

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0149-63

APN 162-05-701-002

Location S of Oakley btw Cahlan & Campbell

Applicant First Western Savings & Loan Assn.

Subject

See City Planning Commission.



FILE HISTORY

[illegible]

Z-149-631

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NOTICE OF PUBLIC HEARING

November 14, 1963

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Notice is hereby given that on November 14, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, PC
will hear the application of:

~~Z-149-63~~

Z-149-63

FIRST WESTERN SAVINGS & LOAN ASSN. FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS A PORTION OF THE SOUTHEAST-
~~-----QUARTER (SE 1/4) AND OF THE SOUTHWEST--~~
~~--QUARTER (SW 1/4)--~~

SOUTH HALF (S 1/2) OF SECTION 5, T21S, R61E,
MDB&M, AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE
INTERSECTION OF RANCHO DRIVE AND SAHARA AVENUE
AS PROVIDED BY THE APPROVED MAJOR STREET
PLAN OF THE CITY OF LAS VEGAS; THENCE WESTERLY
ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID
SAHARA AVENUE A DISTANCE OF 2,550 FEET; THENCE ~~XX~~
NORTH A DISTANCE OF 820 FEET TO THE TRUE
POINT OF BEGINNING; THENCE EAST ~~&~~ 700 FEET;
THENCE NORTH 970 FEET; THENCE WEST 290 FEET;
THENCE NORTH 70°30' WEST A DISTANCE OF 690
FEET; THENCE WEST 210 FEET; THENCE SOUTH
1,220 FEET; THENCE EAST 460 FEET; THENCE NORTH
30 FEET TO THE TRUE POINT OF BEGINNING; AND
GENERALLY LOCATED SOUTH OF OAKLEY BOULEVARD
BETWEEN CAHLAN DRIVE AND CAMPBELL DRIVE.

FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

Any and all interested persons may appear before the PC
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

OK-RB

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

PROTESTS

APPROVALS

FILE No. Z-149-63

CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.		
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: *L-149-63*

MEETING DATE: *Nov 14, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

ORDINANCE NO. 934-47

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 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-1 to C-1 (Z-139-63)

Beginning at a point on the East line of Lot M, Park Place Addition, a distance of 50.00 feet North of the Southeast Corner thereof; thence South 89°10' West a distance of 180.00 feet; thence North 02°27'10" East a distance of 201.08 feet; thence North 89°40'09" East a distance of 180.00 feet; thence South 02°27'10" East a distance of 201.08 feet to the Point of Beginning.

FROM R-1 to R-3 (Z-149-63)

A portion of the South Half (S 1/2) of Section 5, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as: Beginning at the Northwest Corner of the intersection of Rancho Drive and Sahara Avenue as provided by the Major Street Plan of the City of Las Vegas; thence Westerly along the North Right-of-way line of said Sahara Avenue a distance of 2550 feet; thence North a distance of 690 feet to the true Point of Beginning; thence East 600 feet; thence North 1110 feet; thence Northwesterly along the centerline of proposed El Cortez Avenue to its intersection with the centerline of proposed Campbell Drive; thence South along the centerline of said proposed Campbell Drive a distance of 1340 feet; thence East a distance of 460 feet to the true Point of Beginning.

FROM R-E to R-D (Z-150-63)

The East Half (E 1/2), East Half (E 1/2), Southwest Quarter (SW 1/4), Section 19, Township 20 South, Range 61 East, M.D.B.&M.

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:

/s/ Oran K. Gragson

Mayor

ATTEST:

/s/ Sigrid Dodgson

Assistant

City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 4th day of December, 1963, and referred to the following committee composed of Commissioners Whipple and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of December, 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 Mirabelli, Levy, Fountain, Whipple and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

/s/ Oran K. Gragson
Mayor

ATTEST:

/s/ Sigrid Dodgson
Assistant City Clerk

ZONE CHANGE
Z-149-63

Approved

ZONE CHANGE - Z-149-63 - APPLICATION OF FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located south of Oakey Boulevard, between Cahlan Drive and Campbell Drive, from R-1 to R-3. (Complete legal description on file in the office of the City Clerk).

The Director of Planning, Mr. Donald J. Saylor, briefly reviewed the land uses adjoining the property on which rezoning was requested, and stated that a very high class apartment development is proposed; that there were no protests at the Planning Commission hearing, and that the Planning Commission recommended approval.

Commissioner Levy moved that the application of First Western Savings and Loan Association (Z-149-63) for reclassification of property generally located south of Oakey Boulevard, between Cahlan Drive and Campbell Drive, from R-1 to R-3, be APPROVED.

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

ZONE CHANGE
Z-150-63

Approved

ZONE CHANGE - Z-150-63 - APPLICATION OF NEVADA SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the north side of Vegas Drive, between Parkchester and Valley Drives, from R-E to R-D, legally described as:

The East Half (E-1/2) of the East Half (E-1/2) of
Section 19, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This property is presently zoned R-E. The property to the north is zoned R-1; to the east is zoned R-E and to the west is R-D. R-D requires 11,000 square foot lots, which is halfway between R-1 and R-E. There were no protests, and the Planning Commission recommends approval. If you do approve this, it should be conditioned upon the completion of the annexation.

Commissioner Whipple moved that the application of Nevada Savings and Loan Association (Z-150-63) be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Fountain, Whipple, and Mayor Gragson voting aye; Commissioner Levy passing his vote due to the fact that he is a Director of the Nevada Savings and Loan Association; noes, none.

ZONE CHANGE
Z-99-63

ZONE CHANGE - Z-99-63 - APPLICATION OF ROY AND WANDA THRUSH for reclassification of property generally located on the south side of Bonanza Road, between Sunny Place and Clarkway Drive, from R-E to R-4, legally described as:

The west 56 feet of the east 500 feet of the north 424 feet of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of Section 28, Township 20 South, Range 61 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: You will recall that this application was held in abeyance until I could contact them to see if they wanted to bring in plans for development. I did finally contact them and they no longer own the property and have divested

November
Twenty-Second
1963

First Western Savings & Loan Association
Land Development Division
Attn: Franklin J. Bills, Manager
1223 East Charleston Boulevard
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-149-63

The Board of City Commissioners at their regular meeting on November 20, 1963, considered your application (Z-149-63) for rezoning of property generally located south of Oakey Boulevard between Cahlan Drive and Campbell Drive, from R-1 to R-3.

By motion duly made, seconded and carried, this rezoning application was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf

cc - Planning
cc - Public Works

6. Z-149-63

Approved

Application of the FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for the reclassification of property legally described as a portion of the south half (S 1/2) of Section 5, T21S, R61E, MDB&M, and more particularly described as follows:

Beginning at the northwest corner of the intersection of Rancho Drive and Sahara Avenue as provided by the approved Major Street Plan of the City of Las Vegas, Nevada; thence westerly along the north right-of-way line of said Sahara Avenue a distance of 2550 feet; thence north a distance of 690 feet to the true point of beginning; thence east 600 feet; thence north 1110 feet; thence northwesterly along the centerline of the proposed El Cortez Avenue to its intersection with the centerline of the proposed Campbell Drive; thence south along the centerline of said proposed Campbell Drive a distance of 1340 feet; thence east a distance of 460 feet to the true point of beginning, and generally located south of Oakey Boulevard between Cahlan Drive and Campbell Drive, from R-1 to R-3.

Mr. Saylor gave the Staff report pointing out the general location. He further described this parcel as being a part of First Western's large 320 acre development where several months ago a large 75 acre parcel fronting on Sahara Avenue was reclassified for a regional shopping center. This particular parcel is adjacent to that shopping center. He also pointed out the single family area in the overall development where two sections are in the construction state, namely Westwood Village No. 1 and No. 2. This proposed R-3 area is for garden type apartments, and if the astute judgement of First Western's Land Development Manager, Mr. Bills, feels that this is appropriate to the overall development of this particular land, Staff has no objections. The Chairman declared the public hearing open.

Mr. Bills appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

During the discussion, the opinion was expressed that this overall development was approved as a package development, whereupon Mr. Saylor explained that the overall development was presented to the Commission, however, it was not approved on that basis. Only the proposed regional shopping center was approved to commercial.

After further discussion, Mr. Matteucci moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for the reclassification of property generally located south of Oakey Boulevard between Cahlan Drive and Campbell Drive, from R-1 to R-3 be approved.

Mr. Longely, Sr. seconded the motion and it was carried by a unanimous vote.

7. Z-150-63

Approved

Application of NEVADA SAVINGS AND LOAN ASSOCIATION for the reclassification of property legally described as the east half (E 1/2) of the east half (E 1/2) of the southwest quarter (SW 1/4) of Section 19, T20S, R61E, MDB&M, and generally located on the north side of Vegas Drive between Parkchester and Valley Drives, from R-E to R -D.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that this area was recently annexed, and is adjacent to an R-D classified area in the County. This zone classification has a minimum size lot area of 1100 square feet, just inbetween the R-1 lot size and the half-acre R-E classification, and does not permit horses. Staff recommended approval subject to the consummation of the annexation.

The Chairman declared the public hearing open.

INTER-OFFICE MEMORANDUM

2-2-78

TO:

ROBERT C. CLEMMER
PRINCIPAL PLANNER

FROM:

Don Brown
PLANNING ASSISTANT

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

On FEB 2, 1978 a field inspection was
made at 2900 EL CAMINO

revealed that the conditions of AEST. REV. ~~have~~ have not been met.

PHASE ONE COMPLETE. REMAINDER UNDER
CONSTRUCTION. HOLD FOR 30 DAYS.

MARCH 1, 1978 ±



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

MARCH 10, 1978
Date

TO:

FROM:

SUBJECT:

License Inspection at
2900 El Camino

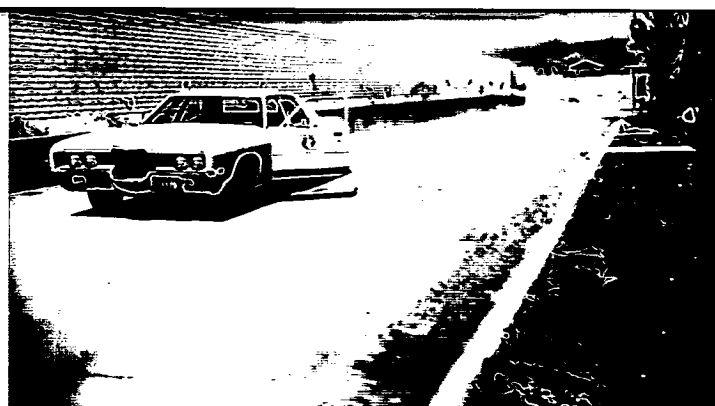
COPIES TO:

On MARCH 10, 1978 a field inspection was made at
2900 El Camino

and revealed that the conditions of AEST. REV. Z-149-63
have ~~have not~~ been met.

DATE/BY

3/10/78 db All CONDITIONS MET. ISSUE
FINAL APPROVAL



INTER-OFFICE MEMORANDUM

Date

January 24, 1986

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z-149-63
Stonestreet

COPIES TO:



In answer to your memorandum of January 21, 1986
on the above plot plan review

this department has no objections provided all required permits and inspections
are obtained.

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-149-63 SARA STONE STREET

RECEIVED
JAN 29 1986

PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☐ 2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
- ☐ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☐ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code.
- ☐ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☐ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☐ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☐ 3. The required fire flow shall be available at the most remote hydrant(s).
- ☐ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

1-28-86 Hank Moore

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 21, 1986

TO: PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: PLOT PLAN REVIEW Z-149-63 SARA STONESTREET	COPIES TO:

A request for a plot plan review has been received on the following described property:

2121 Plaza de la Candela Street

CITY PLANNING COMMISSION MEETING: January 28, 1986

Your remarks regarding this application should be received prior to

January 24, 1986

HPF:lm

Attachment (Plot Plan)

November 27, 1963

City Attorney

Planning Department

Request for preparation of a
rezoning Ordinance

✓ Z-149-63

Z-150-63

City Attorney

Current Plaintiff - Rezoning Ord. req.

Will you please prepare an Ordinance on the following rezonings:

Z-149-63 From R-1 to R-3

A portion of the South Half (S 1/2) of Section 5, Township 21 South, Range 61 East, M.D.B.&M., and being more particularly described as: Beginning at the Northwest corner of the intersection of Rancho Drive and Sahara Avenue as provided by the Major Street Plan of the City of Las Vegas; thence westerly along the North Right-of-way line of said Sahara Avenue a distance of 2550 feet; thence North a distance of 690 feet to the true point of beginning; thence East 600 feet; thence North 1110 feet; thence Northwesterly along the centerline of proposed El Cortez Avenue to its intersection with the centerline of proposed Campbell Drive; thence South along the centerline of said proposed Campbell Drive a distance of 1340 feet; thence East a distance of 460 feet to the true point of beginning.

Z-150-63 From R-E to R-D

The East Half (E 1/2), East Half (E 1/2), Southwest Quarter (SW 1/4), Section 19, Township 20 South, Range 61 East, M.D.B.&M.

RCC:mb

ROBERT C. CLEMMER

**Planning Department
400 Stewart Avenue**

November 18, 1963

**First Western Savings & Loan Association
Land Development Division
Attn: Franklin J. Bills, Manager
1223 East Charleston Boulevard
Las Vegas, Nevada**

Dear Mr. Bills:

At the regular meeting of the City Planning Commission held on November 14, 1963, consideration was given to your request for reclassification of property generally located south of Oakley Boulevard between Cahlan Drive and Campbell Drive, from R-1 to R-3.

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

This item will be heard by the Board of City Commissioners at 6:00 PM, November 20, 1963, in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-149-63

2-149-63

beam

Business Engineering Architectural Management, Inc.

TELEPHONE: ~~RECENT 5-2853~~
382-8135

~~DEACON EXHIBITING~~
~~3542 INDUSTRIAL ROAD~~
LAS VEGAS, NEVADA
2800 Marlin

~~PO BOX 2554~~
~~HUNDRIDGE STATION~~
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RANCHO DRIVE AND SAHARA AVENUE AS PROVIDED BY THE APPROVED MAJOR STREET PLAN OF THE CITY OF LAS VEGAS; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SAHARA AVENUE A DISTANCE OF 2550 FEET; THENCE NORTH A DISTANCE OF 690 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 600 FEET; THENCE NORTH 1110 FEET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF PROPOSED EL CORTEZ AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF PROPOSED CAMPBELL DRIVE; THENCE SOUTH ALONG THE CENTERLINE OF SAID PROPOSED CAMPBELL DRIVE A DISTANCE OF 1340 FEET; THENCE EAST A DISTANCE OF 460 FEET TO THE TRUE POINT OF BEGINNING.

Corrected legal

*Submitted
10/30/63 by
F. Bell*

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 27, Chapter 24, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a R-3 Use District, as established by Section 10, Chapter 24 of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 50.00.

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

A parcel of land legally described as a portion of the Southeast one-quarter (SE $\frac{1}{4}$) and the Southwest one-quarter (SW $\frac{1}{4}$) of Section 5, T21S, R61E, MDBM, more particularly described as follows:

Commencing at the Northwest corner of the intersection of Rancho Drive and Sahara Avenue as provided by the approved major street plan of the city of Las Vegas; thence westerly along the North Right-of-Way line of said Sahara Avenue a distance of 2,550 feet; thence North a distance of 820 feet to the TRUE POINT OF BEGINNING; thence East 700 feet; thence North 970 feet; thence West 290 feet; thence N70° 30W a distance of 690 feet; thence West 210 feet; thence South 1,220 feet; thence East 460 feet; thence North 30 feet to the true point of beginning; and generally located south of Oakey Blvd between Cahlan Drive and Campbell Drive.

see corrected legal

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.

First Western Savings & Loan Association

1223 E. Charleston Blvd.

382-4079

By: *Frank J. Mills*

, Manager, Land Development Office

Subscribed and sworn to before me this

18th day of October, 1963*Catherine Long*
Notary Public in and for said County and State

MY COMMISSION EXPIRES MAY 13, 1967

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:

10/21, 1963

FEE:

\$50.00

RECEIPT NO.:

62168

CASE NO.

Z-148-63

BY:

D. J. S. (w)

Director of Planning

Nov. 14, 1963