

Planning & Development Department Scanning Cover Sheet

Case No Z-0142-62

APN 139-28-701-001

Location E of Highland btw Washington & McWill

Applicant City of Las Vegas, Nevada

Subject

See Notice of Public Hearing.



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.	✓ ✓ ✓ ✓	NB RM
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.	✓	
13.	Ask Don regarding Resolutions.		

FILE NO: Z-142-62

MEETING DATE: December 20, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

3/19/63

Sidney R. Whitmore
City Attorney

Planning Department

Request for preparation of resolutions
of Intent S. C. March 13, 1963

Z-142-62 From R-2 to R-4

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, T20S, R41E, N. D. R. 2-26, and being more particularly described as commencing at the center of said Section 28, thence South 89°39'00" East a distance of 45.00' thence South 00°21'00" West a distance of 30.00' to the true point of beginning, thence South 00°21'00" West a distance of 600.29', thence South 89°20'00" West a distance of 328.57', thence North 00°21'00" East a distance of 595.26', thence South 89°39'00" East a distance of 228.53' to the true point of beginning.

Subject to use for professional offices only.

Z-7-63 From R-4 to C-2

The south five feet of Lot 4 and all of lot 5, 6, and 7, Block 5, Pioneer Heights Addition.

Subject to conformance to plot plan.

ROBERT C. OLSEN
SENIOR PLANNER

RCS:wa

TENTATIVE MAP OF
BECKE SUBDIVISION

Approved

TENTATIVE MAP OF BECKE SUBDIVISION, submitted by Becke Investment Corporation, Inc., comprising 3 acres (10 lots) generally located north of Oakey, between 15th and 17th Streets, legally described as:

A portion of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of Section 2, Township 21 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, advised that this tentative map had been recommended for approval by the Planning Commission.

Commissioner Mirabelli moved that the tentative map of Becke Subdivision, comprising 3 acres (10 lots) generally located north of Oakey, between 15th and 17th Streets, be APPROVED.

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-142-62

Adopted Resolution of Intent to Rezone to R-4 For Professional Office Building.

ZONE CHANGE (Z-142-62) - APPLICATION OF THE CITY OF LAS VEGAS for reclassification of property generally located on the east side of Highland Drive, between Washington and McWilliams, from R-E to R-4, legally described as follows:

A portion of the Southeast Quarter (SE-1/4) of Section 28, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, stated that after several meetings on this rezoning application, the protestants agreed to this reclassification for a professional office building, and that the Planning Commission recommended approval by means of a resolution of intent to rezone.

Commissioner Levy moved that a resolution of intent to rezone property generally located on the east side of Highland Drive, between Washington and McWilliams, from R-E to R-4, be ADOPTED, subject to the following condition:

1. For professional office building only.

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-7-63

Adopted Resolution of Intent to Rezone to C-2, subject to condition listed

ZONE CHANGE - Z-7-63 - APPLICATION OF GEORGE J. MADSEN for reclassification of property generally located on the east side of South Eighth Street, between Carson Avenue and Bridger Street, from R-4 to C-2, legally described as:

The south 5 feet of Lot 4 and all of Lots 5, 6, and 7, Block 5 of Pioneer Heights Addition.

The Director of Planning, Mr. Donald J. Saylor, stated that this property is in the area of the downtown district and that the Planning Commission felt this should properly be rezoned, and recommended approval by means of a resolution of intent to rezone.

TENTATIVE MAP OF
BECKE SUBDIVISION

Approved

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ZONE CHANGE
Z-142-62

Adopted Resolution of Intent to Rezone to R-4 For Professional Office Building.

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Commissioner Levy moved that a resolution of intent to rezone property generally located on the east side of Highland Drive, between Washington and McWilliams, from R-E to R-4, be ADOPTED, subject to the following condition:

1. For professional office building only.

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-7-63

Adopted Resolution of Intent to Rezone to C-2, subject to condition listed

ZONE CHANGE - Z-7-63 - APPLICATION OF GEORGE J. MADSEN for reclassification of property generally located on the east side of South Eighth Street, between Carson Avenue and Bridger Street, from R-4 to C-2, legally described as:

The south 5 feet of Lot 4 and all of Lots 5, 6, and 7, Block 5 of Pioneer Heights Addition.

The Director of Planning, Mr. Donald J. Saylor, stated that this property is in the area of the downtown district and that the Planning Commission felt this should properly be rezoned, and recommended approval by means of a resolution of intent to rezone.

ZONE CHANGE
Z-142-62

Discussion
only.

ZONE CHANGE (Z-142-63) - APPLICATION OF THE CITY OF LAS VEGAS for reclassification of property generally located on the east side of Highland Drive, between Washington and McWilliams, from R-E to R-4.

Director of Planning, Mr. Donald J. Saylor: You will recall that the Board of City Commissioners recently directed me to advertise for a public hearing regarding the rezoning of this piece of City owned property. It is presently zoned R-E. There is some history behind it. The Planning Commission had a public hearing on it and has not yet made a recommendation to you, wanting to hold this joint meeting first. This is the area in which the Housing Authority, after several hearings, obtained a rezoning to R-2 for the development of an extension of Marble Manor. At that time, this parcel was discussed in various ways. The protestants very strongly did not want the extension of this Housing development over to Highland and they did not want the utilization of this property as a park. In fact, I believe the record will show that they indicated they would prefer to have it zoned commercial. Now, the City has made this application for R-4, with a specific resolution of intent limiting it to professional offices. From a planning viewpoint, I feel that this is very good planning since there is commercial nearby, and there are two major street intersections. Also, we have evidence that the people in the general area do not want it developed as residential; so the only other answer would be commercial, which would present a big problem. If this is zoned commercial, we would immediately have applications on the other three corners. The R-4 seems to solve the problems very well. However, at the time of the Planning Commission public hearing we had substantial protest from the people in this general area, Bonanza Village, Sunny Place, and I believe their feeling now is that the rezoning of this to R-4 would encourage the spread of commercial zoning in here. I take the opposite view. I feel that it would firm it up so that if we go to something that is not completely commercial, it does serve as a basis for preventing the spread of commercial development here. In fact, I believe their position now is that they would like to see the City develop it as a park area.

Mayor Gragson: It isn't adequate for a park area.

Mr. Saylor: That's right. There are several things involved here. In the first place, the best you could get out of it would be a "tot lot". You have two heavily traveled streets. Secondly, I believe we have had under consideration and review for quite some time the development of a major park facility a little further north, but surely big enough to provide park facilities for a service area that would include this.

Commissioner Levy: Inside of the Marble Manor Project there is a park or playground for kids. One thing in favor of rezoning this to R-4 is that there are no houses on Highland Avenue facing this area. The houses all back up to Highland, so it is just their backyards facing this parcel of ground.

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

Commissioner Whipple: This still has to go back to Planning doesn't it?

Mr. Saylor: That's right.

Commissioner Mirabelli: It is just to give us an opportunity to explain to them what our original thinking was on this. Maybe they have some questions to ask this Board.

Unidentified Planning Commission member: It seems that our Board the night of the hearing was pretty well split on this park situation. Some of the members who had been on the Board for a long period seemed to think it had been designated as a park site.

Commissioner Whipple: When this discussion came up, I specifically recommended that it be developed as a park, and unanimously those people were opposed to it.

Commissioner Levy: I happened to be one of the proponents at that time on the Housing Authority. We held hearing after hearing. The property belonged to the Catholic Church. They were the applicants. These people positively turned down the idea of a public park.

Commissioner Mirabelli: The protestants acknowledged the fact that it was proposed for a park and they did not want it. But they had the courage to stand up and say now that they have changed their mind.

Mr. Saylor: I think Mr. Bills would bear out the fact that at that time they took the position that they would prefer to have it zoned commercial. I can't remember the exact words, but they are in the minutes.

Mayor Gragson: I believe there is some indication of office development in there.

Mr. Saylor: This commercial is under development now -- at least a portion of it.

Mayor Gragson: I mean under that zoning that we have, we have some indication from some people who would like to develop it ...

Mr. Saylor: I believe there was some indication of that, yes.

Mayor Gragson thanked the Planning Commission members for being present for these discussions; and Commissioner Mirabelli asked that this portion of the Meeting Minutes be typed as quickly as possible and sent to those members of the Planning Commission who were unable to be present, so that they would know what the feeling of this Board was.

LAS VEGAS-TONOPAH-
RENO STAGE LINES,
INC.

Attorney to file
action in District
Court seeking an
injunction.

Page 6
Minutes-Regular Meeting
February 13, 1963

The City Attorney, Mr. Sidney R. Whitmore: This matter, pursuant to your meetings in the past with property owners in the area where the Las Vegas-Tonopah-Reno Stage Lines operated ... there was a notice given to the bus company, giving them 30 days to cease and desist their parking on the parking lot they were then using at the corner of 11th Street. They were also commencing another area which is not adjacent to their terminal, and notice was also given that that particular area could not be used for parking for the reason that we do not feel it is proper use of the property under C-2 zoning. They have not taken any action, and the only thing I can recommend at this time is that the City file an action in District Court seeking an injunction on this matter.

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.

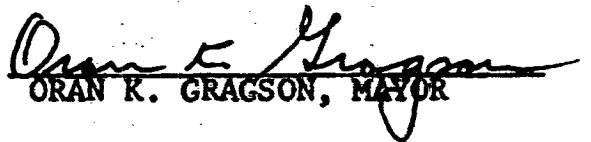
NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of Commissioners held on the 13th day of March, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

FROM R-E to R-4 (2-142-62)

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the center of said Section 28, thence South 89°39'00" East a distance of 40.00' thence South 00°21'00" West a distance of 30.00' to the true point of beginning, thence South 00°21'00" West a distance of 600.29', thence South 89°20'00" West a distance of 228.57', thence North 00°21'00" East a distance of 595.56', thence South 89°39'00" East a distance of 228.53' to the true point of beginning.

SUBJECT to use for professional offices only.

PASSED, ADOPTED AND APPROVED, this 13th day of March, 1963.


ORAN K. GRAGSON, MAYOR

ATTEST:


SIGRID DODGSON, Acting City Clerk

located on the east side of Monterey Avenue between Exley Avenue and Sahara (San Francisco) Avenue, from R-1 to C-2 be held in abeyance.

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

2. Z-142-62

Approved

Application of the CITY OF LAS VEGAS, NEVADA for the reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 61 East, M.D.B.&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 to the true point of beginning; Thence S 0°21'00" W a distance of 600.29 feet to a point; Thence S 89°20'00" W a distance of 228.57 feet to a point; Thence N 0°21'00" E a distance of 595.56 feet to a point; Thence S 89°39'00" E a distance of 228.53 feet to the true point of beginning, and generally located on the east side of Highland between Washington and McWilliams, from R-E to R-4, (Professional Office Building).

Mr. Foster gave the staff report stating that this item had been before the Commission previously and also had been discussed at a joint meeting of both the Planning Commission and the Board of City Commissioners. Several other uses were discussed for this particular parcel, such as a public park, but Staff contends that the parcel is too small and the City is contemplating a larger park a short distance to the north. Staff continued to recommend approval by means of a resolution of intent for professional office building only.

No protestants were present at this meeting, and Mr. Gilday stated that he believed that the protestants had changed their minds, and the majority now agreed this was the best use for the parcel.

After further discussion, Mr. Johnston moved that the application of the CITY OF LAS VEGAS, NEVADA for the reclassification of property generally located on the east side of Highland between Washington and McWilliams, be approved by means of a resolution of intent for professional office building only.

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

TO: City Clerk

DATE: February 28, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON March 13, 1963

ZONE CHANGE -- Z - 142-62

Application of City of Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

(Attached)

Generally located: on the east side of Highland between Washington and McWilliams.

From: R-E (Residence Estates)

To: R-1 (Professional Office Building)

Planning Commission recommends Approval on the basis of

~~and/or~~ by means of a Resolution of Intent

subject to the following conditions:

Professional office building only.

Number of protests: 0

PLANNING DEPARTMENT

BY:

mb

cc City Attorney

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

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

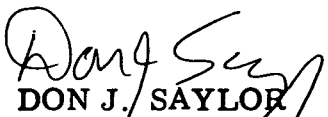
Z-142-62

THE CITY OF LAS VEGAS, NEVADA FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, 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 TO THE TRUE POINT OF BEGINNING; THENCE S 0°21'00" W A DISTANCE OF 600.29 FEET TO A POINT; THENCE S 89°20'00" W A DISTANCE OF 228.57 FEET TO A POINT; THENCE N 0°21'00" E A DISTANCE OF 595.56 FEET TO A POINT; THENCE S 89°39'00" E A DISTANCE OF 228.53 FEET TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE EAST SIDE OF HIGHLAND BETWEEN WASHINGTON AND MC WILLIAMS

FROM: R-E (Residence Estates)

TO: R-4 (Professional Office Building)

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

Z-142-62

November 29, 1962

R-4 Young

City Manager

Director of Planning

City Property - Highland and
Washington

In reply to your Memo of November 26, 1962 -
see the attached Notice of Public Hearing.

DON J. SAYLOR

DJS:mb

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

November 26, 1962

TO:

Director of Planning

FROM:

City Manager

SUBJECT:

CITY OWNED PROPERTY
- HIGHLAND AVENUE

COPIES TO:

File
Z-142-62

At the last meeting the City Commission requested the Planning Commission give consideration to the rezoning of the city owned property between Marble Manor and Highland to R-4. It is requested that you initiate this rezoning request to the Planning Commission for their consideration.

V. L. Fletcher

V. L. Fletcher

VLf:rb

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

to the true point of beginning; Thence S 0°21'00" W a distance of 600.29 feet to a point; Thence S 89°20'00" W a distance of 228.57 feet to a point; Thence N 0°21'00" E a distance of 595.56 feet to a point; Thence S 89°39'00" E a distance of 228.53 feet to the true point of beginning, and generally located on the east side of Highland between Washington and McWilliams from R-E to R-4 (Professional Office Building). Mr. Saylor gave the staff report stating this application was a request for rezoning to R-4 with the stipulation that it would be for a professional office building only. Staff recommends approval. The record shows a petition of protest with approximately 70 property owners listed. The Chairman declared the public hearing open. Mrs. Hazel Longo appeared to protest the application, and suggested that the City make this into a playground for the children in the area. Mrs. Herman Zolerist appeared in protest. Mr. R. K. Van Houton appeared in protest. Mr. Charles Howell appeared in protest and stated a playground in this area would be fine. The Chairman declared the public hearing closed. After discussion, Mr. Johnston moved that this application be held in abeyance. The motion died for lack of a second. After further discussion, Mr. Longley, Sr. moved that the application be denied. Mr. Gilday seconded the motion, and due to further discussion before the vote, withdrew his second. The motion then died due to the lack of a second. After further discussion, Mr. Johnston again moved that the application of the CITY OF LAS VEGAS, NEVADA for the reclassification of property generally located on the east side of Highland between Washington and McWilliams from R-E to R-4 (Professional Office Building) be held in abeyance. Mr. Mirabelli seconded the motion and the vote was unanimous.

31. Z-143-62
Approved

Application of E. E. SANDBERG for the reclassification of property legally described as the east one-half of lot three and lot four in Block two of Artesian Acres, and generally located on the north side of Cedar Avenue between 28th and 30th Streets, from R-R to R-3. Mr. Saylor gave the staff report, stating that this property is part of the Artesian Subdivision and that the majority of the area has already been rezoned to R-3. Staff recommends approval. The Chairman declared the public hearing open. No one appeared in protest or to approve. The Chairman declared the public hearing closed. After discussion, Mr. Uehling moved that the application of E. E. SANDBERG for the reclassification of property generally

PROPERTY OWNERS

PROTESTS

P J Card
Linne Card
700 Sunny Place
Las Vegas Nev.

Petition of Protest

APPROVALS

File No. Z-142-62

Z-142-62

Protest

700 Sunny Place
Las Vegas, Nevada
December 7, 1962

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

Re: Appln. of CITY OF LAS VEGAS
for reclassification of prop-
erty between Washington and
McWilliams on east side of
Highland

Dear Sir:

We wish to strongly oppose the
above application. The residents on Sunny
Place had the solemn word of the Commissioners
that if Federal Housing were allowed near that
location we would be assured of a ninety-foot
"buffer" to be used as a City playground. This
property has been used all summer for that pur-
pose and should be continued to be used as such.
If the above application is granted, it is re-
quested that the west side of Highland also be
reclassified from R-E to R-4 to prevent complete
and total depreciation of our investment.

Yours very truly,

P. J. Cord
Linne M. Cord
P. J. CORD
LINNE M. CORD

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-E Use District to a R-4 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 \$ _____.

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

(see attached)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, The City of Las Vegas, Nevada

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.:

Subscribed and sworn to before me this 29th day of November, 19 62

Robert C. Chamber
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: 11/29, 19 62

Fee: \$ _____

Receipt No.: _____

Case No.: 2-142-62

By: [Signature]
Director of Planning

A portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M. D. B. & M., and being more particularly described as commencing at the center of said Section 28, thence $S\ 89^{\circ}39'00''\ E$ a distance of 40' to a point thence $S\ 0^{\circ}21'00''\ W$ a distance of 30' to the true point of beginning, thence $S\ 0^{\circ}21'00''\ W$ a distance of 600.29' to a point, thence $S\ 89^{\circ}20'00''\ W$ a distance of 228.57 feet to a point, thence $N\ 0^{\circ}21'00''\ E$ a distance of 595.56' to a point, thence $S\ 89^{\circ}39'00''\ E$ a distance of 228.53' to the true point of beginning.

Generally located on the East side of Highland between Washington and McWilliams.

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-E Use District to a R-4 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 \$ _____.

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(see attached)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, The City of Las Vegas, Nevada

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.:

Subscribed and sworn to before me this 29th day of November 19 62

Robert P. Chambers
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: _____, 19 ____

Fee: \$ _____

Receipt No.: _____

Case No.: 2-142-62

By: [Signature]
Director of Planning

A portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M. D. B. & M., and being more particularly described as commencing at the center of said Section 28, thence S $89^{\circ}39'00''$ E a distance of 40' to a point thence S $0^{\circ}21'00''$ W a distance of 30' to the true point of beginning, thence S $0^{\circ}21'00''$ W a distance of 600.29' to a point, thence S $89^{\circ}20'00''$ W a distance of 228.57 feet to a point, thence N $0^{\circ}21'00''$ E a distance of 595.56' to a point, thence S $89^{\circ}39'00''$ E a distance of 228.53' to the true point of beginning.

Generally located on the East side of Highland between Washington and McWilliams.

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M. D. B. & 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' to a point thence S 0°51'00" W a distance of 30' to the true point of beginning, thence S 0°21'00" W a distance of 600.29' to a point, thence S 89°20'00" W a distance of 228.57 feet to a point, thence N 0°21'00" E a distance of 595.56' to a point, thence S 89°39'00" E a distance of 228.53' to the true point of beginning.

Generally located on the East side of Highland between Washington and McWilliams.