

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0125-62

APN 139-20-716-000

Location Btw Vegas & College, W of Tonopah

Applicant Round Up Realty, Inc.

Subject

See Notice of Public Hearing.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	<i>Mfr</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.	✓	<i>RM</i>
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.	✓	<i>RM</i> <i>RM</i>
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-125-62

MEETING DATE:

Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 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-125-62 ROUND UP REALTY, INC. for the reclassification of

property legally described as, Parcel No. 1, 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, MDB&M; *From R-E To R-1*

Parcel No. 2, the west half ($W\frac{1}{2}$) and the west half ~~of the east half of the northwest quarter of the southeast quarter of Section 20, Township 20 South, Range 61 East, MDB&M, and generally located between Vegas Drive and College Avenue west of Tonopah Drive,~~ ($W\frac{1}{2}$) 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, MDB&M, and generally located between Vegas Drive and College Avenue west of Tonopah Drive,

From: R-E (Residence Estate)

To: *R-1* (~~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.

DON J. SAYLOR
Director of Planning

DJS:rm

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

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Z-125-62 ROUND UP REALTY, INC. for the reclassification of property legally described as Parcel No. 1, 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, MDB&M.

Parcel No. 2, the west half ($W\frac{1}{2}$) and the west half ~~of the east half of the northwest quarter~~ ($W\frac{1}{2}$) 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, MDB&M, and generally located between Vegas Drive and College Avenue west of Tonopah Drive,

From: R-E (Residence Estate)

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.

DON J. SAYLOR
Director of Planning

DJS:rm

ADDITIONAL ITEM - Agenda Dec. 26, 1962

To be notified re Zone Change Z-132-62 - APPLICATION OF MAYFLOWER CONSTRUCTION CO.

William H. Perkins
5120 Doe Avenue

Frank Chiechi
5216 Doe

ITEM I

ZONE CHANGE Z-125-62 APPLICATION OF ROUND UP REALTY

To be notified re Zone Change Z-125-62

list before please these

Mrs. Joe Veem 212 Coran Lane

Mrs. William Stratman 216 Coran Lane

Mrs. Gerald Bunker 3126 Coran Lane

George E. Taylor 204 Coran Lane

Pat Kennedy 208 Coran Lane

Sam Earl

Earl Crinite 2701 Russell Avenue

Stan Wilks ~~229 Coran Lane~~

James W. Cook 225 Coran Lane

Mrs. George Fleigh 1526 North Tonopah Drive

Mrs. Hazel Longo 1409 Sharon Road

Dr. Robert Taylor 1950 Bryant Drive

Robert E. Jones 1301 Comstock Drive

Hazel Longo - Bonanza Village - Comm.

(12)

MINUTES

Las Vegas, Nevada
January 23, 1963

A Regular Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 23rd day of January, 1963, was called to order by His Honor, Mayor Oran K. Gragson, at the hour of 4:00 p.m. with the following members present:

Mayor	Oran K. Gragson
Commissioner	Reed Whipple
Commissioner	Harry C. Levy
Commissioner	Philip M. Mirabelli

ABSENT (EXCUSED)

Commissioner	E. W. Fountain
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STAFF PRESENT:

City Manager	Verlyn L. Fletcher
City Attorney	Sidney R. Whitmore
Director of Planning	Donald J. Saylor
Fire Chief	C. D. Williams
Acting Asst. City Clerk	Vyma M. Loparco

ZONE CHANGE
Z-125-62

Approved -
Parcel #2

ZONE CHANGE (Z-125-62) - APPLICATION OF ROUND-UP REAL ESTATE, INC. for reclassification of property generally located between Vegas Drive and College Avenue, west of Tonopah Drive, from R-E to R-4 on Parcel #2, legally described as follows:

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

The Director of Planning, Mr. Donald J. Saylor, stated that this application had been held in abeyance from the two previous meetings. By means of an enlarged aerial map, he identified the property on which reclassification is being requested, all of which is located within the City; and pointed out the M-1, R-3, and C-2 zonings within the County, but which are immediately to the southwest of the property in question. Mr. Saylor further indicated on the map the 660-foot wide strip on each side of Tonopah Highway zoned C-2 general commercial; and pointed out the property which was recently annexed to the City, which will be under development in the very near future with R-4 apartments.

Mr. Saylor stated: Maybe even as recently as last year, this might have been considered as outside of the area of urban influence; but as happens in many facets of our City, the picture changes rapidly. By next year, this is going to be as built up as any other part of the City. The Planning Commission did recommend approval of this application.

Mayor Gragson asked if anyone wanted to be heard who had additional information to present or objections other than those heard in previous meetings.

An unidentified citizen called attention to the recent poll of contractors in the area, conducted by the Las Vegas Review-Journal, which revealed a saturation of apartments in Las Vegas, and asked that this be given consideration by the Board in reaching their decision.

In response to inquiries regarding whether any petitions in favor of this zoning had been received, Mr. Murray Petersen, President of Round-Up Real Estate, stated: We are the largest property owner in the area, and naturally, we are in favor of this. Since the last meeting, we purchased another piece of ground between the R-4 area and the parcel in question for reclassification at this time. There are only 3 houses within 300 feet of this parcel. I could probably get a petition with 500 or 1,000 names on it. I would have to hire someone to do this, and I don't know what weight it would have with the Commission and I didn't want to be ostentatious in any form. Most of the protestors are in the County area. The overbuilding of apartments keeps being brought up. In making their poll, we were not contacted and we are the largest apartment builders in the area. If there is an overbuilding situation, it is nobody's concern but ours.

Mr. Gerald Bunker, 3126 Coran Lane: I don't see how you can rezone this from R-E to R-4. It sounds like quite a step. Mr. Saylor discussed the commercial that is already there, but nobody knows what College is going to be. To date, it is a comparatively quiet street. When the Freeway goes through, it may be a different problem. Right now, as far as State Highway is concerned, they consider that the main thoroughfare will be Smoke Ranch Road. I would say that's where your R-4 zoning should be.

Mayor Gragson: Practically all of the outlying area is R-E and oftentimes it is rezoned to C-1 commercial.

Mr. Bunker: I don't see how we can fight the big money they have behind them.

Mayor Gragson: I can assure you, and I am sure I speak for the Commission, that money will have no bearing on our decision.

Unidentified Citizen: If they get this zoned to R-4, can they turn around and build a cheaper class of apartments?

Mayor Gragson: It might be possible -- but they couldn't build below the minimum Code requirements.

Commissioner Mirabelli: Your Honor, yesterday I took a drive out there and I think you know that I wouldn't deliberately want to damage anybody's home. As a matter of fact, I saw several on College that I would be proud to own. However, as you stated a while ago, in all of the outlying areas, the zoning has been R-E. We can't for a minute think that if the City is going to grow that the only way we will allow it to grow is simply with R-E or R-1 development. There are three homes in close proximity to this, which I, myself, would be concerned with, if I owned them. I can well understand their objections. But, I feel in order for the City to grow -- and I think we are going to have an additional 25,000 people in the next year -- and even though it hurts me to go against these three homes, I still have to move for APPROVAL of the application of Round-Up Real Estate, Inc. (Z-125-62) from R-E to R-4 on Parcel #2.

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

Commissioner Whipple: The question in my mind is whether we should override opposition of 100% to something like this. I am not concerned about Round-Up Real Estate building good apartments. They have demonstrated that. Usually when we get into these controversial subjects, we have at least a percentage of people who are in favor of it. Here, we don't seem to have anybody for it, except the applicant-owner. It is hard for me to vote against 100% opposition. I am going to have to vote no.

ZONE CHANGE
Z-105-62

Approved

ZONE CHANGE (Z-105-62) - APPLICATION OF THOMAS T. BEAM AND STANDARD OIL CO. OF CALIFORNIA for reclassification of property generally located on the southwest corner of 25th and Bonanza from R-2 to C-1, legally described as follows:

The Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of Section 35, Township 20 South, Range 61 East, MDB&M, save and except the south 150 feet.

Director of Planning, Mr. Donald J. Saylor: The first proposal on this was for a service station on this corner. After many discussions and quite a few meetings, the Planning Commission decided that if this were to be commercial, it should be sufficient in size to permit not only the service station development, but other commercial development. The application was amended and reheard, to include all of this parcel, except the south tier of R-2 lots, which will remain R-2. There was one protest, but the Planning Commission recommended approval.

Mr. Milton Keefer, Counsel for Mr. Beam: I believe that at the first Public Hearing before the Planning Commission, there was one written protest by L. S. Whaley, who owned the property to the north of this particular area. At the last public hearing just two weeks ago, it is my recollection that there were no protests at all. Also, I know that Mr. Whaley presently has that property in escrow to be sold, and the people who are purchasing it have indicated some interest in seeing this property developed in this way.

Commissioner Whipple moved that application of Thomas T. Beam and Standard Oil Co. of California (Z-105-62) for reclassification of property generally located on the southwest corner of 25th and Bonanza from R-2 to C-1 be APPROVED.

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-123-62

Abeyance to
February 27, 1963

ZONE CHANGE (Z-123-62) - APPLICATION OF LANGSON CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the west side of Highway 95 between Decatur Boulevard and Smoke Ranch Road from C-2 and R-E to R-T and R-4, legally described as follows:

That portion of the Southwest Quarter (SW-1/4) of Section 18, Township 20 South, Range 61 East, MDB&M lying west of Highway 95 (Tonopah Highway).

NOTICE TO PUBLISH

Las Vegas, Nevada

Date February 28, 1963

To: LAS VEGAS REVIEW-JOURNAL

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-27

Please publish the attached ORDINANCE NO. 934-27

March 2, 1963 and March 9, 1963

(dates)

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

Acting City Clerk

cc - Director of Finance

cc - City Attorney - on Ordinances only

✓ cc - Planning

ORDINANCE NO. 934-27

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-4 (Z-125-62)

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., save and except the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of said 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-4 to C-1 (Z-144-62)

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the South Quarter corner of Section 33, Township 20 South, Range 61 East, M.D.B.&M.; thence South 0°07'00"W., a distance of 50.00 feet, thence N. 89°53'30" W., a distance of 17.10 feet, thence S. 8°12'15" E., a distance of 118.84 feet to the true point of beginning, thence N. 89°53'30" W., a distance of 83.35 feet, thence S. 2°30'00" W., a distance of 50.00 feet, thence S. 89°53'30" E., a distance of 92.74 feet, thence N. 8°12'15" W., a distance of 50.49 feet to the true point of beginning.

FROM R-2 to C-1 (Z-105-62)

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., save and except the South 150' therefrom.

FROM R-3 to R-4 (Z-129-62)

Lots 15 and 16, Block 1, El Centro Addition, Tract #1.

FROM R-3 to R-4 (Z-130-62)

Lot 14, Block 1, El Centro Addition, Tract #1.

FROM R-R to R-3 (Z-143-62)

The East One-half of Lots 3 and 4, Block 2, Artesian Acres.

FROM R-E to R-3 (Z-148-62)

The North 680 feet of the South 1194.58 feet of the West 1045 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-149-62)

The South 269.84 feet of the East 316.23 feet of the North 803.91 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to R-3 (Z-152-62)

The West 210 feet and the South 190 feet, except the Easterly 405 feet of 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-153-62)

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section 30, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the West 100 feet, the East 50 feet, and that portion lying south of the center line of West Fremont Street.

FROM C-1 to C-2 (Z-159-62)

Lots 10, 11, 12, 13 and the North 10 feet of Lot 14, Block 21, Clark's Las Vegas Townsite.

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:

ATTEST:

/s/ Oran K. Gragson

/s/ Sigrid Dodgson

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of February, 1963, and referred to the following committee composed of Commissioners Levy and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the 17th day of February, 1963, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Mirabelli, Levy, Fountain, Whipple & Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

ATTEST:

/s/ Oran K. Gragson

/s/ Sigrid Dodgson

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

ZONE CHANGE
Z-123-62

Referred back
to Planning
Commission
for further study.

ZONE CHANGE (Z-123-62)- APPLICATION OF LANGSON CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the west side of Highway 95 between Decatur Boulevard and Smoke Ranch Road, from C-2 to R-T, legally described as:

That portion of the Southwest Quarter (SW-1/4) of Section 18, Township 20 South, Range 61 East, MDB&M, lying west of Highway 95 (Tonopah Highway).

The Director of Planning, Mr. Donald J. Saylor: I discussed this with the applicant several days ago, and I understood that he was going to request that this be sent back to the Planning Commission because he was not aware of the meeting the Planning Commission had on it. In other words, he bought the property and the records hadn't been changed on it, so he didn't receive a notice of that meeting.

Mr. Don R. Langson asked that his application be referred back to the Planning Commission, if this met with the approval of the Board.

Mr. Franklin J. Bills, representing First Western Savings and Loan Association, stated that he had no objection to this being sent back to the Planning Commission; that perhaps it could be discussed again and a solution arrived at; but he did ask that the records reflect that he objected to this application in its entirety.

Commissioner Whipple moved that the application of Langson Construction Company, Inc. (Z-123-62) for reclassification of property generally located on the west side of Highway 95, between Decatur Boulevard and Smoke Ranch Road, from C-2 to R-T, be referred back to the Planning Commission for further study.

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

ZONE CHANGE
Z-125-62

Abeyance to
January 9, 1963.

ZONE CHANGE (Z-125-62) - APPLICATION OF ROUND-UP REAL ESTATE, INC. for reclassification of property generally located between Vegas Drive and College Avenue, west of Tonopah Drive, from R-E to R-1 on Parcel #1, and from R-E to R-4 on Parcel #2, legally described as follows:

Parcel #1 - The south 220 feet of the West Half (W-1/2) of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) and the South 220 feet of the East Half (E-1/2) of the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of the Southeast Quarter (SE-1/4) of Section 20, Township 20 South, Range 61 East, MDB&M.

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

Director of Planning, Mr. Donald J. Saylor: We recently annexed this property and it is zoned R-E. We also recently annexed this 20 acre parcel and it is zoned R-1. The application is for R-1 on the strip of land, and for R-4 on the larger piece. In the County, the property to the southwest is zoned industrial, multi-family and commercial. This other property which we recently annexed is zoned

for high density apartments. There were two protests at our meeting and the Planning Commission recommended approval.

Mayor Gragson asked if anyone wished to be heard on the matter.

Dr. Robert M. Taylor, 1950 Bryant Street, stated that they were at a loss to understand why the people in the area were not notified of this proposed zone change, so that they could have protested at the Planning Commission meeting; and further stated that it was only by chance that they had seen the notice in the newspaper.

A brief discussion followed regarding the procedure followed in notifying adjacent property owners within a 300 foot radius of the proposed zone change, and it was determined that Dr. Taylor and the majority of the protestants were outside of the 300 foot area for notification as stipulated by Ordinance and that notices were mailed to the 12 adjacent owners, one of which was returned by the Post Office.

The following persons spoke in protest of this high density zoning:

Dr. Robert M. Taylor	1950 Bryant Street
Mrs. Stan Wilks	229 Coran Lane
Mr. Robert E. Jones	1301 Comstock Drive

Primary protests were that present development in the area is in high quality housing on larger tracts of land; that high density does not seem to be compatible with the area and would pose problems as far as the school is concerned; and that there was too much indiscriminate building of all types, kinds and varieties going on and not enough consideration was being given to preserving some areas for high quality homes.

Commissioner Mirabelli: If they were proposing a nice high density or better class high density, would you then object?

Mr. Jones: My objection wouldn't be nearly so vigorous. I am more afraid of the cheap development, than I am of the high density. The right kind of high density would certainly be less objectionable. However, to see the area develop into single family residences would be the most desirable from our point of view.

Mr. Saylor again pointed out that the area across the street which is in the County is already zoned for apartments, industrial and commercial.

Mayor Gragson: High density in the area under consideration would be no more objectionable than where the County has this zoning, and certainly would be less objectionable than industry.

At the hour of 5:00 p.m., Mayor Gragson declared a ten minute recess and announced that the matter of zone change application of Round-Up Real Estate, Inc. (Z-125-62) would be further discussed after the recess. The meeting reconvened at 5:15 p.m. with all members present as of the opening session.

Mr. Murray Petersen, President of Round-Up Real Estate, Inc.: Your Honor, I would like to ask if this matter could be held over for two weeks, until the next meeting, and at the same time ask these

people to appoint one or two representatives who would be in a position to meet with us, so that we can explain what we intend to do with that area. I feel that if I had an opportunity to spend two or three hours with these people, we could perhaps work out this problem.

The protestants were agreeable to this suggestion; whereupon Commissioner Whipple moved that the application of Round-Up Real Estate, Inc. (Z-125-62) for reclassification of property generally located between Vegas Drive and College Avenue, west of Tonopah Drive, from R-E to R-1 on Parcel #1 and from R-E to R-4 on Parcel #2 be held in ABEYANCE until the next regular Commission meeting.

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

Mayor Gragson asked that the protestants present leave their names and addresses with the Clerk.

ZONE CHANGE
Z-127-62

Referred back to Planning Commission for joint meeting with City Commission for study of over-all area.

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

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

The Director of Planning, Mr. Donald J. Saylor: For quite some time we have had apartment house zoning on Highland, between Desert Lane and Highland, as a buffer zone between the R-1 development on the west side and industrial on the other side. The Planning Commission took a position several months ago, when we had applications in this area for multi-family zoning, that they were going to hold the line at Desert Lane. They did, however, approve apartment house zoning on the property owned by Hanson, which backed up to the County barns. That was done after several months of study, and the conclusion was drawn that because of the influence of this development that this should be R-3, but that the rezoning of this to R-3 would not serve to open the door to keep nibbling away and grant further R-3 zoning westward. This property is located west of Desert Lane. There were 5 protests at the meeting and the Planning Commission recommended denial.

Mr. Bill Simpson, son of the applicant: I feel it would be a detriment to the area if this is not zoned R-2 or R-3, because of the shape of the land. It is 150 foot deep off from Desert Lane, and I feel it is not conducive to a nice home or residential building in this area. There is R-4 just about 300 feet away, and I think our parcel of land warrants consideration for rezoning as another buffer zone, possibly R-2, for a nice, smart small apartment residence. Protestants are about 800 feet away down on Shadow Lane.

Mayor Gragson asked Mr. Saylor whether he had any indication of an extensive R-1 development 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

January
Twenty-Fifth
1963

Mr. Dean Peterson, Executive Vice President
Round Up Real Estate, Inc.
601 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-125-62

Dear Mr. Peterson:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application for reclassification of property generally located between Vegas Drive and College Avenue west of Tonopah Drive:

Parcel #2 from R-E to R-4

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

Yours very truly,

(Mrs.) Jeanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
✓cc - Planning

January
Eleventh
1963

Mr. Dean Peterson, Executive Vice President
Round Up Real Estate, Inc.
601 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-125-62

Dear Mr. Peterson:

At the regular meeting of the Board of City Commissioners held January 9, 1963, consideration was given your application for reclassification of property generally located between Vegas Drive and College Avenue west of Tonopah Drive:

Parcel #1 from R-E to R-1

Parcel #2 from R-E to R-4

Upon motion duly made, seconded and carried, Parcel #1 was approved to R-1 and application for Parcel #2 was held in abeyance to the regular meeting of January 23, 1963 at 4:00 p.m.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf
cc - Public Works
cc - Planning

December
Twenty-Eighth
1962

Mr. Dean Petersen, Executive Vice President
Round Up Real Estate, Inc.
601 East Charleston
Las Vegas, Nevada

Re: Zon~~ing~~ Change - Z-125-62

Dear Mr. Petersen:

At the regular meeting of the Board of City Commissioners held December 26, 1962, consideration was given your application for reclassification of property generally located between Vegas Drive and College Avenue west of Tonopah Drive:

Parcel #1 from R-E to R-1

Parcel #2 from R-E to R-4

Upon motion duly made, seconded and carried, this application was held in abeyance to the regular meeting of January 9, 1963, at 4:00 p.m.

Yours very truly,

(Mrs.) Juanita A. Frary
Records Clerk

jaf

cc - Public Works
cc - Planning

side of Highway 95 between Decatur Boulevard and Smoke Ranch Road from C-2 and R-E to R-T and R-4, be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

12. Z-124-62
Abeyance

Application of GWENDOLYN E. WALSH for the reclassification of property legally described as lots 23 and 24, Block 21, Wardle Addition, and generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1.

Mr. Saylor gave the staff report. This property is now being used for a professional office, and stated the applicant wanted to add an additional office, which could be permitted by a Use Permit. Staff has no recommendation.

The Chairman declared the public hearing open.

Mr. Coleman appeared to protest presenting a petition with 9 signatures of property owners in this area.

Mrs. Walsh appeared in her own behalf and presented a petition of property owners in approval.

Glennis Leonard appeared to approve this application.

Mrs. Kyle appeared giving her approval.

The Chairman declared the public hearing closed.

After discussion, Mr. Longley, Sr. moved that the application be approved with restrictions.

This motion died due to the lack of a second.

Mr. Mirabelli moved that the application of GWENDOLYNE E. WALSH for the reclassification of property generally located on the west side of South 10th Street between Gass Avenue and Garces Avenue, from R-4 to C-1 be held in abeyance until such time that plot plans are submitted. Mr. Uehling seconded the motion and the vote was carried unanimously.

13. Z-125-62
Approved

Application of ROUND-UP REAL ESTATE, INC. for the reclassification of property legally described as:

Parcel No. 1, the south 220 feet of the west half of the northeast quarter of the southeast quarter and the south 220 feet of the east half of the east half of the northwest quarter of the southeast quarter of Section 20, T20S, R61E MDB&M, from R-E to R-1.

Parcel No. 2, the west half and the west half of the east half of the northwest quarter of the southeast quarter of Section 20, T20S, R61E, MDB&M from R-E to R-4, and generally located between Vegas Drive and College Avenue west of Tonopah Drive.

Mr. Saylor gave the staff report. There are no protestants on file and staff recommends approval.

The Chairman declared the public hearing open.

Dr. Robert Taylor appeared to protest, stating this area should be left as is to allow for the development of high quality homes.

Mr. George Fliegh appeared to protest this reclassification.

Mr. Murray Peterson appeared in behalf of Round-Up Real Estate, Inc.

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 between Vegas Drive and College Avenue west of Tonopah Drive from R-E to R-1 and R-4 be approved. Mr. Longley, Sr. seconded the motion and the vote was carried unanimously by the Commission.

14. Z-126-62
Approved

Application of NATIONAL DEVELOPMENT COMPANY for the reclassification of property legally described as:

Parcel No. 1, that portion of the northeast quarter of the northeast quarter of Section 25, T20S, R61E, MDB&M, described as the westerly 210 feet of the easterly 1210 feet of the northerly 555.50 feet of said northeast quarter and the southerly 290.5 feet of the northerly 846 feet of the easterly 1210 feet of said northeast quarter.

Parcel No. 2, that portion of the southeast quarter of the northeast quarter of Section 25, T20S, R61E, MDB&M, described as the southerly 350 feet of the easterly 947 feet of said southeast quarter and the easterly 372 feet of the northerly 280 feet of the southerly 630 feet of said southeast quarter and generally located between Washington Avenue and Owens Avenue on the west side of Pecos Drive, from R-1 to R-3.

Mr. Saylor gave the staff report. The record did not indicate any protests and staff feels this is a workable pattern for this area and recommends approval.

The Chairman declared the public hearing open.

Mr. Jim Olm appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of NATIONAL DEVELOPMENT COMPANY for the reclassification of property generally located between Washington Avenue and Owens Avenue on the west side of Pecos Drive, from R-1 to R-3 be approved. Mr. Longley, Sr. seconded the motion and the vote was carried unanimously.

15. Z-127-62
Denied

Application of DOROTHY M. SIMPSON for the reclassification of property legally described as the southwest quarter of the northeast quarter of the northeast quarter of the southwest

TO: City Clerk
FROM: Planning Department

DATE: December 17, 1962

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z -125-62

Mr. Dean Petersen, Exec. Vice-Pres.
601 East Charleston

Application of ROUND UP REAL ESTATE, INC. - Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

Parcel #1, the South 220 feet of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the South 220 feet of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 20 South, Range 61 East M.D.B.&M.

Parcel #2, the W $\frac{1}{2}$ and the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 20 South, Range 61 East, M.D.B.&M.

Generally located:

between Vegas Drive and College Avenue west of Tonopah Drive

From: Parcel #1 Parcel #2
R-E R-E

To: R-1 R-4

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

CC: City Attorney
mb

Planning Department
400 Stewart Street

December 17, 1962

Mr. Dean Petersen, Executive Vice-President
Roundup Real Estate, Inc.
601 East Charleston
Las Vegas, Nevada

Dear Mr. Petersen:

At the regular meeting of the City Planning Commission held on December 13, 1962, consideration was given to your request for the reclassification of property generally located between Vegas Drive and College Avenue west of Tonopah Drive, from R-E to R-1 and R-4.

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 26, 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-125-62

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. 2-125-62

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the RF Use District to a R-1 & 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 \$ 50⁰⁰.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:
The South 220 feet of the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section 20, Township 20 South, Range 61 East, M.D.B.&M. 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 ($SE\frac{1}{4}$) Section 20, Township 20 South, Range 61 East, M.D.B.&M. and The Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) Section 20, Township 20, Range 61 East, M.D.B.&M. EXCEPTING THEREOF, the East One Half ($E\frac{1}{2}$) of the East One Half ($E\frac{1}{2}$) of the said Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section 20, Township 20, Range 61 East, M.D.B.&M.

(35 acres)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:I, Dean Petersen Exec. V.P. 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)

Mailing Address:

Phone No.:

Dean Petersen601 East CharlestonEV 5-4522Subscribed and sworn to before me this 25 day of OCTOBER, 19 62Richard C. Pate

Notary Public in and for said County and State

7-16-66
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 62Fee: \$ 50⁰⁰Receipt No.: 50509Case No.: 7-125-62By: [Signature]
Director of Planning11/14/62

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a R-1 & 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 \$ _____.

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

Parcel #1 - The south 220 feet of the west one-half (W 1/2) of the northeast quarter

(NE 1/4) ^{of the SE 1/4} and the south 220 feet of the east one-half (E 1/2) of the east

one-half (E 1/2) of the northwest quarter (NW 1/4) of the southeast quarter

~~quarter~~ (SE 1/4) of Section 20, T20S, R61E, MDB&M. From R-E to R-1.

Parcel #2 - The west one-half (1/2) and the west one-half (W 1/2) of the east one-half

(E 1/2) of the northwest quarter (NW 1/4) of the southeast quarter (SE 1/4)

of Section 20, T20S, R61E, MDB&M. From R-E to R-4.

Generally located between Vegas Drive and College Avenue west of Tonopah Drive.

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.:
ROUND UP REAL ESTATE, INC. 601 E. Charleston Blvd., L.V. Nev. EV 5-4522

Subscribed and sworn to before me this _____ day of _____, 19 _____

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: \$ _____

Receipt No.: _____

Case No.: _____

By: _____
Director of Planning

Z-125-62
11/14/62

~~A-19~~

Z-125-62

Roundup Realty

Parcel No. 1. The south 220 feet of the west $\frac{1}{2}$ R-E TO R-1 of the Northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ and the south 220 feet of the east ~~half~~ $\frac{1}{2}$ of the east $\frac{1}{2}$ of northwest quarter of the South east quarter of section 20, T20S, R-61E M.D.B. & M.

~~Parcel No. 2. The northwest $\frac{1}{4}$ of the R-E TO R-1 Southeast $\frac{1}{4}$ of section 20 T20S R-61E~~
~~Save and except the east $\frac{1}{2}$ of the east $\frac{1}{2}$~~
~~of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 20 - 20-61E M.D.B. & M.~~

OR. The west $\frac{1}{2}$ and the west half of the east half of the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Sec 20 T20S, R-61E M.D.B. & M.

Generally located between Vegas Drive and College Ave west of Tonopah Drive