

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0126-62

APN 139-25-601-004

Location Btw Washington & Owens, W of Pecos

Applicant National Development Co.

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.	✓	Mfr
2. Enter in register.	✓	
3. Enter file number and fill in blanks "For Department	✓	
When sending out notices of Public Hearing please send one to:	✓	RM
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legal, applicant.	✓	
file.	✓	
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MEETING DATE: ~~~, ~~~, ~~~

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-126-62 NATIONAL DEVELOPMENT CO. FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS:

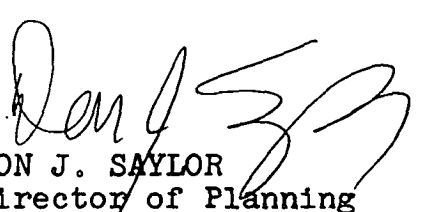
PARCEL NO. 1, THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, DESCRIBED AS THE WESTERLY 210 FEET OF THE EASTERLY 1210 FEET OF THE NORTHERLY 555.50 FEET OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTHERLY 290.5 FEET OF THE NORTHERLY 846 FEET OF THE EASTERLY 1210 FEET OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$).

PARCEL NO. 2, THAT PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, DESCRIBED AS THE SOUTHERLY 350 FEET OF THE EASTERLY 947 FEET OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$) AND THE EASTERLY 372 FEET OF THE NORTHERLY 280 FEET OF THE SOUTHERLY 630 FEET OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$) AND GENERALLY LOCATED BETWEEN WASHINGTON AVE. AND OWENS AVE. ON THE WEST SIDE OF PECOS DRIVE,

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple 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

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-1 Use District to a R-4B 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.

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

SEE ATTACHED DESCRIPTIONS OF PARCEL #1 and PARCEL #2.

CALIFORNIA
STATE OF ~~NEVADA~~
COUNTY OF ~~CLARK~~ ^{SS:} LOS ANGELES

OWNER'S AFFIDAVIT

I, National Development Co., a California corporation

being duly sworn, depose and say that ~~XXXX~~ (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)
NATIONAL DEVELOPMENT CO.

Mailing Address:
10639 Santa Monica Boulevard
Los Angeles 25, California

Phone No.:
BRadshaw 2-5428

By: Robert D. Stover
Secretary-Treasurer

Subscribed and sworn to before me this 12th day of November, 19 62

Donald B. Fisher
Notary Public in and for said County and State

June 12, 1964
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: 11/14, 19 62

Receipt No.: 50516

By: [Signature]
Director of Planning

Fee: \$ 5000

Case No.: 7-126-62

11/14/62

PARCEL #1:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., Nevada, (wholly within the City of Las Vegas, County of Clark, State of Nevada, and more particularly) described as follows:

The Westerly 210 feet of the Easterly 1210 feet of the Northerly 555.50 feet of said Northeast Quarter (NE 1/4)

AND

The Southerly 290.5 feet of the Northerly 846 feet of the Easterly 1210 feet of said Northeast Quarter (NE 1/4).

PARCEL #2:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., Nevada, (wholly within the City of Las Vegas, County of Clark, State of Nevada, and more particularly) described as follows:

The Southerly 350 feet of the ^{Easterly}~~Westerly~~ 947 feet of said Southeast Quarter (SE 1/4)

AND

The Easterly 372 feet of the Northerly 280 feet of the Southerly 630 feet of said Southeast Quarter (SE 1/4).

*Section is located between Washington Ave.
and 4th Ave. on the north side of 3rd Ave.*

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-1 Use District to a R-6 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.

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

SEE ATTACHED DESCRIPTIONS OF PARCEL #1 and PARCEL #2.

CALIFORNIA

OWNER'S AFFIDAVIT

STATE OF ~~NEVADA~~ ^{SS:}
COUNTY OF ~~CLARK~~ LOS ANGELES

I, National Development Co., a California corporation

being duly sworn, depose and say that ~~XXXX~~ (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)
NATIONAL DEVELOPMENT CO.

Mailing Address:
10639 Santa Monica Boulevard
Los Angeles 25, California

Phone No.:
BRadshaw 2-5428

By: Robert P. Stover
Secretary-Treasurer

Subscribed and sworn to before me this 12th day of November, 19 62

Notary Public in and for said County and State

June 12, 1964
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: _____, 19 ____

Fee: \$ _____

Receipt No.: _____

Case No.: 2-126-62

By: _____
Director of Planning

11/14/62

Z-126-62

NATIONAL DEVELOPMENT
Co.

College Park

3201 East Owens Ave

{ 5
9

3213

3133

Kaibab Ave

3201 Lava Ave

{ 4
5
8

3209

1304

Teton St.

{ 8
9
12
13

1316

1400

{ 4
5
8
9
13
16
17
20
21
24

1425

1501

{ 5
8
9
12
13
16

1520

3205 El Morro Ave

3133 Sequoia Ave

PARCEL #1:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., Nevada, wholly within the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as follows:

The Westerly 210 feet of the Easterly 1210 feet of the Northerly 555.50 feet of said Northeast Quarter (NE 1/4)

AND

The Southerly 290.5 feet of the Northerly 846 feet of the Easterly 1210 feet of said Northeast Quarter (NE 1/4).

PARCEL #2:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M., Nevada, wholly within the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as follows:

The Southerly 350 feet of the Westerly 947 feet of said Southeast Quarter (SE 1/4)

AND

The Easterly 372 feet of the Northerly 280 feet of the Southerly 630 feet of said Southeast Quarter (SE 1/4).

LOCATION 1001 N. Pecos

Z-126-62
CASE NO. _____

TENTATIVE LICENSE ISSUED ON _____

PALM VILLAGE

FIELD INSPECTION LOG

157 APTS

DATE/BY

3/15/85 PHASE I CONSTRUCTION 90% DONE
PHASE II & ~~III~~ III UNDER CONSTRUCTION,
H. Van Buren

3/27 Phase I only needs paving and landscaping.
6/12 "Finalled" the 2 westerly bldgs (30 day test for
landscaping)

On 4/6/85, the conditions of approval have been met.

APPROVED BY H. Van Buren

NOTICE OF PUBLIC HEARING

December 13, 1962

November 28, 1962

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Z-126-62 NATIONAL DEVELOPMENT CO. for the reclassification of property legally described as Parcel No. 1, that portion of the northeast quarter ($NE\frac{1}{4}$) of the northeast quarter ($NE\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M, and ~~more particularly~~ described as the westerly 210 feet of the easterly 1210 feet of the northerly 555.50 feet of said northeast quarter ($NE\frac{1}{4}$) and the southerly 290.5 feet of the northerly 846 feet of the easterly 1210 feet of said northeast quarter ($NE\frac{1}{4}$). Parcel No. 2, that portion of the southeast quarter ($SE\frac{1}{4}$) of the northeast quarter ($NE\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M, and ~~more particularly~~ described as the southerly 350 feet of the ^{easterly} ~~westerly~~ 947 feet of said southeast quarter ($SE\frac{1}{4}$) and the easterly 372 feet of the northerly 280 feet of the southerly 630 feet of said southeast quarter ($SE\frac{1}{4}$), and generally located between Washington Ave. and Owens Ave. on the west side of Pecos Drive,
From: R-1 (Single Family Residence)
To: R-3 (Limited Multiple Residence)

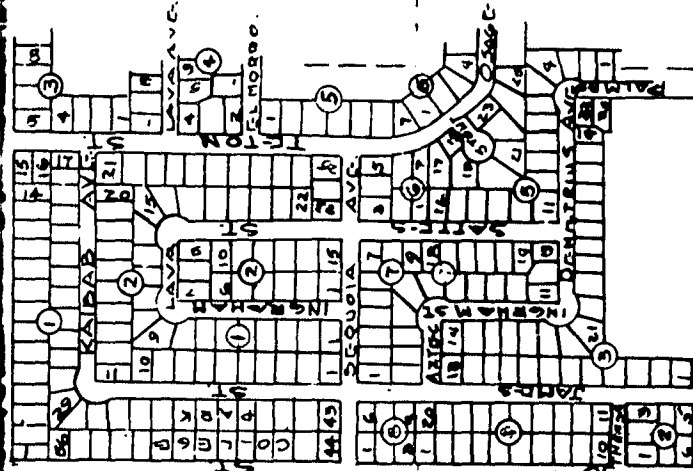
Any and all interested persons may appear before the City Planning Commission, either in person or by counsel, and object to or express approval of the proposed reclassification, or may prior to this hearing file with the City Planning Director written objection thereto or approval thereof.

DON J. SAYLOR
Director of Planning

DJS:rm

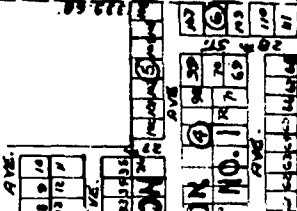
NORTH LAS VEGAS
COUNTY

N.W.

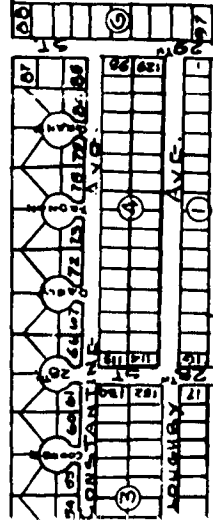


CITY

COUNTY
CITY



75



occupied
Houses

2-126-62

SEWAGE
DISPOSAL
PLANT

2-126

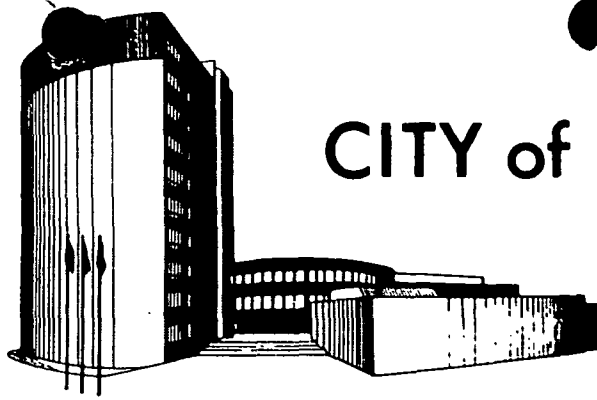
HARRIS AVE.									
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MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

June 5, 1980

Mr. Dave Weir
VTN
2209 Paradise Road
Las Vegas, Nevada 89105

Dear Dave:

In checking the zoning of the property at the northwest corner of Pecos Drive and Washington Avenue, I found that the north 23.07 feet is still zoned R-1, as well as the westerly 17.97 feet of the north 280 feet. Together, this amounts to approximately 12,750 square feet, which is sufficient area for $7\frac{1}{2}$ units if it were zoned R-3. In computing the total area of the site, I found that there was 355,887 square feet of R-3 zoned property, which is sufficient area for 203 units; whereas, your plan reflects a proposal to develop 208 units--which is 5 more than the zoning will allow.

I am enclosing a copy of Ordinance 934-26.

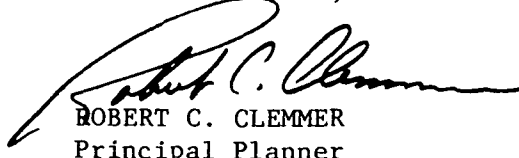
It appears that the north 23.07 feet abutting the church site and the west 17.97 feet abutting the school site were inadvertently omitted from the zoning application back in 1962, but it would require a rezoning application to reclassify those properties, which, if rezoned R-3, would permit your 208 unit development.

The off-street parking proposal of 358 spaces would be sufficient, as the code would require 312 spaces for 208 units. The areas set aside for landscaping appear adequate, but from the total aesthetic point of view I cannot make a determination as we have not as yet been supplied elevations or trash enclosure locations, but I am sure you can deal with that appropriately.

If you find any errors in my calculations, please advise.

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Principal Planner

RCC:lmo

Enclosure



ORDINANCE NO. 934-26

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-1 to R-3 (Z-126-62)

Parcel #1 - That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 20 South, Range 61 East, M.D.B. & M., described as the Westerly 210 feet of the Easterly 1210 feet of the Northerly 555.50 feet of said Northeast Quarter (NE 1/4) and the Southerly 290.5 feet of the Northerly 846 feet of the Easterly 1210 feet of said Northeast Quarter (NE 1/4)

→ Parcel # 2 - That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.B. & M., described as the Southerly 350 feet of the Easterly 947 feet of said Southeast Quarter (SE 1/4) and the Easterly 372 feet of the Northerly 280 feet of the Southerly 630 feet of said Southeast Quarter (SE 1/4).

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:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

It was the consensus of the Commission that the Tentative Map of College Park Units 20-26 (Second Revision) be held in abeyance until the zone change (Z-126-62) application of National Development Co. had been considered.

(Continued at bottom of page)

ZONE CHANGE
(Z-126-62)

Adopted Resolution of Intent to Rezone to R-3.

ZONE CHANGE (Z-126-62) - APPLICATION OF NATIONAL DEVELOPMENT CO. for reclassification of property generally located between Washington Avenue and Owens Avenue, on the west side of Pecos Drive, from R-1 to R-3, legally described as follows:

Parcel No. 1. That portion of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of Section 25, Township 20 South, Range 61 East, MDB&M, described as the westerly 210 feet of the easterly 1210 feet of the northerly 555.50 feet of said Northeast Quarter (NE-1/4) and the southerly 290.5 feet of the northerly 846 feet of the easterly 1210 feet of said Northeast Quarter (NE-1/4).

Parcel No. 2. That portion of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 25, Township 20 South, Range 61 East, MDB&M, described as the southerly 350 feet of the easterly 947 feet of said Southeast Quarter (SE-1/4) and the easterly 372 feet of the northerly 280 feet of the southerly 630 feet of said Southeast Quarter (SE-1/4).

Director of Planning, Mr. Donald J. Saylor: The shopping center is already zoned, but has not been developed. There is a proposed school site and a church site, and they are asking for an R-3 zoning around the shopping center, and at the intersection of Washington and Pecos.

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

In answer to Commissioner Whipple's inquiry, Mr. Saylor advised that notices had been sent out and he felt that people had been adequately notified that this was being heard at this time.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located between Washington and Owens Avenues on the West side of Pecos Drive from R-1 to R-3 be ADOPTED.

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

TENTATIVE MAP OF
COLLEGE PARK
UNITS 20-26 (Second
Revision)

(Continued from top of page)

Commissioner Levy moved that the Tentative Map of College Park Units 20-26 (Second Revision) comprising 171 lots generally located north of Washington Avenue, between 30th and Pecos Streets, which incorporates the rezoning under application Z-126-62 be APPROVED.

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

January 21, 1963

City Attorney

Director of Planning

File
Z-126-62

Will you please prepare an ordinance ^{for} ~~with~~ the following. (See attached)

DON J. SAYLOR

DJS:mb

December
Thirty-First
1962

Mr. Robert P. Stevens, Secy. Treasurer
National Development Company
10639 Santa Monica Boulevard
Los Angeles 25, California

Re: Zone Change - Z-126-62

Dear Sir:

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 Washington Avenue and Owens Avenue on the west side of Pecos Drive, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence).

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

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

Planning Department
400 Stewart Street

December 17, 1962

Mr. Robert P. Stevens, Secretary-Treasurer
National Development Company
10639 Santa Monica Boulevard
Los Angeles 25, California

Dear Mr. Stevens:

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 Washington Avenue and Owens Avenue on the west side of Pecos Drive, from R-1 to R-3.

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-126-62

TO: City Clerk
FROM: Planning Department

DATE: December 17, 1962

ITEM FOR CITY COMMISSION AGENDA ON December 26, 1962

ZONE CHANGE -- Z - 126-62

Mr. Robert P. Stevens, Secy.-Treas.

10639 Santa Monica Boulevard

Application of NATIONAL DEVELOPMENT COMPANY, Los Angeles 25, California
(Name and Address)

for reclassification of property legally described as:

(SEE ATTACHED)

Generally located:

From: _____

To: _____

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

Att. 1
CC: City Attorney
mb

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. 7-126-62