

Planning & Development Department Scanning Cover Sheet

Case No Z-0135-62

APN 138-35-515-001

Location S of Elton btw Jones & Wallace

Applicant Nevada Development Co.

Subject

Reclassification of property legally
described as Lots 34 thru 41, Block 13,
Charleston Heights Tract 41-A.



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-135-62

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-135-62 NEVADA DEVELOPMENT CO. FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS LOTS 34 THROUGH
41, BLOCK 13, CHARLESTON ~~RIGHTS~~ TRACT 41-A,
AND GENERALLY LOCATED ON THE SOUTH SIDE OF
ELTON AVE. BETWEEN JONES BLVD. AND WALLACE
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 ~~xxxx~~ thereto or approval thereof.

DON J. SAYLOR
Director of Planning

DJS:rm

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

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 Oakley 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, Agent
Nevada Development Company
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 on the south side of Elton Avenue between Jones Blvd. and Wallace Drive, 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-135-62

PROPERTY OWNERS

PROTESTS

Alex & Lillian Thomas
208 Whistleria
Las Vegas Nev.

David & Jean Lillian
116 Jones
Las Vegas Nev.

Petition with approval
300 names.

G. D. Spurlock
6116 Edgewood Circle
Las Vegas Nev

APPROVALS

December 11, 1962

Mr. Don J. Saylor
Director of Planning
City Hall, 400 Stewart Street
Las Vegas, Nevada

Dear Sir:

I will not be able to attend the City Planning Commission meeting of December 12, 1962, therefore I am taking this opportunity to register my objections to Item 2-135-62 on your agenda for this meeting.

This item is a request from Nevada Development Co. for the reclassification of property legally described as Lots 39 thru 41, Block 13, Charleston Heights Tract 41-A, and generally located on the south side of Elton Avenue between Jones Blvd. and Wallace Drive, from R-1 to R-3.

This proposed multiple unit area is surrounded by homes that sold for \$19,000 to \$20,000 within the past few months. This area is fast developing into one of the nicer residential areas of the city, and is, in my opinion, one that should not be converted into multiple unit use.

I cannot understand the need for apartments in this area - as it is a single family residential area without the usual shopping facilities, public transportation etc. normally found in an apartment house location.

According to the information I have the developer does not intend to build multiple units of comparable quality and price range as the surrounding residential units, but intends to build units that are of a lower price class. This will cause devaluation of the surrounding area, resulting in hardship on property owners.

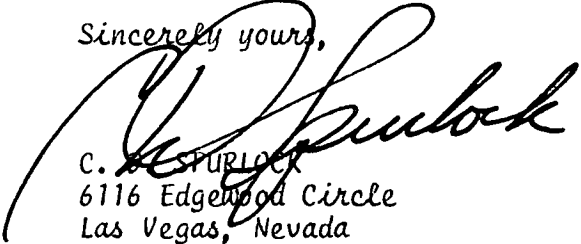
In summation I feel there is no need for multiple unit residences in this area. The type of proposed multiple residences intended to be built by the developer will cause devaluation of existing property, will increase population density in a residential area and will increase traffic in a residential area. Therefore, I think that this application should not be granted.

Mr. Don J. Saylor
Director of Planning

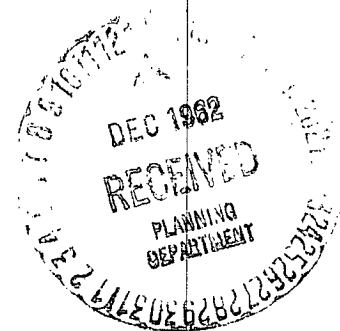
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In the event the Planning Commission does grant this application, I hope that the Commission takes steps to assure the population of this area that the developer will be required to build multiple units of comparable quality and price of existing structures in the area and that the developer is required to landscape the area immediately upon completion. Also I feel that the developer should be required to install appropriate screening fences between this area and the surrounding single unit residences.

Sincerely yours,



C. STURLOCK
6116 Edgewood Circle
Las Vegas, Nevada



Protest

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DECEMBER 13, 1962

November 28, 1962

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Z-135-62

NEVADA DEVELOPMENT CO. FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS LOTS 34 THROUGH
41, BLOCK 13, CHARLESTON HEIGHTS TRACT 41-A, AND
GENERALLY LOCATED ON THE SOUTH SIDE OF ELTON AVE.
BETWEEN JONES BLVD. AND WALLACE 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
DON J. SAYLOR
Director of Planning

DJS:rm

our vote is no

This was hand delivered!

*Alex T & Lillian Thomas
208 Wisteria
Las Vegas, Nev.*



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:

Lots 34 through 41, Block 13, Charleston Heights Tract 41-A.

Property is located on the south side of Elton Ave
between Jones Blvd and Wallace Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Nevada Development Co.

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.:
Nevada Development Co. 5017 Alta Dr., Las Vegas, Nevada 878-1903

Ernest A. Becker
E. A. Becker, Agent

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

Colleen 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.: 50525

Case No.: 2-135-62

By: [Signature]
Director of Planning