

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0143-62

APN 139-36-116-009

Location N of Cedar btw 28th & 30th

Applicant E.E. Sandberg

Subject

Reclassification of property legally
described as the East 1/2 of Lot 3 and Lot 4
in Block 2 of Artesian Acres.



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

FILE NO: 7-143-62

MEETING DATE: 1/10/62

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

January 10, 1963

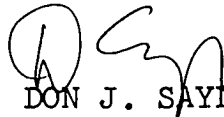
December 26, 1962

Notice is hereby given that on January 10, 1963, 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-143-62 E. E. SANDBERG FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE EAST ONE HALF ($E\frac{1}{2}$) OF LOT
THREE (3) AND LOT FOUR (4) IN BLOCK TWO (2) OF
ARTESIAN ACRES, AND GENERALLY LOCATED ON THE NORTH
SIDE OF CEDAR AVENUE BETWEEN TWENTY-EIGHTH AND
THIRTIETH STREETS,

FROM: R-R (Rural 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:mb

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January 10, 1962

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Z-143-62

E. E. SANDBERG FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE EAST ONE-HALF (E 1/2) OF LOT THREE (3) AND LOT FOUR (4) IN BLOCK TWO (2) OF ARTESIAN ACRES AND GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR AVENUE BETWEEN TWENTY-EIGHTH AND THIRTH STREETS

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:eb

one - 100. } Change Corals
R-R to R-3 *[Signature]*

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E. E. SANDBERG FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE EAST ONE-HALF (E 1/2) OF LOT THREE (3) AND LOT FOUR (4) IN BLOCK TWO (2) OF ARTESIAN ACRES AND GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR AVENUE BETWEEN TWENTY-EIGHTH AND THIRTH STREETS

FROM: *R-R* *[Signature]* (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:eb

shertieck

ORDINANCE NO. 934-27

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF CERTAIN AREAS OF THE SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, Municipal Code of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

FROM R-E to R-4 (Z-125-62)

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B.&M., save and except the East one-half (E $\frac{1}{2}$) of the East one-half (E $\frac{1}{2}$) of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20, Township 20, South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-144-62)

A portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the South Quarter corner of Section 33, Township 20 South, Range 61 East, M.D.B.&M.; thence South 0°07'00"W., a distance of 50.00 feet, thence N. 89°53'30" W., a distance of 17.10 feet, thence S. 8°12'15" E., a distance of 118.84 feet to the true point of beginning, thence N. 89°53'30" W., a distance of 83.35 feet, thence S. 2°30'00" W., a distance of 50.00 feet, thence S. 89°53'30" E., a distance of 92.74 feet, thence N. 8°12'15" W., a distance of 50.49 feet to the true point of beginning.

FROM R-2 to C-1 (Z-105-62)

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., save and except the South 150' therefrom.

FROM R-3 to R-4 (Z-129-62)

Lots 15 and 16, Block 1, El Centro Addition, Tract #1.

FROM R-3 to R-4 (Z-130-62)

Lot 14, Block 1, El Centro Addition, Tract #1.

FROM R-R to R-3 (Z-143-62)

The East One-half of Lots 3 and 4, Block 2, Artesian Acres.

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.

TO: City Clerk

DATE: January 11, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 143-62

Application of E. E. SANDBERG, P. O. Box 1808, Las Vegas, Nevada
(Name and Address)

for reclassification of property legally described as:

The East One Half ($E\frac{1}{2}$) of Lot Three (3) and Lot Four (4) in
Block Two (2) of Artesian Acres, and

Generally located: on the North side of Cedar Avenue between Twenty-eight
and Thirtieth Streets,

From: R-R (Rural Residence)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

PLANNING DEPARTMENT

CC: City Attorney

BY: _____

mb

January
Twenty-Fourth
1963

Mr. E. E. Sandberg
P. O. Box 1808
Las Vegas, Nevada

Re: Zone Change - Z-143-62

Dear Mr. Sandberg:

At the regular meeting of the Board of City Commissioners held January 23, 1963, consideration was given your application 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.

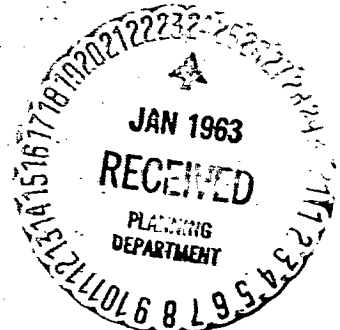
Upon motion duly made, seconded and carried, this application was approved.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning



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

located on the north side of Cedar Avenue between 28th and 30th Streets, from R-R to R-3 be approved.

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

32. Z-144-62
Approved

Application of DESERT SALES CORPORATION for the reclassification of property legally described as commencing at the south quarter corner of said Section 33, T20S, R61E, MDB&M; Thence S 0°07'00" W a distance of 50.00 feet to a point on the south line of Charleston Boulevard; Thence N 89°53'30" W along the said south line a distance of 17.10 feet to a point; Thence S 8°12'15" E a distance of 118.84 feet to the true point of beginning; Thence N 89°53'30" W a distance of 83.35 feet; Thence S 2°30'00" W a distance of 50.00 feet to a point; Thence S 89°53'30" E a distance of 92.74 feet to a point on the west line of Highland Avenue, Thence N 8°12'15" W a distance of 50.49 feet to the true point of beginning and generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard, from R-4 to C-1.

Mr. Saylor gave the staff report. He stated that this is a portion of a parcel for which a Use Permit will be applied for a proposed service station, and that the small parcel was needed as the Las Vegas Freeway right-of-way had taken footage of the original parcel, leaving it short of enough square footage for a service station. No record of any protests. Staff recommends approval.

The Chairman declared the public hearing open.

Mr. Ray Benson of Mobil Oil Co. appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of DESERT SALES CORPORATION for the reclassification of property generally located on the west side of Highland Drive approximately 118 feet south of West Charleston Boulevard from R-4 to C-1 be approved.

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

33. Z-145-62
Denied

Application of BEN L. SCHMID for the reclassification of property legally described as the southeast quarter of the southeast quarter of the southwest quarter of the southwest quarter of Section 36, T20S, R60E, MDB&M (lot 52) except the south 190 feet of the east 180 feet thereof, and generally located on the northwest corner of Upland Boulevard and West Charleston Boulevard, from R-1 to C-1.

Mr. Saylor gave the staff report stating staff felt if it is proper to have the corner zoned commercial, the surrounding area may be as well. Staff recommends approval.

Planning Department
400 Stewart Street

January 11, 1963

Mr. E. E. Sandberg
P. O. Box 1898
Las Vegas, Nevada

Dear Mr. Sandberg:

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 north side of Cedar Avenue between Twenty-Eighth and Thirtieth Streets, from R-R 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.

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-143-62

P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. 2-143-62

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-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 \$ 55.00.

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

The East Half (E $\frac{1}{2}$) of Lots Nos. Three (3) and Four (4) in Block Two (2) of
ARTESIAN ACRES, as shown by map thereof on file in Book 1 of Plats, page 116,
in the Office of the County Recorder Clark County, Nevada

Generally, Located on the North Side of Cedar Ave
Between 28th & 30th Streets

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, E. E. Sandberg

being duly sworn, depose and say that I am (~~was~~) 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.:

P. O. Box 1898

382 7741

Subscribed and sworn to before me this 5th day of December, 19 62

Notary Public in and for said County and State

My Commission Expires March 12, 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: 12/5, 19 62

Fee: \$ 55.00

Receipt No.: 50538

Case No.: 2-143-62

By: Director of Planning

1/10/62