

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0141-62

APN 162-06-610-035

Location S of Del Rey btw Arville & Vista

Applicant Terrence & Maria Hulsebus

Subject

Reclassification of property legally
described as: the North 125' of Lot 2 and
the North 60.33' of the East 80.5' and the
South 64.67' of the North 125' of the East
6.5' of Lot 1, Block 1, Artesian Heights.



CHECK LIST -- FOR PROCESSING APPLICATIONS

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

FILE NO: Z - 141-62

MEETING DATE: December 20, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

Protest

NOTICE OF PUBLIC HEARING

December 20, 1962

November 28, 1962

Notice is hereby given that on December 20, 1962, at 7:30 PM in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-141-62 TERRENCE AND MARIA HULSEBUS FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS:
THE NORTH 125 FEET OF LOT 2 AND THE NORTH 60.33 FEET OF THE EAST 80.50 FEET AND THE SOUTH 64.67 FEET OF THE NORTH 125 FEET OF THE EAST 6.5 FEET OF LOT 1, ALL IN BLOCK 1, ARTESIAN HEIGHTS AND GENERALLY LOCATED ON THE SOUTH SIDE OF DEL REY BETWEEN ARVILLE DRIVE AND VISTA DRIVE, IN LAND USE ZONE R-E.

FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence, Restricted)

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:eb

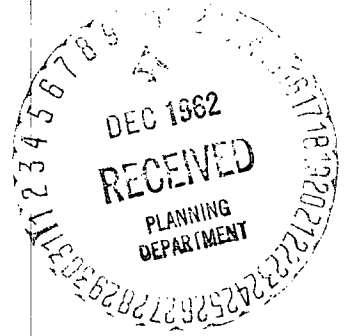
December 5, 1962

Dear Sir:

We still object to the reclassification of the above described property as per reasons set forth in our letter to your office of last month, dealing with the same request for reclassification.

Sincerely,

Mr. & Mrs. Jim Shetakis
Mr. & Mrs. Jim L. Shetakis



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

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

THE NORTH
125 FEET OF LOT 2 AND THE NORTH 60.33 FEET OF THE
EAST 80.50 FEET AND THE SOUTH 64.67 FEET OF THE
NORTH 125 FEET OF THE EAST 6.5 FEET OF LOT 1, ALL
IN BLOCK 1, ARTESIAN HEIGHTS AND GENERALLY LOCATED
ON THE SOUTH SIDE OF DEL REY BETWEEN ARVILLE DRIVE
AND VISTA DRIVE, IN LAND USE ZONE R-E.

Parallel to the E line of said lot 1 a distance of 60.33 to a point. thence South 89°59'E a distance of 72' to a point. thence So. 89°59'E a distance of 183.5' to a point on the east line of said lot
OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, T. R. Hulsebus

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.:

T. R. Hulsebus 4235 Del Rey Ave

Subscribed and sworn to before me this 27 day of Nov, 19 62

Robert P. Chesser
Notary Public in and for said County and State

My Commission Expires January 2, 1966
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: 11-28, 19 62

Fee: \$ 50.00

Receipt No.: 50533

Case No.: Z-141-62

By: 955
Director of Planning

NOTICE OF PUBLIC HEARING

December 20, 1962

Nov 28
~~December 30, 1962~~

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Z-141-62

TERRENCE AND MARIA HULSEBUS FOR RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS:

THE NORTH 125 FEET OF LOT 2 AND THE NORTH 60.33
FEET OF THE EAST 80.50 FEET AND THE SOUTH 64.67
FEET OF THE NORTH 125 FEET OF THE EAST 6.5 FEET

and generally located
OF LOT 1, ALL IN BLOCK 1, ARTESIAN HEIGHTS ~~RE~~
FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence, Restricted)

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:eb

*and generally located on the south
side of Del Rey between Arroyo Drive
and Vista Drive, in land use zone R-E.*

OK
KCE } Files 2-141-62 + V-3
To mel from Prop. Owens + Display map.

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December 20, 1962

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OF PROPERTY LEGALLY DESCRIBED AS:
THE NORTH 125 FEET OF LOT 2 AND THE NORTH 60.33
FEET OF THE EAST 80.50 FEET AND THE SOUTH 64.67
FEET OF THE NORTH 125 FEET OF THE EAST 6.5 FEET
OF LOT 1, ALL IN BLOCK 1, ARTESIAN HEIGHTS, and *
FROM: R-E (Residence Estates)
TO: R-D (Single Family Residence, Restricted)

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DON J. SAYLOR
Director of Planning

DJS:eb

*
GENERALLY LOCATED ~~LOCATED~~ ON THE SOUTH SIDE OF
DEL REY BETWEEN ARVILLE DRIVE AND VISTA DRIVE,
IN LAND USE ZONE R-E.

NOTICE OF PUBLIC HEARING

~~December 20, 1962~~ *January 10, 1963*

~~November 28, 1962~~

January 10, 1963
Notice is hereby given that on ~~December 20, 1962~~ *January 10, 1963*, at 7:30 PM
in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning
Commission will hear the application of:

Z-141-62 TERRENCE AND MARIA HULSEBUS FOR THE RECLASSI-
FICATION OF PROPERTY LEGALLY DESCRIBED AS:
THE NORTH 125 FEET OF LOT 2 AND THE NORTH 60.33
FEET OF THE EAST 80.50 FEET AND THE SOUTH 64.67
FEET OF THE NORTH 125 FEET OF THE EAST 6.5 FEET
OF LOT 1, ALL IN BLOCK 1, ARTESIAN HEIGHTS AND
GENERALLY LOCATED ON THE SOUTH SIDE OF DEL REY
BETWEEN ARVILLE DRIVE AND VISTA DRIVE, IN ~~LAND~~
~~USE ZONE R-E.~~

FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence, Restricted)

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:eb

ZONE CHANGE
Z-141-62

Denied

ZONE CHANGE (Z-141-62) - APPLICATION OF TERRENCE AND MARIA HULSEBUS for reclassification of property generally located on the south side of Del Rey, between Arville Drive and Vista Drive, from R-E to R-D, legally described as follows:

The north 125 feet of Lot 2, and the north 60.33 feet of the east 80.50 feet and the south 64.67 feet of the north 125 feet of the east 6.5 feet of Lot 1, all in Block 1, Artesian Heights.

The Director of Planning, Mr. Donald J. Saylor, stated that there were three protests at the Public Hearing before the Planning Commission; and that the Planning Commission recommended denial of this spot zoning.

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

Commissioner Mirabelli moved that the application of Terrence and Maria Hulsebus (Z-141-62) for reclassification of property generally located on the south side of Del Rey, between Arville Drive and Vista Drive, from R-E to R-D be DENIED.

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

ZONE CHANGE
Z-143-62

Approved

ZONE CHANGE (Z-143-62) - APPLICATION OF E. E. SANDBERG for reclassification of property generally located on the north side of Cedar Avenue, between Twenty-eighth and Thirtieth Streets, from R-R to R-3, legally described as follows:

The East Half (E-1/2) of Lot 3 and Lot 4 in Block 2 of Artesian Acres.

The Director of Planning, Mr. Donald J. Saylor, stated that this request for a zone change to R-3 was merely a continuation of the pattern established in the area; that there were no protests at the Public Hearing; and that the Planning Commission recommended approval.

Commissioner Levy moved that the application of E. E. Sandberg for reclassification of property generally located on the north side of Cedar Avenue, between Twenty-eighth and Thirtieth Streets, from R-R to R-3, be APPROVED.

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

ZONE CHANGE
Z-145-62

Denied

ZONE CHANGE (Z-145-62) - APPLICATION OF BEN L. SCHMID for reclassification of property generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard, from R-3 to C-1, legally described as follows:

The Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 36, Township 20 South, Range 60 East, MDB&M (Lot 52), except the south 190 feet of the east 180 feet thereof.

January 25, 1963

Mr. and Mrs. Terrance Hulsebus
4235 Del Ray Avenue
Las Vegas, Nevada

Dear Mr. and Mrs. Hulsebus:

RE: ZONE CHANGE - Z-141-62

At the regular meeting of the Board of Commissioners of the City of Las Vegas, held on January 23, 1963, consideration was given to your application for reclassification of property generally located on the south side of Del Rey, between Arville Drive and Vista Drive, from R-E to R-D.

Upon motion duly made, seconded and carried, this application was DENIED.

Very truly yours,

jaf

(Mrs.) Juanita A. Frary
Deputy City Clerk

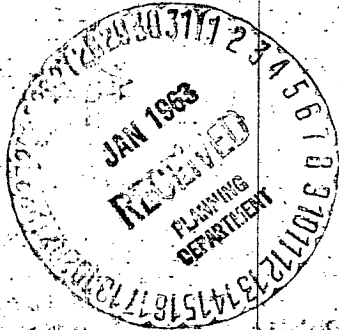
cc - Public Works Department
✓ cc - Planning Department

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TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 141-62

Application of TERRENCE AND MARIA HULSTENUS, 4235 Del Rey Avenue, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

the North 125 feet of Lot 2 and the North 60.33 feet of the East
80.50 feet and the South 64.67 feet of the North 125 feet of the
East 6.5 feet of Lot 1, All in Block 1, Artesian Heights, and

Generally located: on the South side of Del Rey Between Arville Drive
and Vista Drive

From: R-E (Residence Estates)

To: R-D (Single Family Residence, Restricted)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: 3

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

After discussion, Mr. Johnston moved that the application of E. A. BECKER for the reclassification of property generally located as bounded on the north by Fremont, on the west by Jones Boulevard, on the south by Upland Boulevard, and on the east by Charleston Heights Tract No. 31-A and the City of Las Vegas Fire Station, from R-1 to C-1 be denied. Mr. Uehling seconded the motion and the roll call vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Longley, Sr. Johnston Uehling Tiberti	Gilday	Mirabelli

The motion carried.

29. Z-141-62
Denied

Application of TERRENCE and MARIA HULSEBUS for the reclassification of property legally described as the north 125 feet of lot 2 and the north 60.33 feet of the east 80.50 feet and the south 64.67 feet of the north 125 feet of the east 6.5 feet of lot 1, all in Block 1, Artesian Heights and generally located on the south side of Del Rey between Arville Drive and Vista Drive, from R-E to R-D.

Mr. Saylor gave the staff report. No recommendations.

There are two protests on record.

The Chairman declared the public hearing open.

Mr. Musser appeared to protest this application.

Mr. Prestwich appeared in protest.

Mr. Hulsebus appeared in his own behalf.

Mr. Shetakis appeared to protest this application.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of TERRENCE and MARIA HULSEBUS for the reclassification of property generally located on the south side of Del Rey between Arville Drive and Vista Drive, from R-E to R-D be denied.

Mr. Longley, Sr. seconded the motion and vote by roll call was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Longley, Sr. Tiberti Johnston Mirabelli	Gilday	Uehling

The motion carried.

30. Z-142-62
Abeyance

Application of the CITY OF LAS VEGAS, NEVADA for the reclassification of property legally described as a portion of the southeast quarter of Section 28, T20S, R61E, MDB&M, and being more particularly described as commencing at the center of said Section 28, thence S 89°39'00" E a distance of 40 feet to a point; thence S 0°21'00" W a distance of 30 feet

Protest Z-141

Boh - chub
& take picture

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December 20, 1962

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BETWEEN ARVILLE DRIVE AND VISTA DRIVE, IN LAND
USE ZONE R-E.

FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence, Restricted)

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written objections thereto or approval thereof.

Don J. Saylor
DON J. SAYLOR
Director of Planning

DJS:eb

12/20/62 -

Object To above change -

Reason - to be mentioned By my son.

Charles D. Musser - family Representative

Gerald D Musser

Lot - #3 - Block - #1

Artesian Heights

appeared in
person

Planning Department
400 Stewart Street

January 11, 1963

Terrence and Maria Hulsebus
4235 Delrey Avenue
Las Vegas, Nevada

Dear Mr. & Mrs. Hulsebus:

At the regular meeting of the City Planning Commission held on January 10, 1963, consideration was given to your request for the reclassification of property generally located on the south side of Del Rey between Arville Drive and Vita Drive, from R-E to R-D.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied.

This item will be heard by the Board of City Commissioners on January 23, 1963 at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-141-62

NOTICE OF PUBLIC HEARING

December 20, 1962

November 28, 1962

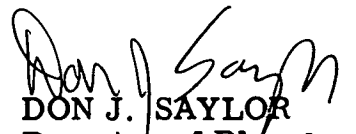
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FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence, Restricted)

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DON J. SAYLOR
Director of Planning

DJS:eb

PROPERTY OWNERS

PROTESTS

APPROVALS

Mr & Mrs Jim Shetakis
Box 661
Las Vegas Nev.

~~James D. Musser~~
~~4300 Mt View Road~~
~~LD.~~

Gerald D. Musser
4300 Mt View

FILE No. Z-141-62