

Planning & Development Department Scanning Cover Sheet

Case No Z-0137-62

APN 138-35-401-001

Location N of Charleston, E of Rainbow

Applicant NEVSUR Insurance Agency Inc., et al

Subject

See Notice of Public Hearing.



7-137-62
FILE HISTORY

FILE HISTORY

[illegible]

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.	✓	RM
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-137-62

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-137-62 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, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M; THENCE SOUTH $01^{\circ}04'32''$ EAST ALONG THE WEST LINE OF THE SOUTH HALF ($S\frac{1}{2}$) OF SAID SECTION 35, A DISTANCE OF 642.18 FEET TO THE SOUTH LINE OF CHARLESTON HEIGHTS TRACT NO. 28-A (PAGE 21 BOOK 7), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $01^{\circ}04'32''$ WEST ALONG THE WEST LINE OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 35, A DISTANCE OF 1969.85 FEET TO A POINT ON THE NORTH RIGHT AND 50.00 FEET EQUIDISTANT FROM SAID CENTER LINE A DISTANCE OF 1610.00 FEET MORE OR LESS TO A POINT; THENCE NORTH $01^{\circ}10'19''$ EAST A DISTANCE OF 598.00 FEET TO THE NORTH LINE OF CHARLESTON HEIGHTS TRACT 27-B; THENCE NORTH $89^{\circ}44'16''$ WEST A DISTANCE OF 62.00 FEET TO A POINT LYING IN THE EASTERLY MOST BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 27-C; 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 881.0 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 NORTH WESTERLY 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 30.000 FEET TO A POINT IN THE CENTER LINE OF COULTHARD DRIVE SAID LINE BEING THE WESTERLY TRACT BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 27-C; 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 (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

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me stay
West y Coulthard

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:

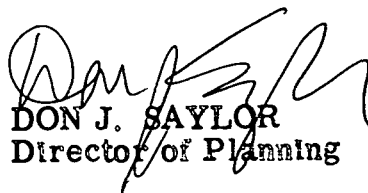
Z-137-62 NEVSUR INSURANCE AGENCY INC., AND HOMES ON PARADE INC.
FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS COMMENCING AT THE WEST QUARTER CORNER OF SECTION 35,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M; THENCE SOUTH
01°04'32" EAST ALONG THE WEST LINE OF THE SOUTH HALF
(S $\frac{1}{2}$) OF SAID SECTION 35, A DISTANCE OF ~~642.18~~ ¹¹⁴⁴ FEET TO
A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°04'32" WEST ALONG THE WEST
LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 35, A DISTANCE
OF (1969.85) FEET TO A POINT; THENCE NORTH 89°41'10"
EAST A DISTANCE OF 1610.00 FEET TO A POINT; THENCE
NORTH 01°10'19" EAST A DISTANCE OF 598.00 FEET TO A
POINT; THENCE NORTH 89°44'16" WEST A DISTANCE OF
62.00 FEET TO A POINT; THENCE SOUTH 01°11'57" WEST A
DISTANCE OF 312.00 FEET TO A POINT ON A CURVE CONCAVE
TO THE NORTHEAST WHOSE RADIAL BEARS NORTH 06°27'57"
EAST, HAVING A RADIUS OF 690.00 FEET AND SUBTENDING
A CENTRAL ANGLE OF 11°37'25"; THENCE NORTHWESTERLY
ALONG SAID CURVE AN ARC LENGTH DISTANCE OF 139.98
FEET TO A POINT OF TANGENCY; THENCE NORTH 71°54'38"
WEST A DISTANCE OF 778.57 FEET TO A POINT; THENCE
NORTH 01°11'57" EAST A DISTANCE OF 881.00 FEET MORE

1144
642
502

1969.85
502
1467.85

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. *same as previous the N 50° 2' 4" E line* GENERALLY LOCATED NORTH OF WEST CHARLESTON BLVD. AND EAST OF RAINBOW 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

INTER-OFFICE MEMORANDUM

Date

July 29, 1981

TO: CITY ATTORNEY	FROM: <i>Richard L. Williams</i> RICHARD L. WILLIAMS, SENIOR PLANNER COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: REQUEST FOR ORDINANCE PREPARATION	COPIES TO: ASSESSOR Z-137-62 ✓ DON J. BROWN REQ. FOR ORD. JIM ROBISON CHRONO

Please prepare an Ordinance to rezone the following property:

Z-137-62 From R-1 to R-3

Legally described as Parcels 2 and 3 of Parcel Map,
File 29, Page 100 of Parcel Maps (PM-5-80).

RLW:ls

Planning Department
400 Stewart Avenue

February 21, 1963

Nevsur Insurance Agency, Inc.
Homes on Parade, 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 north of West Charleston Blvd and east of Rainbow 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 north 502 feet of the described parcel remain R-1.
- (2) That the north 120 feet west of Coulthard be of 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-137-62

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

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.

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The Director of Planning, Mr. Donald J. Saylor: This application was for a large parcel of R-3 zoning along Rainbow and Charleston to be developed as a garden-type apartment. After agreement was reached, it is proposed to keep the R-1 for 502 feet, and that the next 120 feet abutting that, which would be R-3, be one-story. Again, I believe the applicant and the protestants are in agreement and the Planning Commission has recommended approval on that basis.

Commissioner Mirabelli moved that a resolution of intent to re-zone property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3, be ADOPTED, subject to the following conditions:

1. Save and except the north 502 feet of the described parcel.
2. That the north 120 feet west of Coulthard be of one-story height.

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

ZONE CHANGE
Z-138-62

Approved, subject to condition listed.

ZONE CHANGE (Z-138-62) - APPLICATION OF NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3, legally described as follows:

Commencing at the southeast corner of Section 26, Township 20 South, Range 60 East, MDB&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 $19^{\circ}59'06''$ 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

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-137-62)

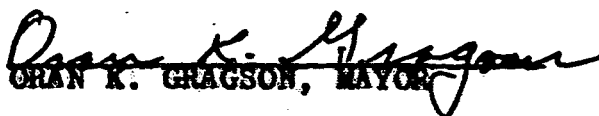
Commencing at the West Quarter corner of Section 35, Township 20 South, Range 60 East, MDB&M; thence South $01^{\circ}04'32''$ East along the West line of the South half ($S\frac{1}{2}$) of said Section 35, a distance of 642.18 feet to a point, said point being the true point of beginning; thence continuing South $01^{\circ}04'32''$ West along the West line of the South half ($S\frac{1}{2}$) 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°44'16" East a distance of 4.50 feet to a point; thence North 01°11'57" East a distance of 251.03 feet to a point; thence North 89°44'16" West a distance of 587.67 feet to the true point of beginning. Generally located North of West Charleston Boulevard and East of Rainbow Boulevard.

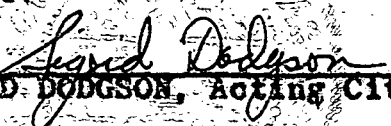
Subject to the following conditions:

- 1 - Save and except the North 502 feet of the described parcel; and
- 2 - That the North 120 West of Coulthard be of one-story height.

PASSED, ADOPTED AND APPROVED this 27th day of February, 1963.


ORAN K. GRAGSON, MAYOR

ATTEST:


SIGRID DODGSON, Acting City Clerk

1969.85
502
1467.85

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:

- (1) That the north 502 feet of this parcel remain R-1 zoning to enable the addition of 2 more cul-de-sacs parallel to Brandywine. (2) That the first row of apartment buildings be of one-story height.

The Chairman declared the public hearing closed.

During discussion, Mr. Saylor stated that this was very near the recommendations that Staff had made when this application was first presented.

After further discussion, Mr. Uehling moved that the application of NEVSUR INSURANCE AGENCY, INC. and HOMES ON PARADE, INC. for the reclassification of property generally located north of West Charleston Blvd. and east of Rainbow Blvd., from R-1 to R-3 be approved subject to the following:

- (1) That the north 502 feet of this parcel remain R-1.
(2) That the first row of apartment buildings, or the next 120 feet, be of one-story construction.

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

18. Z-138-62

Approved (amended)

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property legally described as commencing at the southeast corner of Section 26, T20S, R60E, MDB&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 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 feet to the true point of beginning; thence continuing north $88^{\circ}19'47''$ west a distance of 1960 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 feet to a point; thence south $89^{\circ}55'45''$ east a distance of 1500 feet to a point; thence north $0^{\circ}13'50''$ west a distance of 160 feet to a point; thence north $64^{\circ}13'50''$ west a distance of 405 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 a point of curvature of a curve concave to the south having a radius of 554. 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 north $88^{\circ}19'47''$ west a distance of 715.43 feet to a point; thence north $00^{\circ}13'52''$ west a distance of 100.05 feet to a point; thence north $88^{\circ}19'47''$ west a distance of 59.12 feet to a point; thence north $01^{\circ}40'13''$ east a distance of 60 feet to a point; thence north $00^{\circ}13'52''$ west a distance of 1545 feet to a point; thence south $88^{\circ}19'47''$ east a distance of 860 feet to a point; thence north $01^{\circ}40'13''$ east a distance of 145 feet to a point on a curve concave to the southwest having a radius of 2345 feet; thence south-easterly along said curve an arc length distance of 950 feet to a point; thence north $0^{\circ}57'20''$ east a distance of 420 feet to the true point of beginning. Generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3. Mr. O'Connell appeared, representing the Protestants. He stated the Protestants took a firm stand upon obtaining an additional street to be constructed parallel to and use instead of Aberdeen Lane as the ingress/egress street into Jones Blvd. from the parcel to be rezoned, and return Aberdeen Lane back to a cul-de-sac as had been originally planned. Mr. Becker appeared representing the applicant, and stated this was agreeable to the applicant if possible to do so. Chairman Cahlan suggested that the applicant's Engineer meet with the Planning Department to redesign their plat, meeting these requirements, and also to be in conformance with the proposed plans of the Las Vegas Freeway, whose design has an on/off ramp located at this point. After discussion, Mr. Johnston moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located south of West Washington Avenue

March 31, 1963

NEVSUR INSURANCE AGENCY, INC.
& HOMES ON PARADE, INC.
5017 Alta Drive,
Las Vegas, Nevada

Gentlemen:

Re: Your Zone Change Application - Z-137-62

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 property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3, subject to the following conditions:

1. Save and except the north 502 feet of the described parcel.
2. That the north 120 feet west of Coulthard be of one-story height.

Very truly yours,

(Mrs.) Vyrna Loparco

Acting Assistant City Clerk

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

cc - Public Works Department

24. Z-136-62
Abeyance

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.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

25. Z-137-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC, and HOMES ON PARADE, INC. for the reclassification of property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

26. Z-138-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

27. Z-139-62
Denied

Application of BERNARD W. BROWN for the reclassification of property legally described as lots 11 and 12, Block 15, Boulder Addition, and generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5.

Mr. Saylor gave the staff report, reiterating the reasons for the new R-5 zoning and further stated that a spot zone of R-5 would be out of consonance with good zoning practice.

The Chairman declared the public hearing open.

Mr. Bernard Brown appeared in his own behalf.

Mr. Brown's architect also appeared giving a description of the proposed plot plan.

The Chairman declared the public hearing closed.

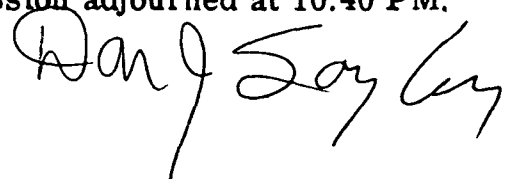
After discussion, Mr. Johnston moved that the application of BERNARD W. BROWN for the reclassification of property generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 10:40 PM.

DJS:eb

DON J. SAYLOR
Secretary



Planning Department
400 Stewart Street

December 17, 1962

Mr. Ernest A. Becker, President
Nevsur Insurance Agency Inc.
Homes on Parade, 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 north of West Charleston Boulevard and east of Rainbow Boulevard, 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-137-62

PROPERTY OWNERS

PROTESTS

David & Jean Rollin
116 Jones
Las Vegas, Nev.

APPROVALS

FILE No. Z-137-62

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 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:

See attached legal description.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Nevsur Insurance Agency Inc., and Homes on Parade, 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) 5017 Alta Dr., Las Vegas, Nevada 878-1903
Mailing Address: Phone No.:

Nevsur Insurance Agency Inc. Homes on Parade, Inc.

E. A. Becker, Agent Pres. E. A. Becker, President

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

Belleen 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.: ~~50523~~ 50523

Case No.: 2-137-62

By: Director of Planning

WESTERN ENGINEERS, INC.

421 WEST BONANZA ROAD • P. O. BOX 1960
LAS VEGAS, NEVADA
TELEPHONE DU 4-1691

November 16, 1962

LEGAL DESCRIPTION

FOR REZONING OF ANNEX PROPERTY

Commencing at the West Quarter Corner of Section 35, Township 20 South, Range 60 East, M.D.B. & M. (City of Las Vegas, County of Clark, State of Nevada;) thence S.01°04'32"E. along the west line of the South Half of said Section 35, a distance of 642.18 feet to the South Line of Charleston Heights tract No. 27-A (as Recorded on page 21, Book 7 of Plats in the office of the County Recorder, Clark County, Nevada,) said point being the true point of beginning; thence continuing S.01°04'32" W. along the West line of the South half of Section 35, a distance of 1969.85 feet to a point on the North Right of Way line of Charleston Blvd.; thence N.89°41'10" E. parallel to and 50.00 feet equidistant from said center line a distance of 1610.00 feet more or less to a point; thence N.01°10'19" East a distance of 598.00 feet to the North line of Charleston Heights tract 27-B; thence N.89°44'16" W. a distance of 62.00 feet to a point lying in the easterly most Boundary of Charleston Heights Tract No. 27-C; thence S.01°11'57" W. a distance of 312.00 feet to a point on a curve concave to the Northeast whose radial bears N. 06°27'57" E., having a radius of 690.00 feet and subtending a central angle of 11°37'25"; thence Northwesterly along said curve an arc length distance of 139.98 feet to a point of tangency; thence N. 71°54'38" West a distance of 778.57 feet to a point; thence N. 01°11'57" E. a distance of 881.0' 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°39'34"; thence North westerly along said curve an arc length distance of 138.31 feet to the point of tangency; thence N.88°48'03" West a distance of 30.00 feet to a point in the center line of Coulthard Drive said line being the Westerly tract Boundary of Charleston Heights Tract No. 27-C; thence N.01°11'57" E. along said tract boundary a distance of 160.51 feet to a point; thence S.89°44'16" East a distance of 4.50 feet to a point; thence N.01°11'57" East a distance of 251.03 feet to a point; thence N. 89°44'16" W. a distance of 587.67 feet to the true point of beginning.

o o o

Z-137-62

Generally located north of West
Charleston Blvd and east of Rainbow
Blvd.

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-137-62 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, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M; THENCE SOUTH $01^{\circ}04'32''$ EAST ALONG THE WEST LINE OF THE SOUTH HALF ($S\frac{1}{2}$) OF SAID SECTION 35, A DISTANCE OF 642.18 FEET TO ~~THE~~ ^{A POINT,}
~~SOUTH LINE OF CHARLESTON HEIGHTS TRACT NO. 27-A (PAGE 21 BOOK 17)~~ SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $01^{\circ}04'32''$ WEST ALONG THE WEST LINE OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 35, A DISTANCE OF 1969.85 FEET TO A POINT; ~~ON THE NORTH RIGHT HAND 50.00 FEET~~ ^{of the center line}
~~Thence N $89^{\circ}41'10''$ E~~ EQUIDISTANT FROM SAID CENTER LINE A DISTANCE OF 1610.00 FEET ~~TO A POINT~~ TO A POINT; THENCE NORTH $01^{\circ}10'19''$ EAST A DISTANCE OF 598.00 FEET ^{A POINT;} TO ~~THE NORTH LINE OF CHARLESTON HEIGHTS TRACT NO. 27-B;~~ THENCE NORTH $89^{\circ}44'16''$ WEST A DISTANCE OF 62.00 FEET TO A POINT; ~~LYING IN THE EASTERLY MOST BOUNDARY OF CHARLESTON HEIGHTS TRACT NO. 27-C;~~ 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 881.0 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 NORTH
WESTERLY 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 30.000 FEET TO A POINT; ~~IN THE CENTER LINE OF
COULTHARD DRIVE SAID LINE BEING THE WESTERLY TRACT BOUNDARY
OF CHARLESTON HEIGHTS TRACT NO. 1327-C~~; 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 (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