

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0148-62

APN 139-19-401-002

Location E of Decatur approx 500' N of Vegas

Applicant Charles Cavanaugh, et al

Subject

Reclassification of property legally
described as the South 680' of the North
831' of the East 985' of the West 1,045' of
the SW 1/4 of the SW 1/4 of Section 19,
Township 20 South, Range 61 East, MDB&M.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	RM
2.	Enter in register.	✓	"
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	"
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: Z-148-62

MEETING DATE: Jan. 10, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

May 18, 1998

AMI Capital, Inc.
Anita Clarke
7200 Wisconsin Avenue, Suite 200
Bethesda, MD 20814

Re: Zoning Verification for 1700 N. Decatur Blvd., Las Vegas, NV.
Zoning File Reference: Z-148-62

To Whom It May Concern:

This letter is to verify that the property located at 1700 N. Decatur Boulevard, Las Vegas, Nevada, Assessor Parcel Number 139-19-401-002, is zoned R-3 (Medium Density Residential & Apartment District). The R-3 District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses, and medium density apartments.

The City of Las Vegas, in April, 1997, adopted a new Zoning Code which changed the requirements for parking, landscaping and setbacks. Therefore, this project is an existing, legal non-conforming use and is subject to the damage provisions as stated below. I have attached the appropriate documentation which could affect this site.

A non-conforming use which was located in a building that has been damaged or partially destroyed by fire, flood, wind, other calamity, or act of God shall not be continued when the extent of damage or destruction is more than 50 % of the replacement value of the building.

The City of Las Vegas is responsible for enforcement of building codes, zoning ordinances and similar codes or ordinances related to commercial development within the City of Las Vegas Corporate Boundaries.

Our records indicate that this property is in compliance with all current zoning requirements. Enclosed you will find a request form for copies of records. This form may be used to obtain copies of certificates of occupancy or other records you may require. If you have any further questions, feel free to contact me at (702) 229-4737.

Sincerely,

Hillevi I. S. Davis
Planner I

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton





DEVELOPMENT SERVICES CENTER
CENTRAL PERMITS
RECEIPT

Receipt # 19714 Pg ____ of ____

05/11/98 14:38

DESCRIPTION

AMOUNT

ADDED: HD 05/11/98 14:38

LAST UPD: MB 05/12/98 09:48

ZONING VERIFICATION LETTERS

\$35.00

\$35.00

CHECK NBR: 16061 \$35.00

REFERENCE:

SMI CAPITAL, INCORPORATED

ANITA

7300 WISCONSIN AV., SUITE 20

GETTYSBURG

MD 20814

PHONE: 301-951-3234

2310-052-1/97

ZONING VERIFICATION LETTER FOR 1700 N. DECATUR BLVD.
LAS VEGAS MANOR APARTMENTS



AMI
CAPITAL
INC.

7200 Wisconsin Avenue • Suite 200 • Bethesda, Maryland 20814
(301) 654-0033 • FAX: (301) 951-3234

VIA OVERNIGHT MAIL

May 8, 1998

Ms. Hillevi S. Davis
City of Las Vegas
Planning & Development
Zoning Permits & Inspections
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Las Vegas Manor Apartments
1700 N. Decatur Blvd
Las Vegas, Nevada
27 Buildings/ 244 Units
Parcel #139-19-401-002

Dear Ms. Davis:

AMI Capital, Inc. is processing an application to refinance the above referenced property under the Federal National Mortgage Association's (Fannie Mae) DUS Program. In connection with this program, we are required to obtain a letter that addresses the following areas relating to zoning:

1. Confirmation of the property's current zoning classification;
2. Statement as to whether the use of the property (multifamily) is conforming or legal non-conforming under the current zoning regulations;
3. Statement as to whether the structure/site (i.e. density, parking, height, setback lines) is conforming or legal non-conforming under the current zoning regulations; and
4. Statement addressing the building owner's rights to restore the property to its original size and density in the event of partial or total destruction. In the event of non-conformance, please include any threshold of destruction which would invoke the current zoning standards and whether such threshold would be applied on a building by building basis or for the property as a whole.

zoning chart
parking requirements
landscaping:
multifamily
parking areas

1700 N Decatur

139-19-401-002

Z-145 6-2

V-12 6-4

A-3

May 18, 1998

AMI Capital, Inc.
Anita Clarke
7200 Wisconsin Avenue, Suite 200
Bethesda, MD 20814

Re: Zoning Verification for 1700 N. Decatur Blvd., Las Vegas, NV.
Zoning File Reference: Z-148-62

To Whom It May Concern:

This letter is to verify that the property located at 1700 N. Decatur Boulevard, Las Vegas, Nevada, Assessor Parcel Number 139-19-401-002, is zoned R-3 (Medium Density Residential & Apartment District). The R-3 District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses, and medium density apartments.

The City of Las Vegas, in April, 1997, adopted a new Zoning Code which changed the requirements for parking, landscaping and setbacks. Therefore, this project is an existing, legal non-conforming use and is subject to the damage provisions as stated below. I have attached the appropriate documentation which could affect this site.

A non-conforming use which was located in a building that has been damaged or partially destroyed by fire, flood, wind, other calamity, or act of God shall not be continued when the extent of damage or destruction is more than 50 % of the replacement value of the building.

The City of Las Vegas is responsible for enforcement of building codes, zoning ordinances and similar codes or ordinances related to commercial development within the City of Las Vegas Corporate Boundaries.

Our records indicate that this property is in compliance with all current zoning requirements. Enclosed you will find a request form for copies of records. This form may be used to obtain copies of certificates of occupancy or other records you may require. If you have any further questions, feel free to contact me at (702) 229-4737.

Sincerely,

Hillevi I. S. Davis
Planner I

*** TRANSMISSION REPORT ***

MAY-29-98 09:03 ID:702 385 7268

CLV PLANNING & DEVELOPMEN

JOB NUMBER 595
 INFORMATION CODE OK
 TELEPHONE NUMBER 13019513234
 NAME(ID NUMBER)
 START TIME MAY-29-98 09:01
 PAGES TRANSMITTED 002 TRANSMISSION MODE ENMR
 RESOLUTION STD REDIALING TIMES 00
 SECURITY OFF MAILBOX OFF
 MACHINE ENGAGED 02'06

THIS TRANSMISSION IS COMPLETED.

LAST SUCCESSFUL PAGE 002

CITY OF LAS VEGAS
FAX

Date: 5/29/98 # Pages 002
including this sheet

To: Donita Clarke

From: Carol C Cambo

Subject: _____

Message: _____

If any portion of this transmission is illegible, unreadable or missing,
 please contact our office at 702-229-6301

PLANNING & DEVELOPMENT



Development Services Center
 731 S. Fourth Street
 Las Vegas, NV 89101
 702-229-6301
 FAX 385-7268

CITY OF LAS VEGAS
FAX

Date: 5/29/98 **# Pages** _____
including this sheet

To: Anta Clarke

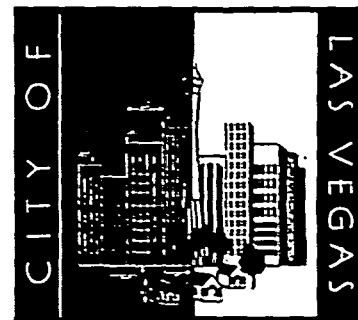
From: Carol Cambo

Subject: _____

Message: _____

**If any portion of this transmission is illegible, unreadable or missing,
please contact our office at 702-229-6301**

**PLANNING &
DEVELOPMENT**



**Development
Services Center**

731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

FAX 385-7268

Ord. 934-27

FROM R-E to R-3 (Z-148-62)

The North 680 feet of the South 1194.58 feet of the West 1045 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-4 to C-1 (Z-149-62)

The South 269.84 feet of the East 316.23 feet of the North 803.91 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 61 East, M.D.B.&M.

FROM R-1 to R-3 (Z-152-62)

The West 210 feet and the South 190 feet, except the Easterly 405 feet of the Northwest Quarter (NW $\frac{1}{4}$), Section 24, Township 20 South, Range 60 East, M.D.B.&M.

FROM R-E to R-1 (Z-153-62)

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section 30, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the West 100 feet, the East 50 feet, and that portion lying south of the center line of West Fremont Street.

FROM C-1 to C-2 (Z-159-62)

Lots 10, 11, 12, 13 and the North 10 feet of Lot 14, Block 21, Clark's Las Vegas Townsite.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

APPROVED:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of February, 1963, and referred to the following committee composed of Commissioners Levy and Whipple for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 1963, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners _____

VOTING "NAY": _____ ABSENT: _____

APPROVED:

ATTEST:

ORAN K. GRAGSON, Mayor

SIGRID DODGSON, Acting City Clerk

OK 111

DRAFT

NOTICE OF PUBLIC HEARING

DRAFT

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-148-62 CHARLES CAVANAUGH, ANNE TAYLOR, AND JOHN F. CONLON FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH
680 FEET OF THE NORTH 831 FEET OF THE EAST 985 FEET OF THE
WEST 1045 FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
MDB&M. GENERALLY LOCATED ON THE EAST SIDE OF DECATUR BLVD.
APPROXIMATELY 500 FEET NORTH OF VEGAS DRIVE,

FROM: R-E (Residence Estates)

TO : R-3 (Limited Multiple Residence)

Any and all interested persons may appear before the City Planning Commission
either in person or by counsel, and object to or express approval of the proposed
reclassification, or may prior to this hearing file with the City Planning Director
written objections thereto or approval thereof.

DON J. SAYLOR
Director of Planning

DJS: rm

June 28, 1963

City Attorney

Planning Department

Request for Ordinance Preparation

Will you please prepare an Ordinance on the following rezonings:

- Z-89-63 From R-1 to C-1
That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, N.D.B.&M., and that portion of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 32, lying East of the East Right-of-way line of Rancho Road, save and except the East 303.95 feet of the North 270.00 feet and also excepting the South 190.00 feet of the North 460.00 feet of the East 170.00 feet.
- Subject to: 1. Wall along rear portions of property.
2. Hedge or wall on Palomino Lane property line.
- Z-90-63 Parcel No. 1 -- From R-E to R-3
The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, N.D.B.&M., Save and except the South 1194.58 feet of the West 1045.00 feet thereof.
- Parcel No. 2 -- From: R-E to C-1
The South 514.58 feet of the West 1045.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, N.D.B.&M.
- Z-94-63 From: C-1 to R-4
The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, N.D.B.&M.
- Z-96-63 From: R-4 to C-2
Lot 6, Block 12, Fairview Addition.
- Z-97-63 From: R-2 to C-1
The South 200.00 feet of the West 200.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, N.D.B.&M.

(Continued on Page 2 --)

City Attorney

June 28, 1963

Request for Ordinance Preparation --

Z-100-63 From: R-1 to C-1
 Lots 11 and 12, Beckley Subdivision.

Z-102-63 From: C-1 to C-2
 Lots 5 through 11 (Inclusive), Block 28, Clark's Las
 Vegas Townsite.

ROBERT C. CLEGG
Senior Planner

RCC:mb

January
Twenty-Eighth
1963

Mr. Charles Cavanaugh
2801 Alta Drive
Las Vegas, Nevada

Re: Zone Change - Z-148-62

Dear Sir:

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 east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E 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

Further discussion revealed that the property on which reclassification has been requested is probably at least 150 from the beer bar on the corner of 25th and Stewart, and is separated by a 30-foot half street, which would permit ample space between the existing commercial and the multiple family housing as presently zoned.

Commissioner Mirabelli moved that the application of Della DeVinney (Z-146-62) for reclassification of property generally located on the east side of 25th Street, between Stewart and Cedar, from R-3 to C-1, be DENIED.

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

ZONE CHANGE
Z-148-62

Approved

ZONE CHANGE (Z-148-62) - APPLICATION OF CHARLES CAVANAUGH, ANNE TAYLOR AND JOHN F. CONLON for reclassification of property generally located on the east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E to R-3, legally described as follows:

The south 680 feet of the north 831 feet of the east 985 feet of the west 1045 feet of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 19, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor, stated that this reclassification has been requested for proposed Senior Citizens housing; that there were no protests at the public hearing, and that the Planning Commission recommended approval.

Commissioner Levy moved that the application of Charles Cavanaugh, Anne Taylor and John F. Conlon for reclassification of property generally located on the east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E 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-147-62

Approved,
subject to
condition
listed.

ZONE CHANGE (Z-147-62) - APPLICATION OF LA VONNE A. NORRIS AND ARRETTA F. BINGHAM for reclassification of property generally located on the west side of Las Vegas Boulevard North, between Adams Avenue and Foremaster Lane, from R-T and R-1 to C-2, legally described as follows:

The Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section 27, Township 20 South, Range 61 East, MDB&M, save and except the west 320 feet and the south 895 feet.

The Director of Planning, Mr. Donald J. Saylor, stated that there were no protests at the Public Hearing, and that the Planning Commission recommended approval, subject to a resolution of intent for usage by Palm Mortuary as an addition to their present facilities.

**Planning Department
400 Stewart Avenue**

April 5, 1963

**Mr. James E. Baker, Director
Federal Housing Administration
71 Linden Street
Reno, Nevada**

**Re: Z-148-62
R-E to R-3**

Dear Mr. Baker:

The following property legally described as the south 680 feet of the north 831 feet of the east 985 feet of the west 1045 feet of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 19, Township 20 South, Range 61 East, MDB&M, has been approved to be rezoned by the City Commission at their regular meeting of January 23, 1963 and the Ordinance (No. 934-27) has become final as of March 9, 1963, midnight, the second publication date of the Ordinance.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Planning Department
400 Stewart Street

February 14, 1963

Mr. James E. Baker, Director
Federal Housing Administration
71 Linden Street
Reno, Nevada

Re: Z-148-62

R-E to R-3

Dear Mr. Baker:

The following property legally described as the South 680 ft. of the North 831 ft. of the East 985 ft. of the West 1045 ft. of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M., has been approved to be rezoned by the City Commission at their regular meeting of January 23, 1963 and the Ordinance (No. 934-27) will become final at the date of second publication which is March 9, Midnight, 1963.

Sincerely yours,

Don J. Saylor
Director of Planning

DJS:mb

January
Twenty-Eighth
1963

Miss Anne Taylor and
Mr. John F. Conlon
2012 Franklin Avenue
Las Vegas, Nevada

Re: Zone Change - Z-148-62

Dear Miss Taylor and Mr. Conlon:

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 east side of Decatur Boulevard, approximately 500 feet north of Vegas Drive, from R-E 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: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 148-62

Application of CHARLES CAVANAUGH and -- 2801 Alta Drive, Las Vegas, Nev.
ANNE TAYLOR and JOHN F. CONLON -- ~~2012 Franklin Ave., Las Vegas,~~
(Name and Address) Nevada

for reclassification of property legally described as:

The South 680 feet of the North 831 feet of the East 985 feet of
the West 1045 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest
Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East,
M.D.B.&M., and

Generally located: on the East side of Decatur Blvd. approximately 500
feet North of Vegas Drive,

From: R-E (Residence Estates)

To: R-3 (Limited Multiple Residence)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

He withdrew his protest upon learning the proposed use of the parcel.

Mr. Thomas Washington appeared requesting information as to the use of parcel after rezoning.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of LAVONNE A. NORRIS and ARRETTA F. BINGHAM for the reclassification of property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane from R-T and R-1 to C-2 be approved subject to a resolution of intent for the useage to be by Palm Mortuary as an addition to their present facilities.

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

36. Z-148-62
Approved

Application of CHARLES CAVANAUGH, ANNE TAYLOR, and JOHN F. CONLON for the reclassification of property legally described as the south 680 feet of the north 831 feet of the east 985 feet of the west 1045 feet of the southwest quarter of the southwest quarter of Section 19, T20S, R61E, MDB&M and generally located on the east side of Decatur Boulevard approximately 500 feet north of Vegas Drive, from R-E to R-3.

Mr. Saylor gave the staff report. He stated this is the location of a proposed senior citizens' housing development. Staff feels a better location could have been used rather than on a major primary street. Staff states that it should be a matter of record that the rezoning of this property will not imply approval of the rezoning of any adjoining properties. The Chairman declared the public hearing open.

Mr. Franklin Bills, representing the applicants, appeared. He stated they would most happily agree to a resolution of intent that rezoning would be for use only as a Senior Citizens' Housing Project. The plot plan indicated garden type apartments of one story structure.

The Chairman declared the public hearing closed.

After discussion, Mr. Uehling moved that the application of CHARLES CAVANAUGH, ANNE TAYLOR, and JOHN F. CONLON for the reclassification of property generally located on the east side of Decatur Boulevard approximately 500 feet north of Vegas Drive, from R-E to R-3 be approved.

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

37. Z-149-62
Approved

Application of WILLIAM H. WILSON, MD for the reclassification of property legally described as the south 273 feet of the north 807 feet of the east 316 feet of the southeast quarter of the southeast quarter of Section 3, T21S, R61E, MDB&M, and generally located on the west side of Maryland Parkway between

Planning Department
400 Stewart Street

January 11, 1963

Mrs. Anne Taylor
Mr. John F. Conlon
c/o Mrs. Claire Davis
2012 Franklin Avenue
Las Vegas, Nevada

Dear Mrs. Taylor & Mr. Conlon:

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 east side of Decatur Boulevard approximately 500 feet north of Vegas Drive, from R-E 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-148-62

CC: to Mr. Charles Cavanaugh
2801 Alta Drive
Las Vegas, Nevada

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

PROTESTS

APPROVALS

FILE No. Z-148-62

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 \$ 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 sheet

Generally located on the east side of Decatur
Blvd. Approx 500 ft north of Vegas River.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

~~XXX~~ We, Charles Cavanaugh, Mrs. Samuel Taylor, John F. Conlon

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.:

Charles Cavanaugh 2801 Riva Dr 878-6170

Mrs. Anne Taylor 2012 Franklin Av DU 24643

John F. Conlon
Subscribed and sworn to before me this 13th day of December, 19 62

Alma Cleland
Notary Public in and for said County and State

June 1, 1962
My Commission expires
MY COMMISSION EXPIRES OCTOBER 9, 1965

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: 4/2/14, 19 62

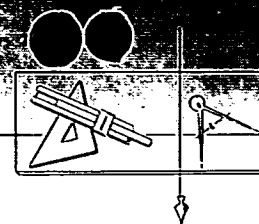
Fee: \$ 50.00

Receipt No.: 50547

Case No.: Z-148-62

By: [Signature]
Director of Planning

1/10/62



PROPOSED R-3

That portion of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, MDM, Nevada, being also a portion of Government Lot No. 4, wholly within the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

COMMENCING at the Southwest Section corner of said Section 19; thence North $02^{\circ}21'00''$ East along the West line of aforesaid Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 19, a distance of 514.58 feet to the TRUE POINT OF BEGINNING; thence continuing North $02^{\circ}21'00''$ East along last said line a distance of 680.00 feet; thence South $89^{\circ}40'16''$ East along a line parallel to the North line of aforesaid Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 19, a distance of 985.00 feet; thence South $02^{\circ}21'00''$ West along a line parallel to the aforesaid West line of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 19 a distance of 680.00 feet; thence North $89^{\circ}40'16''$ West along a line parallel to the aforesaid North line of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 19 a distance of 985.00 feet to the TRUE POINT OF BEGINNING, containing 15.3765 acres more or less.

Z-148-62

2

the south 680 feet of the north
831 feet of the east. 985 feet of the
west 1045 feet of the southwest
quarter of the southwest quarter
of section 19 T20S R61E MDB&M
Las Vegas, Nevada.

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NOTICE OF PUBLIC HEARING

JANUARY 10, 1963

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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-148-62 CHARLES CAVANAUGH, ANNE TAYLOR, AND JOHN F. CONLON FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH
680 FEET OF THE NORTH 831 FEET OF THE EAST 985 FEET OF THE
WEST 1045 FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
MDB&M. GENERALLY LOCATED ON THE EAST SIDE OF DECATUR BLVD.
APPROXIMATELY 500 FEET NORTH OF VEGAS DRIVE,

FROM: R-E (Residence Estates)

TO : R-3 (Limited Multiple Residence)

Any and all interested persons may appear before the City Planning Commission
either in person or by counsel, and object to or express approval of the proposed
reclassification, or may prior to this hearing file with the City Planning Director
written objections thereto or approval thereof.

DON J. SAYLOR
Director of Planning

DJS:rm