

Planning & Development Department Scanning Cover Sheet

Case No Z-0150-63

APN 139-19-318-046

Location N of Vegas btw Parkchester & Valley

Applicant Nevada Saving & Loan Assn

Subject

Reclassification of property legally
described as the East 1/2 of the East 1/2 of
the SW 1/4 of Section 19, Township 20 South,
Range 61 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No.

Nov 14, 1963

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:

2-150-63

MEETING DATE:

Nov 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

D
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NOTICE OF PUBLIC HEARING

November 14, 1963

D
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October 31, 1963

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-150-63

NEVADA SAVINGS & 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~~18~~, T20S, R61E, MDB&M, and
GENERALLY LOCATED ON THE NORTH SIDE
OF VEGAS DRIVE BETWEEN PARKCHESTER
AND VALLEY DRIVES,

FROM: R-E (Ranch Estates)

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

*Card
Flag*

OK-Rep.

Any and all interested persons may appear before the _____
either in person or by counsel, and object to or express approval of the proposed
_____, 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:

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 $89^{\circ}10'$ West a distance of 180.00 feet; thence North $02^{\circ}27'10''$ East a distance of 201.08 feet; thence North $89^{\circ}40'09''$ East a distance of 180.00 feet; thence South $02^{\circ}27'10''$ 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:

Mayor

ATTEST:

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 _____ and _____ for recommendation; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 19____, which was a _____ meeting of said Board; that at said _____ 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:

Mayor

ATTEST:

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 Saving 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

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.

No one appeared.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of NEVADA SAVINGS AND LOAN ASSOCIATION for the reclassification of property generally located on the north side of Vegas Drive between Parkchester and Valley Drives, from R-E to R-D, be approved.

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

8. A-20-63

Approved

Petition of LLOYD JONES, ET AL for the annexation of property described as the east half (E 1/2) of the NW 1/4 of the northeast quarter (NE 1/4), and the east half (E 1/2) of the northwest quarter (NW 1/4) of Section 18, T20S, R61E, MDB&M, and generally located on the south side of Aubrey Street east of the Thunderbird Air Field.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that over 50% of the property owners were in favor of this annexation which represented approximately 63% of the area. The Department of Public Works states this area can be sewerred with no Engineering problems. Staff recommended approval.

After discussion, Mr. Uehling moved that the Petition of LLOYD JONES, ET AL for the annexation of property generally located on the south side of Aubrey Street east of the Thunderbird Air Field be approved.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

9. A-27-63

Approved

Petition from PROPERTY OWNERS for the annexation of property legally described as the northeast quarter (NE 1/4) of Section 21, T20S, R61E, MDB&M, and known generally as the Vegas Heights area.

Mr. Saylor gave the Staff report pointing out the general location. This area is an unincorporated town, and stated that we did not solicit this annexation, but it was submitted completely on the initiative of the property owners. We have received petition from 59% of the property owners which constitutes more than 60% of the area.

Recognizing that this will create a great number of problems in relation to zoning, planning, utilities, and offsite improvements, and after a great deal of thought, Staff takes this position, that regardless of whether this area is annexed to the City or not, it is a problem area.

Further, Staff contends that eventually the City of Las Vegas would be able to create a desirable area. Referring to the comment from the Fire Department, they too recognize the many problems involved and question whether the benefits in taxation will exceed the benefits and/or problems that will accrue. Staff is of the opinion that perhaps the tax benefits will not exceed the cost for a few years, but in the long run will. Staff recommended approval.

Mr. Ward appeared requesting approval of the annexation. He further reiterated the many problems involved, but stated that with the help of the City of Las Vegas, he felt sure that a desirable area could be created.

Mrs. Howard Wilson appeared requesting approval of the annexation.

Mr. James Carter appeared and submitted more signed Petitions for Annexation.

After further discussion, Mr. Johnston moved that the Petition from PROPERTY OWNERS for the annexation of property generally known as the Vegas Heights area be approved.

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

November
Twenty-Second
1963

Nevada Savings & Loan Association
Attn: M. P. Adams, Ass't Vice President
P. O. Box 2718, Huntridge Station
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-150-63

The Board of City Commissioners at their regular meeting on November 20, 1963, considered your application (Z-150-63) for rezoning of property generally located on the north side of Vegas Drive between Parkchester and Valley Drives, from R-E to R-D.

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

Yours very truly,

(Mrs.) Juanita A. Frary
City Records Clerk

jaf
cc - Planning
cc - Public Works

November 27, 1963

City Attorney

Planning Department

Request for preparation of a
rezoning Ordinance

Z-149-63

✓ Z-150-63

City Attorney

Current Plannint - 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.

ROBERT C. CLEMMER

RCC:mb

**Planning Department
400 Stewart Avenue**

November 18, 1963

**Nevada Savings and Loan Association
Attn: M. P. Adams, Ass't Vice President
P.O. Box 2718, Huntridge Station
Las Vegas, Nevada**

Dear Mr. Adams:

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 on the north side of Vegas Drive between Parkchester and Valley Drives, from R-E to R-D.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be 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-150-63

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-D 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:

E $\frac{1}{2}$, E $\frac{1}{2}$, SW $\frac{1}{4}$, Section 19, T.20 S., R. 61 E., M.D.B. & M.

N side Vegas Dr between
Parkchester Dr & Valley Dr.
West of Joplin Hwy between
Sage Meadow Blvd (College Ave) &
Vegas Dr.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 COUNTY OF CLARK) ss:

~~xxx~~ NEVADA SAVINGS AND LOAN ASSOCIATION

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: also: Kraemer
1857 N. Valley

Phone No.: 384-8132

P.O. Box 2718, Huntridge Sta., L.V.

M.P. Adams Assistant Vice President

Subscribed and sworn to before me this 22nd day of October, 19 63

Dolores T. Buchholz
 Notary Public in and for said County and State

11-15-63
 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: 10/22, 19 63

Fee: \$ 50.00

Receipt No.: 62169

Case No.: 2-150-63

By: D.J.S. wa
 Director of Planning

Nov 14, 1963

Sealing
11-14-63