

Planning & Development Department Scanning Cover Sheet

Case No Z-0134-62

APN 138-25-101-001

Location N of Washington, E of Jones

Applicant NEVSUR Insurance Agency Inc.

Subject

Reclassification of property legally
described as the NW 1/4 of the NW 1/4,
Section 25, Township 20 South, Range 60
East, MDB&M, except the East 1,111' of the
South 883' thereof.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	RM
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.	✓	RM
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.	✓	RM
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.		RM
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: Z-134 - 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-134-62 NEVSUR INSURANCE AGENCY INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$), SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M, EXCEPT THE EAST 1111 FEET OF THE SOUTH 883 FEET THEREOF, AND GENERALLY LOCATED ~~EXXTHE~~ EA SOUTH OF WASHINGTON AVE. AND EAST OF JONES BLVD.,

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

OK
RE

NOTICE OF PUBLIC HEARING

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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

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated, upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED, that, at a regular meeting of the Board of City Commissioners held on the 27th day of February, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

FROM R-1 to R-3 (Z-134-62)

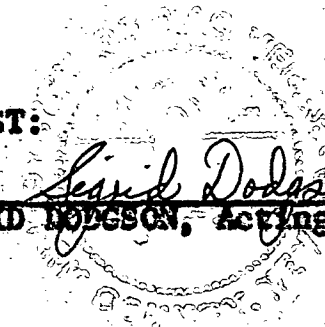
The NW 1/4 of the NW 1/4 of Section 25, T 20 S, R 60 E, M.D.B.&M., except the East 1111 feet of the South 883 feet thereof, generally located South of Vegas Drive and East of Jones Boulevard.

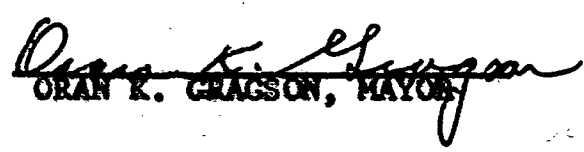
Subject to the following conditions:

- 1 - That the West 180 feet and the North 190 feet, save and except the East 162 feet, of the NW 1/4 of the NW 1/4, Section 25, T 20 S, R 60 E, M.D.B.&M., be R-3, the remainder remain R-1; and
- 2 - That of the 16 lots fronting Vegas Drive, the Easterly 8 will be limited to one-story height.

PASSED, ADOPTED AND APPROVED this 27th day of ^{Feb.} March, 1963.

ATTEST:


Sigrid Dodgson
SIGRID DODGSON, Acting City Clerk


ORAN K. CRAGSON, Mayor

ZONE CHANGE
Z-134-62

Adopted Resolution of Intent to Rezone, subject to conditions listed.

ZONE CHANGE (Z-134-62) - APPLICATION OF NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located south of Vegas Drive and east of Jones Boulevard, from R-1 to R-3, legally described as follows:

The Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of Section 25, Township 20 South, Range 60 East, MDB&M, except the east 1111 feet of the south 883 feet thereof.

The Director of Planning, Mr. Donald J. Saylor: The original application was for apartment house zoning on Vegas Drive and on Jones. I believe it was for three tiers on Vegas Drive. As amended, it would restrict the R-3 zoning on Vegas Drive to a depth of one tier of lots; and a tier of lots along Jones; and that the tier on Vegas Drive would only go as far east as the street that runs along the east side, and this side would remain R-1. Also, the east half of these apartments would be one-story. Here again, I believe everybody is in agreement with this amendment.

Commissioner Levy moved that a resolution of intent to rezone property generally located south of Vegas Drive and east of Jones Boulevard, from R-1 to R-3, be ADOPTED, subject to the following conditions:

1. That the west 180 feet and the north 190 feet, save and except the east 162 feet of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4), Section 25, Township 20 South, Range 60 East, MDB&M be R-3, and that the remainder remain R-1.
2. That of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

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-137-62

Adopted Resolution of Intent to Rezone, subject to conditions listed.

ZONE CHANGE (Z-137-62) - APPLICATION OF NEVSUR INSURANCE AGENCY, INC. & HOMES ON PARADE, INC. for reclassification of property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3, legally described as follows:

Commencing at the West Quarter corner of Section 35, Township 20 South, Range 60 East, MDB&M; thence south $01^{\circ}04'32''$ east along the west line of the South Half (S-1/2) of said Section 35, a distance of 642.18 feet to a point, said point being the true point of beginning; thence continuing south $01^{\circ}04'32''$ west along the west line of the South Half (S-1/2) of Section 35, a distance of 1969.85 feet to a point; thence north $89^{\circ}41'10''$ east a distance of 1610.00 feet to a point; thence north $01^{\circ}10'19''$ east a distance of 598.00 feet to a point; thence north $89^{\circ}44'16''$ west a distance of 62.00 feet to a point; thence south $01^{\circ}11'57''$ west a distance of 312.00 feet to a point on a curve concave to the northeast whose radial bears north $06^{\circ}27'57''$ east, having a radius of 690.00 feet and subtending a central angle of $11^{\circ}37'25''$; thence northwesterly along said curve an arc length

portion along Jones Blvd, excluding the corners, to remain R-1 and the buildings on Washington and Jones to be of one-story height.

Mr. Longley, Sr. seconded the motion and the vote was unanimous.

16. Z-134-62

Approved (amended)

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

Mr. O'Connell appeared representing the Protestant's Committee. He stated the compromise reached between the Applicant the Protestant's is as follows: That the proposed apartments will be of one row depth, instead of three, on Vegas Drive, commencing on Jones Blvd and ending on Saylor Drive; east of Saylor Drive will remain R-1; that of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

After discussion, Mr. Johnston moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located south of Vegas Drive and east of Jones Blvd., from R-1 to R-3 be approved subject to the following:

- (1) That the proposed apartments be of one row depth on Vegas Drive, commencing on Jones Blvd. and ending on Saylor Drive.
- (2) That of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

Mr. Empey seconded the motion and the vote was unanimous.

17. Z-137-62

Approved (amended)

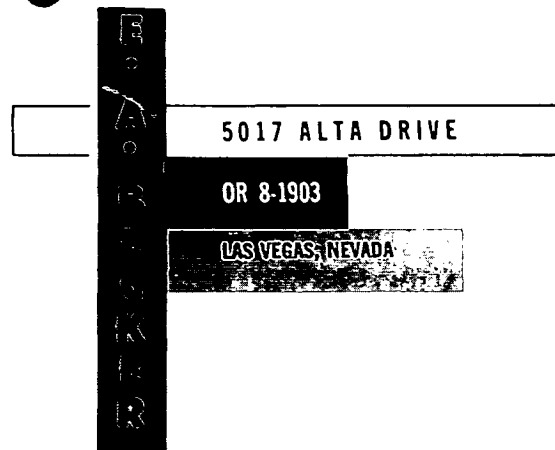
Public Hearing
Continuation

Application of NEVSUR INSURANCE AGENCY, INC. and HOMES ON PARADE, INC. for the reclassification of property legally described as commencing at the west quarter corner of Section 35, T20S, R60E, MDB&M; thence south $01^{\circ}04'32''$ east along the west line of the south half (S 1/2) of said Section 35, a distance of 642.18 feet to a point, said point being the true point of beginning; thence continuing south $01^{\circ}04'32''$ west along the west line of the South half (S 1/2) of Section 35, a distance of 1969.85 feet to a point; thence north $89^{\circ}41'10''$ east a distance of 1610.00 feet to a point; thence north $01^{\circ}10'19''$ east a distance of 598.00 feet to a point; thence north $89^{\circ}44'16''$ west a distance of 62.00 feet to a point; thence south $01^{\circ}11'57''$ west a distance of 312.00 feet to a point on a curve concave to the northeast whose radial bears north $06^{\circ}27'57''$ east, having a radius of 690.00 feet and subtending a central angle of $11^{\circ}37'25''$; thence northwesterly along said curve an arc length distance of 139.98 feet to a point of tangency; thence north $71^{\circ}54'38''$ west a distance of 778.57 feet to a point; thence north $01^{\circ}11'57''$ east a distance of 881.00 feet more or less to a point on a curve concave to the southwest having a radius of 1190.00 feet and subtending a central angle of $6^{\circ}39'34''$; thence northwesterly along said curve an arc length distance of 138.31 feet to the point of tangency; thence north $88^{\circ}48'03''$ west a distance of 30.00 feet to a point; thence north $01^{\circ}11'57''$ east along said tract boundary a distance of 160.51 feet to a point; thence south $89^{\circ}44'16''$ east a distance of 4.50 feet to a point; thence north $01^{\circ}11'57''$ east a distance of 251.03 feet to a point; thence north $89^{\circ}44'16''$ west a distance of 587.67 feet to the true point of beginning. Generally located north of West Charleston Blvd. and east of Rainbow Blvd., from R-1 to R-3.

The Chairman declared the public hearing continued.

Mr. Jack Wade appeared representing the Protestant's Committee and outlined the compromise reached with the Applicant. It is as follows:

2-134



BUILDER ||||| DEVELOPER |||||

February 14, 1963

Mr. Loren Erdman
1224 Shadow Mountain Place
Las Vegas, Nevada

Dear Mr. Erdman:

Our application for a zoning variance Z-134-62 requested rezoning from R-1 to R-3 of property on the east side of Jones Blvd. between Carmen Ave. and Vegas Drive, and property on the south side of Vegas Drive extending from Jones Blvd. east 1/4 of a mile.

It is our understanding that we have reached the following agreement after the meetings that we have had in our office:

We will modify our request for zoning on Vegas Drive from three rows of apartments to a single row of apartments on Vegas Drive, and will commence on Jones and end on Saylor Drive. Saylor Drive and a tier of R-1 lots on the east side of Saylor will serve as a buffer between properties to the east and the proposed apartments starting on the west side of Saylor Drive.

There are proposed a total of 16 lots fronting on Vegas Drive between Jones Blvd. and Saylor. Apartment buildings constructed on the easterly 8 lots shall be limited to one story.

This letter is a confirmation on the above agreement as presented by you as the proposal agreed upon by your group.

Thank you.

Very truly yours,

Ernest A. Becker

EAB/at

Planning Department
400 Stewart Avenue

February 20, 1963

*didn't
send*

Nevsur Insurance Agency, Inc.
Attn: E. A. Becker, President
5017 Alta Drive
Las Vegas, Nevada

Dear Mr. Becker,

At the regular meeting of the City Planning Commission held on February 14, 1963, consideration was given to your request for reclassification of property generally located south of Vegas Drive and east of Jones Boulevard, 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 denied with further recommendation of approval if the application is amended as follows:

- (1) That the proposed apartments be of one row depth on Vegas Drive, commencing on Jones Blvd and ending on Saylor Drive.
- (2) That of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

This item will be heard by the Board of City Commissioners on February 27, 1963 at 4:00 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-134-62

NOTICE OF PUBLIC HEARING

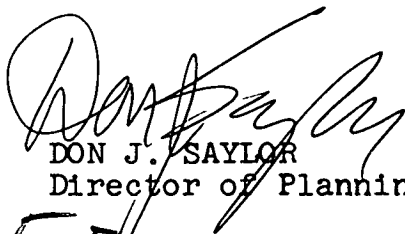
DECEMBER 13, 1962

November 28, 1962

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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

Resub of Intent

W 180 R-3

Q N 190 ~~to~~ some & except the east,

then - E 1/2 ^{along Vegas Dr} to the me string ends

**Planning Department
400 Stewart Avenue**

February 21, 1963

**Nevsur Insurance Agency, Inc.
Attn: E. A. Becker, President
5017 Alta Drive
Las Vegas, Nevada**

Dear Mr. Becker,

At the regular meeting of the City Planning Commission held on February 14, 1963, consideration was given to your request for reclassification of property generally located south of Vegas Drive and east of Jones Boulevard, 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 by means of a resolution of intent with the following conditions:

- (1) That the west 180 feet and the north 190 feet, save and except the east 162 feet, of the NW 1/4 of the NW 1/4, Section 25, T20S, R60E, MDB&M be R-3.**
- (2) That of the 16 lot fronting Vegas Drive, the easterly .8 will be limited to one-story height.**

This item will be heard by the Board of City Commissioners on February 27, 1963 at 4:00 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-134-62

March 1, 1963

NEVSUR INSURANCE AGENCY, INC.
5017 Alta Drive
Las Vegas, Nevada

Gentlemen:

Re: Your Zone Change Application - Z-134-62

At their regular meeting held on February 27, 1963, the Board of Commissioners of the City of Las Vegas, Nevada, by motion duly made, seconded and carried ADOPTED A RESOLUTION OF INTENT TO REZONE your property generally located south of Vegas Drive and East of Jones Boulevard, subject to the following conditions:

1. That the west 180 feet and the north 190 feet, save and except the east 162 feet, of the Northwest Quarter (NW-1/4) of the Northwest Quarter (NW-1/4) of Section 25, Township 20 South, Range 60 East, MDB&M be R-3; the balance to remain R-1.
2. That of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

Very truly yours,

(Mrs.) Vyrna Loparco

Acting Assistant City Clerk

✓ cc - Mr. D. J. Saylor
Planning Department

cc - Public Works Department

TO: City Clerk
FROM: Planning Department

DATE: February 21, 1963

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - 134-62

Application of Neysur Insurance Agency, Inc. 5017 Alta Drive, LV, Nev
(Name and Address)

for reclassification of property legally described as:

The NW 1/4 of the NW 1/4 of Section 25, T20S, R60E, MDB&M, except
the east 1111 feet of the south 883 feet thereof

Generally located:

south of Vegas Drive and east of Jones Blvd

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends approval on the basis of
a resolution of intent

subject to the following conditions:

- (1) That the west 180 feet and the north 190 feet, save and except the east 162 feet, of the NW 1/4 of the NW 1/4, Section 25, T20S, R60E, MDB&M be R-3, the remainder remain R-1.
- (2) That of the 16 lots fronting Vegas Drive, the easterly 8 will be limited to one-story height.

The applicant and the protestants in general agree with the recommendations of the Planning Commission.

Number of protests:

PLANNING DEPARTMENT

BY:

DJS:eb
cc: City Attorney

DON J. SAYLOR

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

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

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

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

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

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

OLD BUSINESS:

1. MOHR PARK MANOR

Tentative Map

Abeyance

Mr. Saylor stated that he would like to discuss both Item No. 1, the tentative map of MOHR PARK MANOR, and Item No. 2, application of MOHR PARK MANOR, INC. for zoning reclassifications. He stated that there were many questions on the proposed rezoning and that he had advised the applicant to submit an amended plat which to date we have not received. Mr. Saylor requested of the Commission that these two items be tabled until such time as new plans are received.

2. Z-116-62

Abeyance

After discussion, Vice-Chairman Tiberti moved that the tentative map of MOHR PARK MANOR and the application of MOHR PARK MANOR, INC for reclassification of property generally located between Rainbow Boulevard and Torrey Pines Drive and West Fremont and Alta Drive, from R-R to R-1, R-2, R-3, and R-4 be tabled until such time as other plans have been submitted.

Mr. Gilday seconded the motion and the vote was unanimous.

3. Z-134-62

Abeyance

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

The Chairman declared the public hearing continued.

Mr. Gilday stated that an agreement was reached at the meeting between the applicant, protestants, the Planning Department and the Commission Committee. Approval was recommended subject to the following conditions: That the portion on the east boundary remain zoned R-1 for one block, and R-3 be approved beginning across the street, but the first two buildings are to be of one-story height.

Mr. Loren Erdman, 1224 Shadow Mountain Place, appeared representing the protestants. He stated that he had misunderstood the compromise reached and had told the property owners he represented that all the buildings along Vegas Drive would be of one story height. He asked that this again be held in abeyance so that he could inform the protesting property owners correctly.

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

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification

of property generally located south of Vegas Drive and east of Jones Boulevard from R-1 to R-3 be held in abeyance. Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

4. Z-135-62

Withdrawn

Application of NEVADA DEVELOPMENT CO. for the reclassification of property legally described as lots 34 through 41, inclusive, Block 13, Charleston Heights Tract 41-A, and generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3. The Chairman declared the public hearing continued. Mr. Gilday stated that the Commission Committee recommended denial.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of NEVADA DEVELOPMENT CO. for the reclassification of property generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3 be denied.

Mr. Gilday seconded the motion and the vote was unanimous. Mr. Becker requested that this application be withdrawn and the Chairman so declared.

5. Z-136-62

Withdrawn

Application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO. for the reclassification of property legally described as lots 48 through 60, inclusive, Block 3; and lot 1, Block 8, Charleston Heights Tract 40-B; and lot 19, Block 9, Charleston Heights Tract 41-C; and that portion of the NE 1/4 of Section 35, T20S, R60E, MDB&M, north of Charleston Heights Tract 40-B; Charleston Heights Tract 40-C; Charleston Heights Tract 41-C and Charleston Heights Tract 41-A, except the easterly 702 feet and except that portion previously zoned R-3, and generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3.

The Chairman declared the public hearing continued. Mr. Gilday stated that the Commission Committee recommended denial.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO. for the reclassification of property generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3 be denied.

Mr. Uehling seconded the motion and the vote was unanimous. Mr. Becker requested that this application be withdrawn and the Chairman so declared.

6. Z-138-62

Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property legally described as commencing at the southeast corner of Section 26, T20S, R60E, MEB&M; Thence north $01^{\circ}59'39''$ east along the east line of the south half (S 1/2) of said Section 26, a distance of 2520.00 feet to the east one quarter corner of Section 26; Thence north $88^{\circ}19'47''$ west along the east-west center section line of said Section 26 a distance of 800.00 feet to the true point of beginning; Thence continuing north $88^{\circ}19'47''$ west a distance of 1960.00 feet to the center of Section 25; Thence south $0^{\circ}13'50''$ east along the north-south center section line a distance of 2286.00 feet to a point; Thence south $89^{\circ}55'45''$ east a distance of 1500.00 feet to a point; Thence north $0^{\circ}13'50''$ west a distance of 160.00 feet to a point; Thence north $64^{\circ}13'50''$ west a distance of 405.00 feet to a point; Thence south $19^{\circ}50'06''$ west a distance of 100.79 feet to a point; Thence north $70^{\circ}00'54''$ west a distance of 35.50 feet to the point of curvature of a curve concave to the south having a radius of 554.00 feet and subtending a central angle of $15^{\circ}12'38''$; Thence westerly along said curve an arc length distance of 147.07 feet to the point of tangency; Thence

Planning Department
400 Stewart Street

January 24, 1963

Mr. Ernest A. Becker,
President,
Nevsur Insurance Agency Inc.
5017 Alta Drive
Las Vegas, Nevada

Dear Mr. Becker,

At the regular meeting of the City Planning Commission held on January 22, 1963, consideration was given to your request for reclassification of property generally located south of ~~Washington~~ *Vegas* Avenue and east of Jones Boulevard, from R-1 to R-3. *Drive*

It was voted by the Planning Commission to hold this item in abeyance for further study.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-134-62

The Chairman declared the public hearing closed. After discussion, Mr. Johnston moved that the application of MAYFLOWER CONSTRUCTION CO. for the reclassification of property generally located between Doe Avenue and Oakey Boulevard, and Wilshire Street and Decatur Boulevard, from R-1 to R-3 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

21. Z-133-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located on the east side of Jones Boulevard between Washington Avenue and Fremont Street from R-1 to R-3.

Mr. Saylor advised the Commission and the public in attendance that Z-133-62 through Z-138-62 inclusive were somewhat homogenous because of the general relationship to Charleston Heights and because many of the people protesting referred to one or many of these applications. He said that because of the number of areas involved and the number of protestants involved, it would be best to refer this to a group comprised of a committee from the Planning Commission and a committee representing the protestants, the Planning Staff and the Applicant.

The Chairman then appointed a committee from the Planning Commission comprised of Mr. Gilday, Chairman, Mr. Johnston and Mr. Longley, Sr. Chairman Cahlan then asked Mr. Ken O'Connell to submit a committee to represent the protestants. The Chairman declared the public hearing continued until a report was made by the Planning Commission Committee. The date of this report would be made known to the protestants through their representative committee.

22. Z-134-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC for the reclassification of property generally located south of Vegas Drive and east of Jones Boulevard from R-1 to R-3. The Chairman declared the public hearing open. The Chairman declared the public hearing continued.

23. Z-135-62
Abeyance

Application of NEVADA DEVELOPMENT CO. for the reclassification of property generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3.

The Chairman declared the public hearing open. The Chairman declared the public hearing continued.

Planning Department
400 Stewart Street

December 17, 1962

Mr. Ernest A. Becker, President
Nevsur Insurance Agency Inc.
5017 Alta Drive
Las Vegas, Nevada

Dear Mr. Becker:

At the regular meeting of the City Planning Commission held on December 13, 1962, consideration was given to your request for reclassification of property generally located south of Washington Avenue and east of Jones Blvd, from R-1 to R-3.

It was voted by the Planning Commission to hold this item in abeyance for further study.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-134-62

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. Z-134-62

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-1 Use District to a R-3 Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 50.00.

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

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 25, T20S, R60E, MDB&M, except the East 1111 feet of the south 883 feet thereof.

*Generally located south of Vegas Drive
and east of Jones Blvd.*

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Nevsur Insurance Agency 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.:
Nevsur Insurance Agency Inc. 5017 Alta Dr., Las Vegas, Nevada 878-1903

E. A. Becker
E. A. Becker, Agent

Subscribed and sworn to before me this 19th day of Nov., 19 62

Gallen Nelson
Notary Public in and for said County and State

My Commission Expires September 21, 1963
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: 11/19, 19 62

Fee: \$ 50.00

Receipt No.: 50526

Case No.: 7-134-62

By: Director of Planning