

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0125-63

APN 162-04-101-001

Location SEC of Charleston & Rancho

Applicant Chesney H. Carver

Subject

See Notice of Public Hearing.



PROPERTY OWNERS

PROTESTS

APPROVALS

Herman Ahlers
1137 Westlund Dr

George Loney

Antonio & Marian Casasa

Ma. L. L. L.

FILE No. Z-125-63

CHECK LIST -- FOR PROCESSING APPLICATIONS

TO BE DONE	CHECK IF DONE	BY
1. Check the legal and general description with Mel.		
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: *L-125-63*

MEETING DATE: *Sept 12, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

September 12, 1963

D
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August 28, -1963

Notice is hereby given that on September 12, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

Z-125-63

~~APPLICATION~~ CHESNEY H. CARVER FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 4, T21S, R61E, MDB&M,
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID
SECTION 4; THENCE SOUTH 1°00'45" WEST A DISTANCE
OF 40.00 FEET TO ~~XXXXXX~~ THE TRUE POINT
OF BEGINNING; THENCE EAST A DISTANCE OF 175.00 FEET;
~~TO THE NORTHWEST CORNER OF SAID SECTION 4~~
THENCE SOUTH ~~XXXXXX~~ A DISTANCE OF 260.00
FEET; THENCE WEST [PARALLEL TO THE SOUTH LINE OF
CHARLESTON BOULEVARD,] A DISTANCE OF 179.88 FEET; (?)
THENCE NORTH 1°00'45" EAST A DISTANCE OF 260.04 FEET
TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED
ON THE SOUTHEAST CORNER OF WEST CHARLESTON
BOULEVARD AND RANCHO DRIVE.

FROM: R-E (Residence Estates)

TO: C-1 (Limited Commercial)

OK
B

Any and all interested persons may appear before the PC
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: eb

2. Signing an offsite improvement agreement and posting a bond for the installation of offsite improvements, as required by the Department of Public Works.
3. Signing an agreement to enter into the proposed assessment district.
4. The dedication of the proper rights-of-way as required by the Department of Public Works.
5. That this proposed development commence within 18 months hence.

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

ZONE CHANGE
Z-125-63

Denied

ZONE CHANGE - Z-125-63 - APPLICATION OF CHESNEY H. CARVER for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Drive, from R-E to C-1. (Complete legal description on file in the Office of the City Clerk).

The Director of Planning, Mr. Donald J. Saylor: This application is for reclassification of property at the southeast corner of Charleston and Rancho Road. This is a large vacant lot adjacent to Rancho, and across the street from the commercial zoning that lies within the Rancho Road Realignment, Rancho Road and Charleston. The property involved in the application has 175 feet of frontage on Charleston and 260 feet in depth. One of the points brought out at the Planning Commission meeting was the fact that if it were for a service station, this depth of 260 feet would not be needed. Since that time, a new plot plan has been submitted, which shows the rear 100 feet being used for service parking. During the discussion before the Planning Commission, it was brought out that we have held in abeyance and still hold in abeyance several applications for a change in rezoning from Rancho to Highland. The Planning Commission discussed the advisability of holding this application in abeyance to be considered with the other pending applications. However, it was decided that there was no need to hold it in abeyance as they were opposed to commercial zoning on that corner and definitely for a service station, and they recommended denial. I believe there were 5 protests.

Attorney Paul L. Larson, representing the owner-applicant: It is our position that this rezoning from R-1 to C-1 is the next logical step that should be taken, and that the view of the Planning Commission should not be up-held at this time.

Mr. Larsen distributed a written outline of the main points to be considered on this application for property reclassification, and spoke at considerable length on the following points:

1. The reclassification was initiated under the procedure outlined in the Zoning Ordinance, which states as its purpose "to encourage the utmost property uses of the land" and "that initiation of reclassification can be made by petition of one or more of the owners within the area proposed for reclassification."

Mr. Larson presented a detailed layout of the area in question, extending from Decatur down to Highland, showing in colors the residential developed, the residential undeveloped, the commercial, and the individual parcels marked to show which owners favored the general commercialization or zoning for commercial of this area of Charleston and had signed the petitions previously submitted to the Planning Commission. He stressed that these petitions had been signed by 119 residents, with only 4 against this general rezoning.

2. Development in the surrounding area compels commercial zoning.

Mr. Larson stressed the increased traffic and resultant noise, which would make it impossible to sell these properties for residential uses; and briefly explained the types of commercialization in the near vicinity. He presented a proposed drawing of the service station that would be built on the property involved in this application.

3. Increase in tax revenue to the City and to the County if rezoned to commercial.
4. A substantial majority of the residents of this area favor the rezoning.
5. Four houses were built on West Charleston in the last two years. 3,429 houses were built in Las Vegas last year, and only 2 of these were on West Charleston.
6. Protestants would suffer no detriment, but rather would enjoy an increase in property values.

In conclusion, Mr. Larson stated that the applicant, Mr. Carver, does not stand alone, that these properties cannot be sold for residential, but that he could sell commercially.

Commissioner Levy: How long has Mr. Carver owned the property?

Mr. Carver: 7 or 8 months.

Commissioner Whipple: My only comment is that when all of this from there east along Charleston is ready to go commercial, O.K.; but this spot zoning no. I drive by this area three or four times a day. Most of what you have said is true. If your arguments hold good on this corner for a service station, then they would be equally true across the street west on the other corner -- then, you are getting service stations right next to residential. This whole area had been under consideration and argument for a good many years; from there especially on east toward Shadow and on down toward Highland. When it is all ready to go, I will vote for it.

Commissioner Fountain: This gentleman has owned this property for seven months. Mr. and Mrs. Christensen who are sitting behind you have been in here to my knowledge for eight years, and own considerable frontage on West Charleston, as do many other people. I concur with Commissioner Whipple.

Mr. Howard Brandis,, President of the Las Vegas Chapter of the American Institute of Architects, spoke briefly on the need for making

West Charleston a commercial center all the way, and based his arguments on the tremendous number of people moving into certain areas and thus creating traffic and automobile problems beyond what was anticipated when original City Planning was determined. He felt that it was not right to allow spot zoning on one side of the street, and then deny this additional spot zoning.

Commissioner Whipple: When the Planning Commission and the City Commission feel that they can do this as an over-all rezoning, compatible to the property owners, then I would be for it. I can't see that we need more gas stations. I don't think it should be rezoned just because there is a heavy traffic flow. I think these people behind Charleston, facing south and north, should have some say in whether this should all be zoned commercial. From here on east, down to Shadow and toward Highland, there is a lot more reason, to me, to rezone that commercial, than there is to go from Rancho to the west City limits. There is only about 33-1/3% of our property that is now zoned commercial that is being used. It isn't a question of somebody wanting to put in a gas station finding a location for a gas station.

Mr. Ken Christensen spoke briefly in favor of the commercial rezoning of this area, and stated that he would have no objection to this one piece being rezoned at this time.

Mrs. Marion Christensen: You said earlier, Commissioner Whipple, something of intent until everybody is ready. There are different schedules. In talking with Mrs. Coleman, she wants to stay one year longer, until her son is out of high school. John Cahlan has told us he doesn't care. When we bought in 1953, 54 and 55, we definitely bought as an investment for the future, for the property to be rezoned from Ranch Estates. I think commercial is kicked around too broadly, but would you give a Resolution that if someone came in with an appropriate re-use or new use on one of these parcels, such as our 300 feet on Charleston, that you would take it under consideration? Or, do we have to go to the expense of contacting architects, finance institutions, etc. and get these renderings, and then perhaps be denied, because again our 300 feet would be a spot zoning? Everybody does things in their own way, and they have their own time schedule, and we have one, too. We did buy it with the idea that one day it would not be Ranch Estates. It could possibly be high rise, or a medical group. There are not too many big properties to do anything with any more. We don't want to go to a lot of expense of building up a whole program and having it denied, too. Now, I'm not talking about a service station, but I do ask a rhetorical question. I don't expect an answer, but I would like a consideration.

Mr. Saylor advised that the Staff Report on the West Charleston area, embracing everything west of Highland, would be submitted to the Planning Commission within the next few weeks, and that they would probably hold a public hearing on this matter within a month.

Mayor Gragson asked if anyone else wanted to be heard on this rezoning application, to which there was no response.

(Refer also to Page 14)

Commissioner Fountain: I appreciate the fine presentations made by Mr. Larson, the attorney, as well as Mr. Brandis, the architect, but I think that with this public hearing coming up in a month or so, we can take a better look at it then. I am going to move that this application (Z-125-63) be DENIED.

Commissioner Fountain moved that the application of Henry Conway, Bernard Posin and Edmund Helmreich (Z-128-63) for reclassification of property generally located on the southeast corner of Third Street and Lewis Avenue, from R-4 to C-2, be APPROVED.

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

ZONE CHANGE
Z-125-63

Request for
Abeyance
Denied.

Attorney Larson: May I make a request, Your Honor, that the application of Chesney Carver be held in abeyance, instead of being recorded as it has been, so that if there is any new material turned up by this total report, this could be included on the agenda for consideration? Procedurally, is this correct?

Mayor Gragson: Yes, it could be, if the Commission sees fit to rescind their action and hold it in abeyance.

Commissioner Fountain: I would not be in favor of it, Your Honor. Pending applications should not apply. This is something that has been going on through the years. When something can be done in this area, it would be a simple matter to file an application at that time.

Commissioner Whipple: I think I feel the same way. It should be considered as an over-all picture. I am happy to hear Don say that this is probably only 30 days away.

Mayor Gragson: At this time, Mr. Larson, I would say no; because the Commissioner who made the motion and the Commissioner who seconded the motion have expressed their views on it. I would have to agree with them, and so there is no need for taking a vote now.

ZONE CHANGE
Z-129-63 (amended)

Approved to
C-1

ZONE CHANGE - Z-129-63(amended) - APPLICATION OF MILDRED SMYTH for reclassification of property generally located on the east side of South Third Street, between Coolidge Avenue and Charleston Boulevard, from R-4 to C-2, legally described as:

Lots 5 and 6, Block 18, South Addition.

The Director of Planning, Mr. Donald J. Saylor: The application was for a change to C-2. The area abutting it is zoned C-2. It is the location of the Herbst Service Station. The Master Plan in general recommends that this area will go to commercial. The Planning Commission recommended that the application be amended to C-1, instead of C-2, and the applicant agreed to this amendment. There were no protests.

Commissioner Levy moved that the application of Mildred Smyth as amended (Z-129-63 amended) be APPROVED and the property reclassified as C-1.

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

the west 200 feet thereof, from R-1 to R-3.

Parcel No. 2 - The westerly 200.00 feet of the northerly 200.00 feet of the northwest quarter (NW 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S, R60E, MDB&M, from R-1 to C-1.

Parcel No. 3 - Commencing at the northwest (NW) corner of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S, R60E, MDB&M; thence south 01°11'08" west 551.00 feet; thence north 78°50'00" east 153.53 feet; thence north 73°24'56" east 615.58 feet; thence north 01°10'13" east to the north line of said Section 24; thence north 88°45'42" west along said north line of said Section 24 to the point of beginning, from R-1 to R-3.

Parcel No. 4 - The westerly 1153.70 feet of the southerly 623.00 feet of the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S, R60E, MDB&M, from R-1 and R-3 to C-1.

Parcel No. 5 - The northerly 320.00 feet of the southerly 943.00 feet of the easterly 1129.20 feet of the westerly 1319.20 feet of the southwest quarter (SW 1/4) of the northwest quarter (SW 1/4) of Section 24, T20S, R60E, MDB&M, from R-1 to R-3.

Parcel No. 6 - The easterly 165.00 feet of the westerly 1319.20 feet of the southerly 623.00 feet of the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S, R60E, MDB&M, from R-1 to R-3.

Parcel No. 7 - The northerly 100.00 feet of the southerly 1043.00 feet of the easterly 100.00 feet of the westerly 290.00 feet of the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4) of Section 24, T20S, R60E, MDB&M, from R-1 to R-3.

Generally located at the northeast corner of Jones Boulevard and Lake Mead Boulevard (College Avenue) and along the south side of Smoke Ranch Road between Jones Boulevard and Michael Way.

Mr. Saylor gave the Staff report pointing out the general location. This involves approximately 160 acres immediately west of Curtis Park Manor, and is bound by four major streets. There is an elementary school site proposed. Further, he stated that essentially the pattern is appropriate, and the developer is attempting to obtain zoning before development. Staff does not concur with the commercial request at the northwest corner as it is spot zoning, and would recommend that it too be developed R-3, the same as the parcels adjacent. Staff recommended approval with the exception as stated.

The Chairman declared the public hearing open.

Mr. Becker appeared in behalf of the applicant, stating that he would accept the recommendations of Staff.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of CHARLESTON HEIGHTS HOSPITAL, INC. be approved by means of a resolution of intent, subject to the following condition:

- (1) That Parcel No. 2 located at the northwest corner of the property be changed to R-3 instead of C-1.

Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

5. Z-125-63

Denied

Application of CHESNEY H. CARVER for the reclassification of property legally described as a portion of the northwest quarter (NW 1/4) of the northwest quarter (NW 1/4) of Section 4, T21S, R61E, MDB&M.

and more particularly described as follows:
Commencing at the northwest corner of said Section 4:
thence south 1°00'45" west a distance of 40.00 feet
to the true point of beginning; thence east a distance
of 175.00 feet; thence south a distance of 260.00 feet;
thence west a distance of 179.88 feet; thence north
1°00'45" east a distance of 260.04 feet to the true
point of beginning, and generally located on the
southeast corner of West Charleston Boulevard and
Rancho Drive, from R-E to C-1.

Mr. Saylor gave the Staff report pointing out the
general location. This parcel is surrounded by
residential property. This also is in the area on
West Charleston where several requests for rezoning
have been held in abeyance pending the completion of a
land use study, which Staff is near ready to present to
the Commission. Staff would recommend that this
request be denied, if the proposed development is a
service station, however, the Commission may deem
it best to hold the item in abeyance until the report
is complete.

The Chairman declared the public hearing open.

Major Riddle appeared to protest.

Attorney Rudiak appeared to protest, presenting 2
letters of protest from Connie Hurley and Antonio and
Marion Casasa. He also stated that he represented
Mr. Art Johnston and Mr. A. S. Thomas.

Mr. Chesney Carver appeared in his own behalf.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the
application of CHESNEY H. CARVER for the reclassi-
fication of property generally located on the southeast
corner of West Charleston Boulevard and Rancho Drive
from R-E to C-1 be denied.

Mr. Johnston seconded the motion and it was carried
by a unanimous vote.

Mr. Bruner appeared requesting the status of the land
use study of West Charleston Boulevard from Rancho
Road easterly.

Application of BLATT & ENGEL for the reclassification
of property legally described as Lots 21 through 26
(inclusive), Block 12, Clark's Las Vegas Townsite,
and generally located on the west side of Second Street
between Lewis and Bridger Avenues, from C-1 to C-2.

Mr. Saylor gave the Staff report pointing out the
general location. He stated that previously the
Commission had maintained Bridger Avenue as the
southerly boundary of the downtown area, however,
if the Commission deemed it feasible to extend the
boundary to Lewis Avenue, Staff would recommend
approval. The record indicated no protests.

The Chairman declared the public hearing open.

No one appeared to protest.

The Chairman declared the public hearing closed.

After discussion Mr. Fountain moved that the
application of BLATT & ENGEL for the reclassification
of property generally located on the west side of
Second Street between Lewis and Bridger Avenues
from C-1 to C-2 be approved.

Mr. Gilday seconded the motion and it was carried by
a unanimous vote.

Application of the CITY OF LAS VEGAS for the reclassi-
fication of property legally described as Lots 358 and
359, Block 17 Hyde Park Subdivision No. 3, and
generally located on the northeast corner of Decatur
and West Charleston Boulevards, from R-4 to R-1.

6. Z-126-63

Approved

7. Z-127-63

Abeyance

September 26, 1963

Mr. Chesney H. Carver
30 North Ramond, Room 207
Pasadena, California

Dear Mr. Carver:

The Board of City Commissioners of the City of Las Vegas, Nevada, at their regular meeting on September 25, 1963, considered your application for reclassification of property generally located on the southeast corner of West Charleston Boulevard and Rancho Drive.

By motion duly made, seconded and carried, this application for reclassification from R-E to C-1 was DENIED.

Yours very truly,

Mrs. Vyrna Loparco
Assistant City Clerk

vml

cc - Planning
cc - Public Works
cc - Paul L. Larsen, Attorney at Law

**APPLICATION FOR REZONING OF CHEMIST CANYON
FROM R-1 TO C-1**

- 1. RECLASSIFICATION INITIATED UNDER LEGAL PROCEDURE.**
- 2. DEVELOPMENT IN THE SURROUNDING AREA CONVEYS COMMERCIAL ZONING.**
- 3. IMPROVEMENT WILL RESULT IN SUBSTANTIAL TAX REVENUE TO CITY AND COUNTY.**
- 4. SUBSTANTIAL MAJORITY OF RESIDENTS FAVOR REZONING.**
- 5. FOUR HOUSES BUILT ON WEST CHARLESTON LAST TWO YEARS; LAST YEAR, 3,423 HOUSES BUILT IN LAS VEGAS, 2 ONLY ON WEST CHARLESTON.**
- 6. PROTESTANTS SUFFER NO DETRIMENT BUT RATHER ENJOY INCREASE OF VALUE.**

TO: City Clerk

DATE: September 13, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON September 25, 1963

ZONE CHANGE -- Z ~~115-63~~ 125-63

Application of Chesney H. Carver, 30 North Raymond, Room 207, Pasadena, California
(Name and Address)
for reclassification of property legally described as:

see attached

Generally located:

From: _____

To: _____

Planning Commission recommends dental on the basis of _____

subject to the following conditions:

Number of protests: 5

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

eb

NOTICE OF PUBLIC HEARING

September 12, 1963

August 28, 1963

Notice is hereby given that on September 12, 1963, at 7:30 PM in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

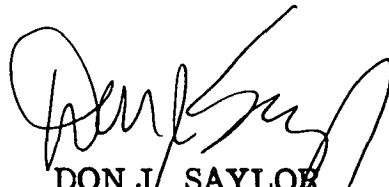
Z-125-63

CHESNEY H. CARVER FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH - WEST QUARTER (NW 1/4) OF SECTION 4, T21S. R61E, MDB&M, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH $1^{\circ}00'45''$ WEST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH A DISTANCE OF 260.00 FEET; THENCE WEST A DISTANCE OF 179.88 FEET; THENCE NORTH $1^{\circ}00'45''$ EAST A DISTANCE OF 260.04 FEET TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF WEST CHARLESTON BOULEVARD AND RANCHO DRIVE.

FROM: R-E (Residence Estates)
TO: C-1 (Limited Commercial)

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

**Planning Department
400 Stewart Avenue**

September 13, 1963

**Chesney H. Carver
30 North Raymond, Room 207
Pasadena, California**

Dear Mr. Carver:

At the regular meeting of the City Planning Commission held on September 12, 1963, consideration was given to your request for reclassification of property generally located on the south-east corner of West Charleston Boulevard and Rancho Drive, from R-E to C-1.

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

This item will be heard by the Board of City Commissioners at 4:00 PM, September 25, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-125-63

1-125-63

2310 Sherman Place,
Las Vegas, Nevada.
September 12, 1963

City Planning Commission:

As the owners of the residence at the above address, which is located almost directly across the street from the Southeast corner of Charleston Blvd., and Rancho Drive, we wish to express our firm opposition to the proposed rezoning of this property to C-1.

We understand that the purpose of the proposed rezoning is to locate a gasoline service station on this corner. In our opinion, this would be most detrimental to the entire area which consists of homes in the \$50,000.00 price range.

We bought our home in good faith, believing that this would remain one of the choice residential areas of the City, and have spent large sums of money to improve it. It would be most unfair to our neighbors and ourselves to permit the commercialization of this choice residential neighborhood..

Sincerely yours,

Marian Casasa
Antonio Casasa

1-125-63

SHB

September 12, 1963

Planning Commission,
City of Las Vegas.

Gentlemen:

My wife and I wish to express our opposition to the proposed rezoning of the Southeast corner of Charleston and Rancho to a C-1 Classification.

Our home adjoins this property on the East. We feel that we would be most detrimentally affected if a gasoline service station were built next door to us, and would have to move out of the home we have occupied for over seventeen years.

We hope that you will protect this fine residential neighborhood against encroachment by such proposed commercial uses. Thank you.

Very truly yours,

Bonnie Hurley

Z-125-63



LAS VEGAS NEVADA

PHONE REgent 5-3111

August 28, 1963

Mr. George Rudiak
Attorney at Law
425 Fremont Street
Las Vegas, Nevada

Dear George:

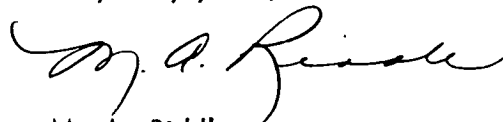
I would like to oppose the rezoning of the northwest corner of Charleston and Rancho Road. I feel that there has been enough property rezoning in this town to take care of it for the next ten years without any further rezoning.

It seems to me that the time has come to let the residents of this town live in peace without having a service station or a shopping center in their front door. Charleston certainly has plenty of shopping centers in the area so that the residents can purchase anything they want within just a few minutes drive from their homes.

I would greatly appreciate your appearing in this matter. If you feel that we should get more people in the area to oppose this rezoning I would be glad to discuss it with the other residents.

Please let me know your feelings in this matter.

Very truly yours,


M. A. Riddle

MAR:mm

HERMAN H. AHLERS
1137 WESTLUND DRIVE. LAS VEGAS. NEVADA

September 10, 1963.

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

2-125-63
Protest

Dear Sir:

Relative to your letter dated August 28, 1963 (Z125-63), I would like to go on record as objecting to the changing of the present classification R E to C 1 of the property owned by Chesney H. Carver, on the Southeast corner of West Charleston Blvd. and Rancho Drive.

The reason for my objection is the fact that this change of classification amounts to Spot Zoning which is the best way to destroy the most carefully laid plans of any community.

Yours very truly

Herman H. Ahlers.

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 RE Use District to a C-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 \$ ~~75.00~~ 50.00.

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

SEE LETTER ATTACHED

SE Corner W. Charleston Blvd & Rancho Drive

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Chesney H. Carver

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.
Chesney H. Carver 30. N. Raymond Room 207 542-7137
Pasadena, Calif.

Subscribed and sworn to before me this 18th day of July, 19 63

[Signature] My Commission Expires January 8, 1964
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: 7/19, 19 63 FEE: \$ 50.00
RECEIPT NO.: 62139 CASE NO. Z-125-63
BY: ROP. Sept 12, 1963
Director of Planning

Not Plan will be
Submitted by Oil Co

BEING a portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., described as follows:

COMMENCING at the Northwest corner of said Section 4, thence South 1°00'45" West a distance of 40.00 feet to a point which is the intersection of the West line of Rancho Drive with the South line of Charleston Boulevard, said point being also the Northwest corner of parcel of land conveyed by Bruce Beckley and Virginia Beckley Richardson to Dr. J. C. Burnett, a widower, by deed dated October 21, 1957 and recorded October 30, 1957 as Document No. 117646, Clark County, Nevada records, the true point of beginning; thence East a distance of 175.00 feet to the Northeast corner of the last described parcel; thence South along the East line of said parcel a distance of 260.00 feet to the Southeast corner of said parcel, being also a point in the North line of that parcel conveyed to BERNICE JOLLEY to J. C. BURNETT by deed recorded October 29, 1957 as Document No. 117569, Clark County, Nevada records; thence West parallel to the South line of Charleston Boulevard, a distance of 179.88 feet to a point on the West section line of said Section 4; thence North 1°00'45" East a distance of 260.04 feet to the true point of beginning.