

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0117-62

APN 140-32-802-006

Location N of Charleston btw Nellis & Lamb

Applicant First Western Savings & Loan Assn.

Subject

Reclassification of property legally
described as the South 1/2 of Section 32,
Township 20 South, Range 62 East.



CHECK LIST -- FOR PROCESSING APPLICATIONS

TO BE DONE		CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>By</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: *J - 117-62*

MEETING DATE: *Nov. 27, 1962*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

November 27, 1962

November 9, 1962

Notice is hereby given that on November 27, 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-117-62

FIRST WESTERN SAVINGS AND LOAN ASSOCIATION, FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, AND GENERALLY LOCATED ON THE NORTH SIDE OF EAST CHARLESTON BETWEEN NELLIS BLVD. AND LAMB,

FROM: R-R (Rural Residence)

TO: R-1 (Single Family 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:mb

Dear Sirs;

*Please file our approval of Zone
Change -- We own the above 20 acres.*



FIRST WESTERN SAVINGS AND LOAN ASSOCIATION
118 LAS VEGAS BOULEVARD, SOUTH • LAS VEGAS, NEVADA • PHONE DU 4-0200
P.O. BOX 911

Albert G. Neumeyer, President and Managing Officer

October 26, 1962

Mr. A. E. Cahlan, Chairman
City Planning Commission
400 Stewart Avenue
Las Vegas, Nevada

File

Dear Mr. Cahlan:

For reasons which appear cogent to us and I hope will appear reasonable to the City Planning Commission, I am at this time requesting the Planning Commission to authorize its staff to schedule Public Hearings on two applications for the reclassification of property which we have submitted for November 27, 1962 rather than December 13, 1962. These applications are numbered Z-117-62 and Z-118-62.

I am making this request with full realization of the reasons why your commission has established hearing dates on Re-zoning Applications for your first monthly meeting only. I do not believe approval of this request will create any added burden on your staff for these reasons:

1. We have filed these applications well in advance and they have already received preliminary reviewing by your staff.
2. The Calendar for the month of November indicates a period of nineteen days between the meeting of November 8, 1962 and November 27, 1962. This gives ample time for your staff to meet the legal requirements for Public Hearing Notices and Advertisements.
3. It appears to us that both of these applications are as non-controversial as any re-zoning application can ever be. Both seem to be in conformity with the general plan and in each instance it is simply a request for reclassification from one of the rural transitional classifications to a R-1 category. Therefore, no request for either multiple family or commercial is involved.

We have discussed this matter with your staff who recognize the urgency of our request. We have three projects ready for immediate developing in the construction of moderately priced single family homes as soon as zoning and subdivision maps can be approved. We feel this is an urgent need in our community, and the construction schedules of the proposed builders will be



FIRST WESTERN SAVINGS AND LOAN ASSOCIATION
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Albert G. Neumeyer, President and Managing Officer

(2) Cont'd

October 26, 1962

jeopardized unless we can expedite these matters in every way possible.

Your consideration of this request will be appreciated most sincerely.

Yours very truly,

**FIRST WESTERN SAVINGS
AND LOAN ASSOCIATION**

**Melvin S. Moss
Vice President**

MSM/ac

cc: Director of Planning

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-R Use District to a R-1 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:

South one-half (S 1/2) of Section 32, Township 20 South, Range 62 East.

Generally located ^{on the side} North of East Charleston
Block and west of Nellis Blvd. & Lamb
between

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, FIRST WESTERN SAVINGS AND LOAN ASSOCIATION

by

Melvin S. Moss, Vice President

being duly sworn, depose and say that I am (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: (In Ink)

Mailing Address:

Phone No.:
DU 4-0200

FIRST WESTERN SAVINGS AND LOAN ASSOCIATION, P. O. Box 911 Las Vegas, Nev.

By

Melvin S. Moss, Vice President

Subscribed and sworn to before me this 25th day of October, 19 62

June 2, 1962

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: 10/25, 19 62

Fee: \$ 50.00

Receipt No.: 50511

Case No.: 7-117-62

By: Director of Planning

10/26/62

ZONE CHANGE
Z-117-62

Resolution of
intent to re-
zone adopted.

ZONE CHANGE (Z-117-62) - APPLICATION OF FIRST WESTERN SAVINGS & LOAN ASSOCIATION for reclassification of property generally located on the north side of East Charleston, between Nellis and Lamb Boulevards, from R-R to R-1, legally described as follows:

The South Half (S-1/2) of Section 32, Township 20 South, Range 62 East, MDB&M.

Director of Planning, Donald J. Saylor, stated that there were no protests and the Planning Commission recommended approval.

Commissioner Fountain moved that a resolution of intent to rezone property generally located on the north side of East Charleston, between Nellis and Lamb Boulevards, from R-R to R-1 be ADOPTED.

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

ZONE CHANGE
Z-118-62

Resolution of
intent to re-
zone adopted.

ZONE CHANGE (Z-118-62) - APPLICATION OF FIRST WESTERN SAVINGS & LOAN ASSOCIATION for reclassification of property generally located on the north side of College between Simmons and Highland, from R-E to R-1, legally described as follows:

The Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 20, and the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of Section 21, Township 20 South, Range 61 East, MDB&M.

Director of Planning, Donald J. Saylor, stated that there were no protests and the Planning Commission recommended approval.

Commissioner Fountain moved that a resolution of intent to rezone property generally located on the north side of College, between Simmons and Highland, from R-E to R-1, be ADOPTED.

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

ZONE CHANGE
Z-111-62

Resolution of
intent to re-
zone, subject
to conditions
listed.

ZONE CHANGE (Z-111-62) - APPLICATION OF EDITH V. JANSEN for reclassification of property generally located on the east side of 25th Street, between Owens Avenue and Searles Avenue, from R-3 to C-2, legally described as follows:

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.

The Director of Planning, Mr. Donald J. Saylor: The Planning Commission has recommended denial of this application, essentially on the basis that they do not want to promote a pattern of strip zoning along 25th and they felt there was sufficient undeveloped commercial zoning in this area. The property to the south on both sides of 25th Street is zoned R-1. The proposal for the development of this property is a \$27,000 store building, and it was the feeling that if this had to be on 25th Street that there were other existing commercial zones on which this building could be placed. There were no protests by other property owners in the area, with the exception of R. S. Whaley who developed other properties in the area

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

December
Thirteenth
1962

First Western Savings and Loan Association
Mr. Melvin S. Moss, Vice President
P. O. Box 911
Las Vegas, Nevada

Re: Zone Change - Z-117-62

Dear Mr. Moss:

At the regular meeting of the Board of City Commissioners held December 12, 1962, consideration was given your application for reclassification of property generally located on the north side of East Charleston between Nellis Boulevard and Lamb, from R-R to R-1.

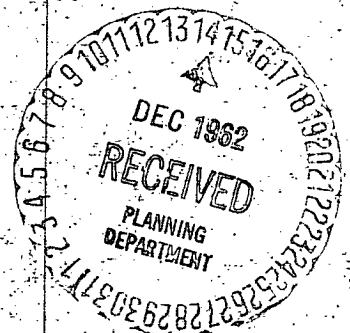
Upon motion duly made, seconded and carried, a resolution of intent to rezone this property was adopted.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Public Works
cc - Planning



and 30 foot rear on property legally described as the north 125 feet of Lot 2 and the north 60.33 feet of the east 80.50 feet and the south 64.67 feet of the north 125 feet of the east 6.5 feet of Lot 1 all in Block 1, Artesian Heights and generally located on the south side of Del Rey between Arville Drive and Vista Drive, in land use zone R-E.

Mr. Saylor reviewed the history of this application. This application had previously been heard at the meeting of the Board of Zoning Adjustment on November 19, 1962 and was held in abeyance to be heard by the Planning Commission to find out if there were any tentative plans to rezone this area to R-1 in the future. As this Variance request is two-fold, Mr. Gilday felt that the portion pertaining to the set-backs could be approved, however in dividing the parcel into two lots, was not a variance, but a new land use, and suggested that a new application for a zone change to R-D was warranted which would coincide with the new zoning ordinance creating characteristics applicable to the division of this parcel.

Mr. Hulsebus appeared in his own behalf.

The chairman suggested that Mr. Hulsebus make an application to rezone his property from R-E to R-D.

Petition of VAN DERMEER and FINCH for the vacation of property described as the easterly 640 feet of the westerly 670 feet of the northerly 50 feet of the southerly 460 feet of Las Vegas Acres, Tract No. 1. Mr. Saylor gave the staff report giving the exact location as being a portion of Valley Lane. This vacation is necessary to permit a new design for subdivision. Staff recommends approval.

After discussion Mr. Johnston moved that the petition of VAN DERMEER and FINCH for the vacation of a portion of Valley Lane be approved. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

Application of FIRST WESTERN SAVINGS and LOAN ASSOCIATION for the reclassification of property legally described as the south half of Section 32, Township 20 south, Range 62 east, and generally located on the north side of East Charleston between Nellis Boulevard and Lamb, from R-R to R-1.

Mr. Saylor gave the staff report stating there were several new subdivisions already in this area and recommends approval.

The chair declared the public hearing open.

Mr. Frank Bills appeared in behalf of the applicant.

The chair declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for the reclassification of property generally located on the north side of East Charleston between Nellis Boulevard and Lamb, from

5. VAC-9-62
Approved

6. Z-117-62
Approved

R-R to R-1 be approved. Mr. Longley, Sr. seconded the motion and the vote was carried unanimously by the Commission.

Application of FIRST WESTERN SAVINGS and LOAN ASSOCIATION for the reclassification of property legally described as the southeast quarter of the northeast quarter, Section 20 and the southwest quarter of the northwest quarter, Section 21, Township 20 south, Range 61 east, MDB&M and generally located on the north side of College between Simmons and Highland, from R-E to R-1.

Mr. Saylor gave the staff report and stated that this property was annexed at the request of the owners. R-1 zoning is requested prior to a subdivision development on this property. Staff recommends approval.

The chair declared the public hearing open.

The chair declared the public hearing closed.

Mr. Uehling moved that the application of FIRST WESTERN SAVINGS and LOAN ASSOCIATION for the reclassification of property generally located on the north side of College between Simmons and Highland from R-E to R-1 be approved.

Mr. Longley, Sr., seconded the motion and the vote was carried unanimously by the Commission.

Mr. Saylor gave the staff report and presented the tentative map of James Anthony Plaza. He stated that it was in accord with Subdivision Ordinance. Staff recommends approval subject to the vacation of Valley Lane and the vacation of the existing subdivision. After discussion, Mr. Johnston moved that the tentative map of James Anthony Plaza be referred to the Board of City Commissioners with the recommendation that it be approved subject to the following conditions:

1. Vacation of the existing subdivision
2. 30' paved access road from Allan Lane to Tonopah Highway be constructed.

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

Mr. Saylor gave the staff report and presented the tentative map of Charleston Hills Unit No. 3 and recommended approval.

After discussion, Mr. Uehling moved that the tentative map of Charleston Hills Unit No. 3 be referred to the Board of City Commissioners with the recommendation that it be approved.

Mr. Longley, Sr. seconded the motion and the vote was carried unanimously by the Commission.

Mr. Saylor gave the staff report and presented the revised tentative map of Twin Lakes Country Club Estates. He stated that the revision was necessary because the Public Works Dept. had requested that the half-street proposed on the west boundary be eliminated. He further explained that this property had been zoned R-1 but the new Zoning Map had put it in an R-D classifi-

7. Z-118-62

Approved

8. Tentative Map

James Anthony Plaza

Approved

9. Tentative Map

Charleston Hills Unit
No. 3

Approved

10. Revised Tentative
Map

Twin Lakes Country
Club Estates

Approved

TO: City Clerk

DATE: November 29, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON December 12, 1962

ZONE CHANGE -- Z - 117-62

Application of FIRST WESTERN SAVINGS & LOAN ASSOCIATION, P.O. Box 911
(Name and Address) Mr. Melvin S. Moss, Vice-President
Las Vegas, Nevada

for reclassification of property legally described as:

the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South,
Range 62 East, ~~and~~

Generally located: on the north side of East Charleston between Nellis
Blvd. and Lamb,

From: R-R

To: R-1

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney
mb

PLANNING DEPARTMENT

BY: _____

Planning Department
400 Stewart Street

November 29, 1962

Mr. Melvin S. Moss, Vice President
First Western Savings and Loan Association
P. O. Box 911
Las Vegas, Nevada

Dear Mr. Moss:

At the regular meeting of the City Planning Commission held on November 27, 1962, consideration was given to your request for the reclassification of property generally located on the north side of East Charleston between Nellis Blvd. and Lamb, from R-R to R-1.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved.

This item will be heard by the Board of City Commissioners on December 12, 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:mb

Z-117-62

PROPERTY OWNERS

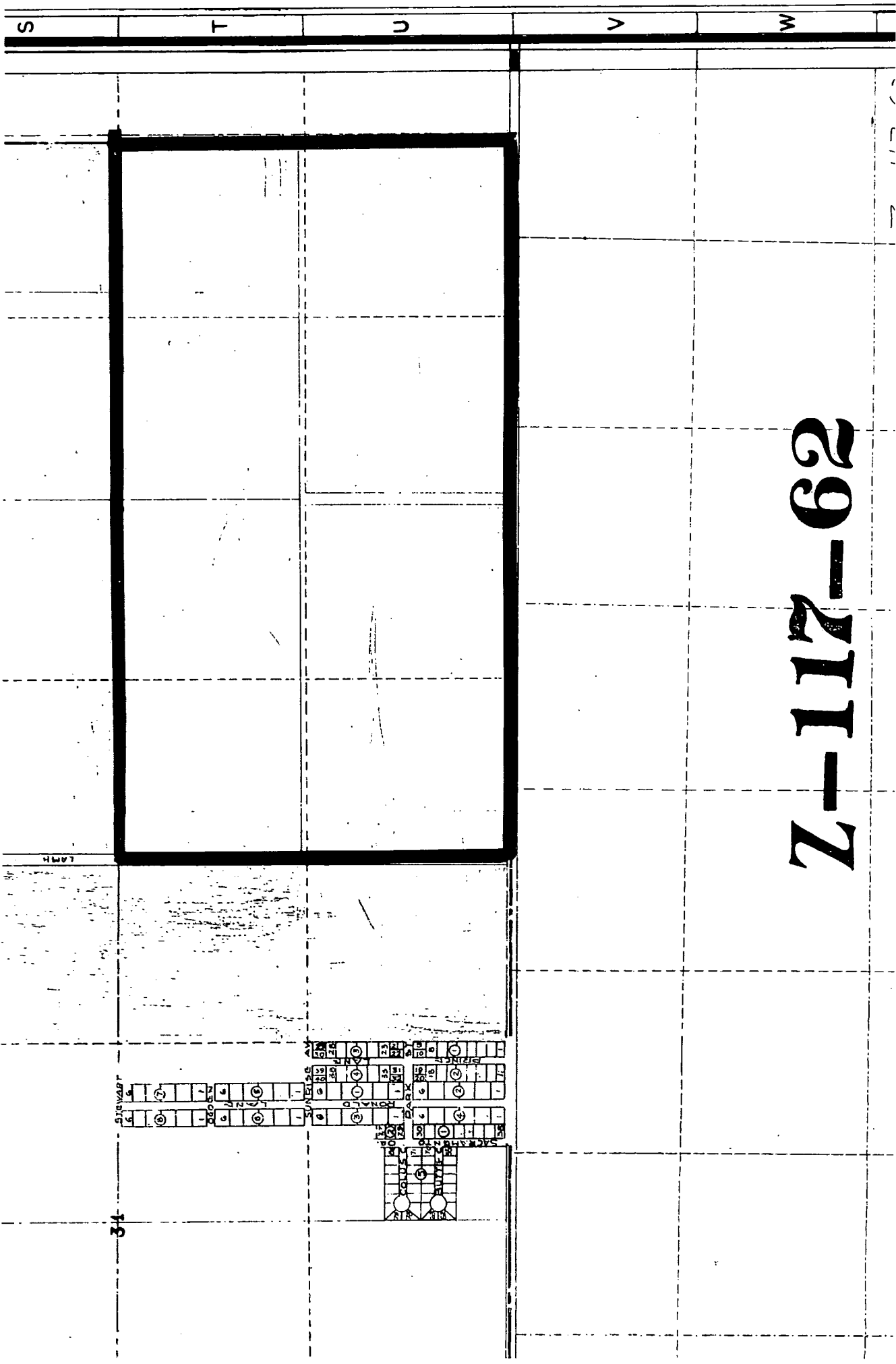
PROTESTS

APPROVALS

1. Milton Crane
627 So. Lorraine
Blvd.
Los Angeles, Calif.
2. Mr. & Mrs. Wm. Curtis
15721 Rose Lane
Westminster, Calif.

File No. 2-117-62

1



Z-117-62

34

SECRETARY

STEWART

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Z-117-62

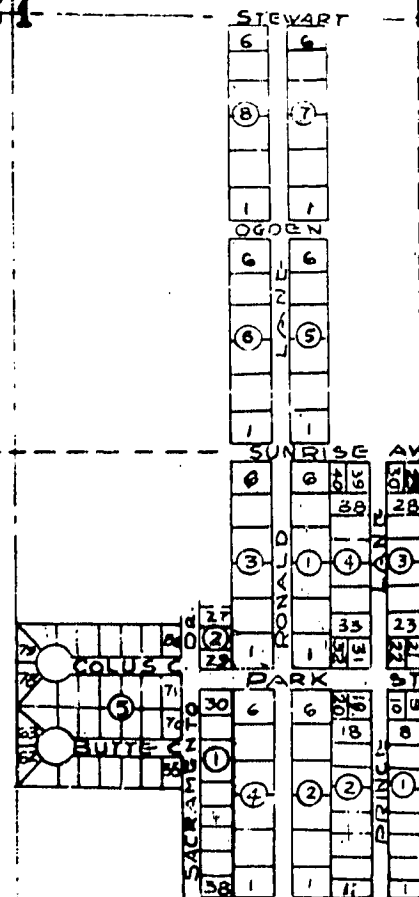
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Z-117-62

NOV 27 1962

DEC 12 1962

~~APPROVED~~

APPROVED

APPROVED P.C.

C.C.

Z-117-62
1ST WESTERN
R-R TO R-1

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