

Planning & Development Department
Scanning Cover Sheet

Case No Z-0138-62

APN 138-26-710-097

Location S of Washington, E of Torrey Pines

Applicant NEVSUR Insurance Agency Inc., et al

Subject

See City Planning Commission.



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.	✓	r
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-138-62

MEETING DATE: Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

(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

and east of Torrey Pines Drive, from R-1 to R-3 be approved subject to the determined effort to construct another street for ingress/egress into Jones Blvd and that Aberdeen Lane be made into a cul-de-sac. Mr. Mirabelli seconded the motion and the vote was unanimous.

COMMENDATION:

At this point a unanimous vote by the City Planning Commissioners was acclaimed to commend both Mr. Becker, the applicant, and the Protestors, and their Committees, for the fine work they have done working together to absolve their differences to a workable solution in the reclassifications of these parcels in the Charleston Heights area.

NEW BUSINESS:

19. Z-154-62

Approved (amended)

PUBLIC HEARINGS

Application of FIRST WESTERN SAVINGS AND LOAN ASSN. for the reclassification of property legally described as lots 113 - 129, inclusive, Block 4, College Heights No. 1, and generally located on the southeast side of College Avenue and west of the Tonopah Highway, as shown on plat of College Heights No. 1, (on file with the Planning Commission), from R-1 to R-4.

Mr. Saylor stated that Item No. 24, Z-1-63 and this item are in essence, the same area, and therefore he would combine his Staff report to include these two items. He then pointed out the general location of the parcels involved. This pattern is in essence a proposal to change some of the C-2 to R-3 and R-4, and some of the R-1 on College to R-3 and R-4. This is in accord with my opinion to encourage different type of housing in this general area, which I had predicted would take place in the next few years, furthermore, it is embracing the policy that we have adopted to have apartment house dwellings along our major streets. Staff feels that the higher density of R-4 along College is not necessary, and recommended that the application Z-154-62 be amended to read from R-1 to R-3, of which Staff recommended approval.

The Chairman declared the public hearing open.

Mr. Bills, representing the applicant, appeared. He stated that he thought that Mr. Saylor had done a magnificent job of reviewing the applications. He then presented a map to the Commissioners, showing the pattern they attempt to achieve. The only point in which there seems to be any remote disagreement between the Planning Staff and the Applicant is the R-4 on the south side of College Avenue. He stated he had hoped that by the time this meeting came about he could take the initiative and say that they voluntarily would ask to reduce this to R-3. Further, he stated, the only point of concern is the fact that to the north of us we still have an unresolved situation of a lot of R-4 and Trailer Parks, which has been before this Commission twice and is sort of damnably hanging over our heads on this whole property. He was talking about the piece to the north, which doesn't show on this map. Further, it does not adjoin the parcel where we have ask R-4 zoning. The only thing that makes any sense to me, he stated, was to point out to the Commission at this time, that he would be very happy to accept the recommendation of the Planning Director on the basis of approval of the two applications; amending the Z-154 to read R-1 to R-3 instead of R-4, if merely as a point of record. In the event that R-4 and other highly intensified uses are permitted later on by actions of the Official City Board on the property to the north of us, undoubtedly we would have to come before this Board again for further requests for different types of zoning than we have here at this time. Other than that, he stated, they are real happy about it.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSN. for the reclassification of property generally located on the southeast

TO: City Clerk
FROM: Planning Department

DATE: February 21, 1963

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - 138-62

Application of Neveur Insurance Agency, Inc. 5017 Alta Drive, L.V., Nev
(Name and Address)

for reclassification of property legally described as:

See attached

Generally located:

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends approval on the basis of _____

subject to the following conditions:

- (1) That a determined effort be made to construct another street for ingress/egress into Jones Boulevard, and that Aberdeen Lane be made into a cul-de-sac.

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

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

DJS:eb

DON J. SAYLOR

cc: City Attorney

Planning Department
400 Stewart Avenue
February 20, 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 West Washington Avenue and east of Torrey Pines 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 subject to the following:

- (1) That a determined effort be made to construct another street for ingress/egress into Jones Boulevard, and that Aberdeen Lane be made into a cul-de-sac.

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-138-62

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

north 88°19'47" west a distance of 715.43 feet to a point; Thence north 00°13'52" west a distance of 100.05 feet to a point; Thence north 88°19'47" west a distance of 59.12 feet to a point; Thence north 01°40'13" east a distance of 60.00 feet to a point; Thence north 00°13'52" west a distance of 1545.00 feet to a point; Thence south 88°19'47" east a distance of 860.00 feet to a point; Thence north 01°40'13" east a distance of 145.00 feet to a point on a curve concave to the southwest having a radius of 2345.00 feet; Thence south-easterly along said curve an arc length distance of 950.00 feet to a point; Thence north 0°57'20" east a distance of 420.00 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.

The Chairman declared the public hearing continued.

Mr. Gilday stated that the Commission Committee recommended approval as shown.

Mr. O'Connell appeared stating the committee had agreed not to further protest this application.

Mr. Terry Jones, 6100 Denver Circle, appeared stating he and the property owners on Aberdeen Lane had met with Mr. Wallace, and there was a discussion of bringing the multiple zoning within 300 feet of the homes on Aberdeen Lane, which would be agreeable to the property owners if another through street were constructed and Aberdeen Lane was returned to a cul-de-sac as the original plans had proposed.

Mr. Arthur DiCiaccio, 6104 Empire Circle, appeared requesting that this application be held in abeyance until some compromise was made to bring Aberdeen Lane back to a circle and to construct another street to carry the through traffic into Jones Boulevard.

The Chairman declared the public hearing closed.

Mr. Saylor stated that he thought that a redesign could be worked out so that the traffic would not go down Aberdeen Lane.

Mr. Becker stated that Aberdeen Lane would be a recorded street by the time of the next meeting, however, agreed that if some redesign could be accomplished so through traffic would not have to be routed over Aberdeen Lane, he would comply.

After discussion, Mr. Gilday moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification or property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3 be held in abeyance.

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

NEW BUSINESS:

7. HORIZON PARK (Revised)

County Referral
Tentative Map

Approved

Mr. Saylor gave the staff report pointing out the location of the proposed subdivision as south of Desert Inn Road and east of Mojave Road. The map appears to be in accord with good subdivision planning, and staff recommends approval.

After discussion, Vice-Chairman Tiberti moved that the tentative map of HORIZON PARK (Revised) be approved.

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

8. COLLEGE HEIGHTS NO. 3

Tentative Map

Approved

Mr. Saylor presented the tentative map of COLLEGE HEIGHTS NO. 3 and stated it was part of the Opaco Lumber Co. property located west of Tonopah Hwy and bounded by Decatur, Smoke Ranch Road and College Avenue. The subdivision proposes a spot commercial zoning down on the southwest corner of the tract. Staff does not like to imply any approval of the commercial zoning or of the Fire Station. He further stated that Auburn, which runs into Valley Drive exceeds the street length by several hundred feet without an intersection, as set forth by the City Ordinance. Further commenting, Mr. Saylor stated that the lots fronting on Decatur, a major street, are for single family dwellings, which staff feels is not good planning, and believes a better design could have been worked out. Staff stated that if the Commission approves this tentative map the following conditions should be stipulated:

**Planning Department
400 Stewart Street**

January 24, 1963

**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 West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3.

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-138-62

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.

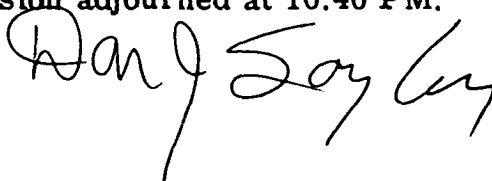
After discussion, Mr. Johnston moved that the application of BERNARD W. BROWN for the reclassification of property generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously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

ADJOURNMENT:

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

DON J. SAYLOR
Secretary

DJS:eb



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 July 12, 1962, consideration was given to your request for reclassification of property generally located south of West Washington Avenue and east of Torrey Pines 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-138-62

PROPERTY OWNERS

PROTESTS

David & Jean Kallin
116 Jones
Las Vegas Nev.

APPROVALS

Petition with approx
125 names.

FILE No. Z-138-62

Z-138

Generally located south of west
Washington Ave and east of Torrey Pines
drive

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.

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, Agent

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

William 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.: 50522

Case No.: 2-138-62

By: Director of Planning

WESTERN ENGINEERS, INC.

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

November 19, 1962

LEGAL DESCRIPTION FOR REZONING

CHARLESTON HEIGHTS 29

Commencing at the Southeast corner of Section 26, Township 20 South, Range 60 East, M.D.B. & M., (City of Las Vegas, Clark County, State of Nevada) thence N.01°59'39" E. along the East line of the South Half of said Section 26, a distance of 2520.0 feet to the East one quarter corner of Section 26, thence N.88°19'47" W. along the East-West center Section line of said Section 26 a distance of 800.0 feet to the true point of beginning; thence continuing N.88°19'47" W. a distance of 1960.0 feet to the center of Section 25; thence S.0°13'50" E. along the North-South center Section line a distance of 2286.0 feet to a point; thence S.89°55'45" E. a distance of 1500.0 feet to a point; thence N.0°13'50" W. a distance of 160.00 feet to a point; thence N.64°13'50" W. a distance of 405.00 feet to a point; thence S.19°59'06" W. a distance of 100.79 feet to a point; thence N.70°00'54" W. 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°12'38"; thence westerly along said curve an arc length distance of 147.07 feet to the point of tangency; thence N.88°19'47" W. a distance of 715.43 feet to a point; thence N.00°13'52" W. a distance of 100.05 feet to a point; thence N.88°19'47" W. a distance of 59.12 feet to a point; thence N.01°40'13" E. a distance of 60.00 feet to a point; thence N.00°13'52" W. a distance of 1545.00 feet to a point; thence S. 88°19'47" E. a distance of 860.00 feet to a point; thence N.01°40'13" E. a distance of 145.00 feet to a point on a curve concave to the Southwest having a radius of 2345.00 feet; thence south easterly along said curve an arc length distance of 950.00 feet to a point; thence N.0°57'20" E. a distance of 420.00 feet to the true point of beginning.

o o o

March 7, 1963

City Attorney

Director of Planning

Page 3 - Cont'd.

center line of College Avenue as extended a distance of 1747.00 feet; thence North $35^{\circ}15'09''$ West a distance of 1215.10 feet to the point of beginning.

7-138-62

From R-1 (Single Family Residence) to R-3 (Limited Multiple)
A portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, N.D.B.&M., and being more particularly described as commencing at the Southeast corner of Section 26, Township 20 South, Range 60 East, N.D.B.&M.; thence North $01^{\circ}59'39''$ East along the East line of the South Half ($S\frac{1}{2}$) 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 26; thence South $00^{\circ}13'50''$ East along the North-South center section line a distance of 2285.00 feet to a point; thence South $89^{\circ}55'45''$ East a distance of 1500.00 feet to a point; thence North $00^{\circ}13'50''$ 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 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

March 7, 1963

City Attorney

Director of Planning

Page 4 - Cont'd.

88°19'47" West a distance of 59.12 feet to a point; thence North 01°40'13" East a distance of 60.00 feet to a point; thence North 00°13'52" West a distance of 1545.00 feet to a point; thence South 88°19'47" East a distance of 860.00 feet to a point; thence North 01°40'13" East a distance of 145.00 feet to a point on a curve concave to the Southwest having a radius of 2345.00 feet; thence South-Easterly along said curve an arc length distance of 950.00 feet to a point; thence North 0°57'20" East a distance of 420.00 feet to the true point of beginning. Note: Subject to effort to put street thru to Jones.

E-155-62
(Parcel #1)

From R-1 (Single Family Residence) to R-3 (Limited Multiple Residence) The Westerly 400.00 feet of the Southwest Quarter (SW $\frac{1}{4}$), Section 6, Township 21 South, Range 61 East, except the Southerly 995.00 feet thereof. *From R-1 (S.F. Residence) to R-3 (Limited Multiple Residence)*
(Parcel #2) The Southerly 995.00 feet of the Westerly 1350.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, except that part zoned commercial and described as commencing at the Southwest corner of the Section 6; thence South 89°31'42" East a distance of 986.03 feet; thence North 0°28'18" East a distance of 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of 7°12'04", an arc 581.90 feet; thence North 89°31'42" West a distance of 1029.39 feet; thence South 0°05'04" East a distance of 675.03 feet to the true point of beginning.

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.

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 rezone 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

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 60.00 feet to a point; thence north $00^{\circ}13'52''$ west a distance of 1545.00 feet to a point; thence south $88^{\circ}19'47''$ east a distance of 860.00 feet to a point; thence north $01^{\circ}40'13''$ east a distance of 145.00 feet to a point on a curve concave to the southwest having a radius of 2345.00 feet; thence south-easterly along said curve an arc length distance of 950.00 feet to a point; thence north $0^{\circ}57'20''$ east a distance of 420.00 feet to the true point of beginning.

The Director of Planning, Mr. Donald J. Saylor: This was for apartment house zoning along Torrey Pines, Washington, and West Fremont. The main point of contention here was that the way the traffic pattern is laid out here, all of the traffic has to come out through what is known as Aberdeen Lane. Originally, Aberdeen Lane was proposed as a circle. Also, there will be an interchange in here. We haven't been able to specifically determine, as yet, how much of this area will be needed for the interchange. However, the agreement was reached that this is all right, if every effort is made to bring in another street, providing access to Jones. Right at this point, I can't say that we know that this can be done, except that the developer has put the burden on us. He is willing to do it, if we can work out enough room to put the street in there. If it is possible to design it in that way, it will certainly be done.

Mr. Ken O'Connell, representing the Protestants' Committee: The people in the immediate area of this zone change application probably made the biggest concessions of any of the seven applications that we had, as far as the Citizens Committee of 15, which I happen to be Chairman of. They are almost entirely surrounded by apartments, and on this application Z-138, we do with great sincerity ask you to do something about that road, because that was the main consideration in their accepting this application. If you could do something about the road, it would be of benefit to these people.

Mayor Gragson: We can assure you that every possible effort will be extended to get an extra road in there.

Commissioner Whipple: What can we do to assure them of this?

Mr. Saylor: At this time, I can't say definitely that the street will be put in because until the Engineering Department arrives at their final compilation as to whether there is room to put it in or not, I can only say that if there is room, the street will go in; and it appears to us that there will be room. The problem is that we do not have a final design of the type of structure of the interchange, and that is what will determine whether there is sufficient room for this street.

Commissioner Mirabelli moved that the application of Nevsur Insurance Agency, Inc. (Z-138-62) for reclassification of property generally located south of West Washington Avenue and east of Torrey Pines Drive from R-1 to R-3 be APPROVED, subject to the following condition:

1. That a determined effort to be made to construct another street for ingress/egress into Jones Boulevard, and that Aberdeen Lane be made into a cul-de-sac.

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

Mayor Gragson: Let's do everything possible to work this out to provide this street. This type of cooperation is real good.

ZONE CHANGE
Z-155-62

Approved, as
amended

ZONE CHANGE (Z-155-62) - APPLICATION OF WESTGATE BUILDERS for reclassification of property generally located on the east side of Decatur Boulevard, between Oakey and Sahara Avenue, and on the north side of Sahara Avenue, between Decatur Boulevard and Arville, from R-1 to R-4, legally described as follows:

Part of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, MDB&M.,
Parcel A - the westerly 400.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, except the southerly 995.00 feet thereof;
Parcel B - the southerly 415.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, except the westerly 1350.00 feet thereof;
Parcel C - the southerly 995.00 feet of the westerly 1350.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, except that part zoned Commercial and described as commencing at the southwest corner of said Section 6, thence S 89°3' 42" E 986.03 feet; thence N 0°28'18" E 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of 7°12'04", an arc length of 581.90 feet; thence N 89°31'42" W 1029.39 feet; thence S 0°05'04" E 675.03 feet to the true point of beginning.

The Director of Planning, Mr. Donald J. Saylor: This parcel across the street is one we recently annexed. It is presently zoned R-4 and is being developed that way. There were several protests and after discussions, the owner's representative and the protestants agreed that the first 1320 feet from Arville west along Sahara Avenue would remain R-1, and that the R-4 be changed to R-3 along Decatur and around the shopping center or commercial zoning. The applicant did advise the Planning Commission that he might want to discuss the possibilities of R-4 zoning across from the existing R-4.

Mr. Charles Miles, legal counsel for Westgate Builders, asked that the Board give consideration to R-4 zoning in the area directly across from the now existing R-4; and the fact that 1320 feet as a buffer zone might be too much -- that perhaps 300 feet would be adequate. He further stated that Westgate Builders were in agreement and had indicated that the recommendations as they had been made were agreeable; and that these suggested changes were merely for consideration.

Commissioner Levy: It wouldn't be fair to change this, when the protestants are not here.

Mr. Miles: We don't want to do anything to prejudice these parties, if that is the feeling of the Commission.

March 1, 1963

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

Gentlemen:

Re: Your Zone Change Application - Z-138-62

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 APPROVED your zone change application (Z-138-62) on property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3, subject to the following conditions:

1. That a determined effort be made to construct another street for ingress/egress into Jones Boulevard, and that Aberdeen Lane be made into a cul-de-sac.

Very truly yours,

(Mrs.) Vyrna Loparco

Acting Assistant City Clerk

✓ cc - Mr. Donald J. Saylor
Planning Department

cc - Public Works Department