family dwellings. Further describing the 160 acre development, Mr. Saylor stated that Staff was prepared to recommend approval, subject to several minor street changes, which the applicant has agreed to. However, this recommendation of approval is on the basis that it be only for this particular application. Staff suggest that if the applicant does not submit a final map within one year, that approval of this tentative map be rescinded, and when another is submitted, it would have to be in accord with the New Ordinance which calls for 65 foot lots.

Further complicating these two items, Mr. Saylor stated, there is some question as to the legal ownership of this property, whereupon a request by Mrs. Anna Mohr was read to stop any action on this property.

Staff recommended that the Commission hold these two items in abeyance until such time as the rightful ownership is established.

Mr. O'Connell appeared, representing the protestants.

There were approximately 30 protestants in the audience.

There were 2 who approved.

The developer appeared in his own behalf.

After discussion, Mr. Johnston moved that the tentative map of MOHR-PARK MANOR and the application of MOHR-PARK MANOR, INC. for the reclassification of property generally located between Rainbow Blvd. and Torrey Pines Drive and West Fremont Street and Alta Drive, from R-r to R-1, R-2, R-3, R-4, and C-2 be held in abeyance pending the establishment of the rightful ownership. Mr. Gilday seconded the motion and the vote was unanimous.

NEW BUSINESS:

PUBLIC HEARINGS

15. Z-18-63

Approved

Mr. O'Connell requested of the applicant that they meet to further discuss this development. The applicant was agreeable.

Application of IONE FLICKINGER and HAROLD G. DOCKINS for the reclassification of property legally described as Lots 7, 8, and 9, Block 12, Clark's Las Vegas Townsite. Generally located on the east side of South First Street between Bridger and Lewis Avenues, from R-4 to C-2.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this was in the area designated for transition to C-2 zoning, or the extension of the downtown area. Staff recommended approval.

The Chairman declared the public hearing open.

No one appeared to protest or approve.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of IONE FLICKINGER and HAROLD G. DOCKINS for the reclassification of property generally located on the east side of South First Street between Bridger and Lewis Avenues, from R-4 to C-2, be approved. Mr. Empey seconded the motion and the vote was unanimous.

**Planning Department
400 Stewart Avenue**

March 20, 1963

**James M. McGroarty, President
Mohr-Park Manor, Inc.
413 Bridger Avenue
Las Vegas, Nevada**

Dear Mr. McGroarty,

At the regular meeting of the City Planning Commission held on March 14, 1963, consideration was given to your request for the reclassification of property generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont Street and Alta Drive, from R-R to R-1, R-2, R-3, R-4 and C-2.

It was voted by the Planning Commission to hold this item in abeyance until litigation to determine legal ownership is final.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-116-62

M I N U T E S
CITY PLANNING COMMISSION
January 22, 1963

A regular meeting of the City Planning Commission was called to order at 7:40 PM by Chairman Cahlan in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Gilday Empey and Uehling.

ABSENT: Messrs. Mirabelli, Longley, Sr., Johnston and City Manager Fletcher.

STAFF PRESENT: Director of Planning Don J. Saylor, Sr. Planner Bob Clemmer, and Recording Secretary Esther Borden.

MINUTES: Upon motion made by Vice-Chairman Tiberti and seconded by Mr. Gilday, the Minutes of Special Meeting of January 11, 1963 were approved as mailed.

OLD BUSINESS:

1. MOHR PARK MANOR
Tentative Map
Abeyance

2. Z-116-62
Abeyance

3. Z-134-62
Abeyance

Mr. Saylor stated that he would like to discuss both Item No. 1, the tentative map of MOHR PARK MANOR, and Item No. 2, application of MOHR PARK MANOR, INC. for zoning reclassifications. He stated that there were many questions on the proposed rezoning and that he had advised the applicant to submit an amended plat which to date we have not received. Mr. Saylor requested of the Commission that these two items be tabled until such time as new plans are received. After discussion, Vice-Chairman Tiberti moved that the tentative map of MOHR PARK MANOR and the application of MOHR PARK MANOR, INC. for reclassification of property generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont and Alta Drive, from R-R to R-1, R-2, R-3, and R-4 be tabled until such time as other plans have been submitted. Mr. Gilday seconded the motion and the vote was unanimous.

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property legally described as the NW 1/4 of the NW 1/4 of Section 25, T20S, R60E, MDB&M, except the east 1111 feet of the south 883 feet thereof, and generally located south of Vegas Drive and east of Jones Boulevard from R-1 to R-3.

The Chairman declared the public hearing continued. Mr. Gilday stated that an agreement was reached at the meeting between the applicant, protestants, the Planning Department and the Commission Committee. Approval was recommended subject to the following conditions: That the portion on the east boundary remain zoned R-1 for one block, and R-3 be approved beginning across the street, but the first two buildings are to be of one-story height. Mr. Loren Erdman, 1224 Shadow Mountain Place, appeared representing the protestants. He stated that he had misunderstood the compromise reached and had told the property owners he represented that all the buildings along Vegas Drive would be of one story height. He asked that this again be held in abeyance so that he could inform the protesting property owners correctly.

Mrs. Buella Adams Ledbetter, 1568 Shadow Mountain Place, appeared to protest, stressing the congestion caused by multiple family dwellings.

The Chairman declared the public hearing closed. After discussion, Mr. Gilday moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. J-116-62

**Planning Department
400 Stewart Street**

January 24, 1963

**Mr. James McGroarty
President, Mohr-Park Manor, Inc.
413 Bridger Avenue
Las Vegas, Nevada**

Dear Mr. McGroarty,

At the regular meeting of the City Planning Commission held on January 22, 1963, consideration was given to your request for the reclassification of property generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont and Alta Drive, from R-R to R-1, R-2, R-3, R-4 and C-2.

It was voted by the Planning Commission to hold this item in abeyance pending further plans for the development of the property.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-116-62