

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0152-62

APN                138-24-101-001

Location           On Jones btw College & Smoke Ranch

Applicant           Charleston Heights Hospital, Inc.

Subject

Reclassification of property legally  
described as the West 210' and the South  
190', except the Easterly 150' of the NW 1/4  
of Section 24, Township 20 South, Range 60  
East, MDB&M.



# 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.<br>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.<br>a. Type date to be mailed -- 15 days prior to meeting.<br>b. Put one copy rough draft in folder.                                  | ✓             | MB |
| 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.<br>a. Type property owner's list.<br>b. Type envelopes.<br>c. Type Notice of Public Hearing on multilith.<br>d. Mail out notices. |               |    |
| 12. | Prepare Legal Notice for newspapers.<br>a. Call newspapers and have messenger pick up legals.                                                                                                |               |    |
| 13. | Ask Don regarding Resolutions.                                                                                                                                                               |               |    |

FILE NO: Z-152-62

MEETING DATE: January 10, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

January 10, 1962

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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, Planning Commission  
will hear the application of: the City

Z-152-62 CHARLESTON HEIGHTS HOSPITAL, INC. FOR THE RECLASSIFICATION  
OF PROPERTY LEGALLY DESCRIBED AS THE WEST 210 FEET AND  
THE SOUTH 190 FEET, EXCEPT THE EASTERLY 150 FEET OF THE  
NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 24, TOWNSHIP 20 SOUTH,  
RANGE 60 EAST, M.D.B.&M., AND GENERALLY LOCATED ON JONES  
BLVD. BETWEEN COLLEGE AVENUE AND SMOKE RANCH ROAD, AND  
ON COLLEGE AVENUE BETWEEN JONES BLVD. AND MICHAEL WAY,

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:mb

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FROM: R-1 (Single Family Residence)

TO: R-3 (Limited Multiple Residence)

*Filed 12/17*

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either in person or by counsel, and object to or express approval of the proposed  
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written objections thereto or approval thereof.

DON J. SAYLOR  
Director of Planning

DJS: mb

MINUTES

Las Vegas, Nevada  
January 24, 1963

A Recessed Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 24th day of January, 1963, was called to order by His Honor, Mayor Oran K. Gragson, at the hour of 10:30 a.m. with the following members present:

|              |                     |
|--------------|---------------------|
| Mayor        | Oran K. Gragson     |
| Commissioner | Reed Whipple        |
| Commissioner | Philip M. Mirabelli |

ABSENT (EXCUSED)

|              |                |
|--------------|----------------|
| Commissioner | E. W. Fountain |
| Commissioner | Harry C. Levy  |

STAFF PRESENT:

|                         |                    |
|-------------------------|--------------------|
| City Manager            | Verlyn L. Fletcher |
| City Attorney           | Sidney R. Whitmore |
| Director of Planning    | Donald J. Saylor   |
| Fire Chief              | C. D. Williams     |
| Acting Asst. City Clerk | Vyrna M. Loparco   |

ZONE CHANGE  
Z-151-62

Denied

ZONE CHANGE (Z-151-62) - APPLICATION OF WILLIAM PECCOLE for reclassification of property generally located on the east side of Tenth Street, between Bonneville Avenue and Garces Avenue, from R-1 to R-3, legally described as follows:

Lots 7 and 8, Block 23, Wardie Addition.

The Director of Planning, Mr. Donald J. Saylor: This application is to change one building site from R-1 to R-3. The adjoining area is all R-1, and the Planning Commission recommended denial of this request for spot zoning. There were 2 petitions of protest with 24 names.

Commissioner Mirabelli moved that the application of William Peccole (Z-151-62) for reclassification of property generally located on the east side of Tenth Street, between Bonneville Avenue and Garces Avenue, from R-1 to R-3, be DENIED.

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

ZONE CHANGE  
Z-152-62

Approved

ZONE CHANGE (Z-152-62) - APPLICATION OF CHARLESTON HEIGHTS HOSPITAL, INC. for reclassification of property generally located on Jones Boulevard, between College Avenue and Smoke Ranch Road, and on College Avenue, between Jones Boulevard and Michael Way, from R-1 to R-3, legally described as follows:

The west 210 feet and the south 190 feet, except the easterly 150 feet of the Northwest Quarter (NW-1/4) of Section 24, Township 20 South, Range 60 East, MDB&M.

The Director of Planning, Mr. Donald J. Saylor: This is an application for rezoning to allow apartments in one of the newly annexed areas in the northwest section of the City. This is a 160 acre proposed development and the application is for a row of R-3 apartments along the two street sides, and is pretty much in accord with our policy of permitting this type of development, especially in

advance of the construction of single family homes. There were 3 protests -- one of which was a substantial distance away, and the other 2 were a considerable distance away. The Planning Commission recommended approval.

Mr. Scott Wallace, representing Charleston Heights Hospital, Inc.: We have submitted a Tentative Map which was recommended for approval by the Commission last night. This actually puts in a tier of lots and a street, so that the people in Curtis Park who were complaining would have approximately 300 feet of buffer zone between them and this R-3, plus Michael Way, which is an 80-foot street.

Commissioner Whipple moved that the application of Charleston Heights Hospital, Inc. (Z-152-62) for reclassification of property generally located on Jones Boulevard, between College Avenue and Smoke Ranch Road, and on College Avenue, between Jones Boulevard and Michael Way, from R-1 to R-3, be APPROVED.

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

**ZONE CHANGE  
Z-153-62**

Approved

**ZONE CHANGE (Z-153-62) - APPLICATION OF BOULDERADO WATER COMPANY** for reclassification of property generally bounded on the south by West Fremont Street, on the north by West Bonanza Way, and on the west by Western High School, from R-E to R-1, legally described as follows:

That portion of the Southeast Quarter (SE-1/4) of the Southwest Quarter (SW-1/4) of Section 30, Township 20 South, Range 61 East, MDB&M, north of the proposed Fremont Right-of-Way and excepting therefrom the west 100 feet and the east 50 feet.

The Director of Planning, Mr. Donald J. Saylor: This application for reclassification from R-E to R-1 is for purposes of subdivision development. There were no protests, and the Planning Commission recommended approval.

Commissioner Whipple moved that the application of Boulderado Water Company (Z-153-62) for reclassification of property generally bounded on the south by West Fremont Street, on the north by West Bonanza Way, and on the west by Western High School, from R-E to R-1, be APPROVED.

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

**ANNEXATION  
A-1-63**

Approved

**ANNEXATION (A-1-63) - PETITION OF LAWRENCE A. LA PENTA ET AL** for the annexation of portions of Sections 1 and 12, Township 20 South, Range 60 East, MDB&M and generally located east of the Tonopah Highway and north of Duncan.

The Director of Planning, Mr. Donald J. Saylor, stated that this annexation request had 100% ownership participation, and that the Planning Commission recommended approval. He further stated that this would have to be approved by the Board of County Commissioners, and a Resolution sent to the County to change the township

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

Z-152-62

February 19, 1963

City Attorney

Director of Planning

Ordinance 934-27

The above Ordinance was referred to committee (Levy and Whipple) on February 13, 1963. Z-152-62 is a part of this Ordinance and the Planning Commission has recommended that a minor change be made. The applicant has agreed to this change and I have advised Commissioners Levy and Whipple of the proposed change and suggested that you would have an amended Ordinance for them to report out if they so desires.

Will you please amend Ordinance No. 934-27, specifically referring to Z-152-62 to read as follows:

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-1 to R-3.

DON J. SAYLOR

DJS:mb

Att: CC of Memo to Committee



February 19, 1963

Commissioner Whipple

Director of Planning

Ordinance No. 934-27 - Z-152-62

At the last meeting of the City Commission on February 13, 1963, Ordinance No. 934-27 was referred to a committee composed of Commissioner Levy and Commissioner Whipple. This Ordinance contains several rezonings, one of which is Z-152-62. Due to a problem which arose when the final subdivision design was completed, the Planning Commission has recommended that Z-152-62 be amended slightly.

The applicant has agreed to this amendment, consequently, I shall advise the City Attorney so that when the Ordinance is ready to come out of committee, it can be reported out as amended if you so desire.

DON J. SAYLOR

DJS:mb

February 19, 1963

Commissioner Levy

Director of Planning

Ordinance No. 934-27 - Z-152-62

At the last meeting of the City Commission on February 13, 1963, Ordinance No. 934-27 was referred to a committee composed of Commissioner Whipple and Commissioner Levy. This Ordinance contains several rezonings, one of which is Z-152-62. Due to a problem which arose when the final subdivision design was completed, the Planning Commission has recommended that Z-152-62 be amended slightly.

The applicant has agreed to this amendment, consequently, I shall advise the City Attorney so that when the Ordinance is ready to come out of committee, it can be reported out as amended if you so desire.

DON J. SAYLOR

DJS:mb

January 25, 1963

CHARLESTON HEIGHTS HOSPITAL, INC.  
% Mr. Ernest A. Becker, President  
5017 Alta Drive  
Las Vegas, Nevada

Gentlemen:

RE: ZONE CHANGE Z-152-62

At the Recessed Meeting of the Board of Commissioners of the City of Las Vegas, held on January 24, 1963, consideration was given to your application for a reclassification of property generally located on Jones Boulevard, between College Avenue and Smoke Ranch Road; and on College Avenue, between Jones Boulevard and Michael Way, from R-1 to R-3.

Upon motion duly made, seconded, and carried, this zone change application was APPROVED.

Very truly yours,

Vyma M. Loparco

Acting Assistant City Clerk

cc - Public Works Department

✓ cc - Planning Department

TO: City Clerk  
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 152-62

Application of CHARLESTON HEIGHTS HOSPITAL, INC., 5017 Alta Drive  
(Name and Address) Ernest A. Becker, President  
Las Vegas, Nevada

for reclassification of property legally described as:

the West 210 feet and the South 190 feet, except the easterly 150 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 24, Township 20 South, Range 60 East, M.D.B.&M.

Generally located: on Jones Blvd. between College Avenue and Snake Ranch Road, and on College Avenue between Jones Blvd. and Michael Way,

From: R-1 (Single Family Residence)

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: \_\_\_\_\_

AYES

NAYS

ABSTAIN

Uehling  
Gilday  
Johnston  
Longley, Sr.  
Tiberti

Mirabelli

The motion carried.

39. Z-151-62  
Denied

Application of WILLIAM PECCOLE for the reclassification of property legally described as lots 7 and 8, Block 23, Wardle Addition and generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3. Mr. Saylor gave the staff report, stating this application had been before this Board and the City Commissioners about 2 years ago and had been denied at that time. This is strictly a case of spot zoning. Staff recommends denial. The record indicated a petition of protest with 13 property owners listed. The Chairman declared the public hearing open. Mr. R. D. Coleman appeared to protest. There were several other protestants in the audience who were not recognized by name by the Chairman due to the time element. The Chairman declared the public hearing closed. After discussion, Mr. Mirabelli moved that the application of WILLIAM PECCOLE for the reclassification of property generally located on the east side of 10th Street between Bonneville Avenue and Garces Avenue, from R-1 to R-3 be denied. Mr. Johnston seconded the motion and the vote was unanimous.

40. Z-152-62  
Approved

Application of CHARLESTON HEIGHTS HOSPITAL, INC. for the reclassification of property legally described as the west 210 feet and the south 190 feet, except the easterly 150 feet of the northwest quarter of Section 24, T20S, R60E, MDB&M. And generally located on Jones Boulevard between College Avenue and Smoke Ranch Road, and on College Avenue between Jones Boulevard and Michael Way, from R-1 to R-3. Mr. Saylor gave the staff report. He stated he felt this was good planning, for if we are to have apartments, they should be completed prior to the building of single family homes. In presenting the plot plan, stated here possibly was a problem of vehicular access, and would require an alley to the rear out to College on the west side of the parcel. The record indicated no protests. The Chairman declared the public hearing open. Mr. Becker appeared in his own behalf. Mr. William Covey appeared to protest this application. He is a resident in the county whose property is more than half a mile away.

Mrs. Ann Templeton appeared to protest this application.  
 Mr. Richard Healy appeared to protest.  
 The Chairman declared the public hearing closed.  
 After discussion, Mr. Gilday moved that the application of  
 CHARLESTON HEIGHTS HOSPITAL, INC for the reclassification  
 of property generally located on Jones Boulevard between  
 College Avenue and Smoke Ranch Road, and on College Avenue  
 between Jones Boulevard and Michael Way, from R-1 to R-3  
 be approved.  
 Mr. Longley, Sr. seconded the motion and upon roll call the  
 vote was as follows:

| <u>AYES</u>  | <u>NAYS</u> | <u>ABSTAIN</u> |
|--------------|-------------|----------------|
| Mirabelli    |             | Uehling        |
| Gilday       |             |                |
| Johnston     |             |                |
| Longley, Sr. |             |                |
| Tiberti      |             |                |

The motion carried.

41. Z-153-62  
 Approved

Application of BOULDERADO WATER COMPANY for the  
 reclassification of property legally described as that portion  
 of the southeast quarter of the southwest quarter of Section 30,  
 T20S, R61E, MDB&M, north of the proposed Fremont  
 right-of-way and excepting therefrom the west 100 feet and  
 the east 50 feet, and generally bounded on the south by West  
 Fremont Street, on the north by West Bonanza Way and on the  
 west by Western High School, from R-E to R-1.  
 Mr. Saylor gave the staff report, recommending approval.  
 The record indicated no protests.  
 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. Gilday moved that the application of  
 BOULDERADO WATER COMPANY for the reclassification  
 of property generally located as bounded on the south by  
 West Fremont Street, on the north by West Bonanza Way, and  
 on the west by Western High School, from R-E to R-1,  
 be approved.  
 Mr. Johnston seconded the motion and the vote was unanimous.

42. Z-156-62  
 Approved

Application of the CITY OF LAS VEGAS, NEVADA for the  
 reclassification of property legally described as:  
PARCEL NO. 1 -A portion of the SE 1/4 of Section 36,  
 T20S, R61E, MDB&M and being more particularly described  
 as beginning at the SE corner of said Section 36, thence N 01°  
 00'39" W a distance of 2655.13', thence N 87°59'00" W a  
 distance of 2161.20' to the center line of Mojave Road, thence  
 S 00°08'12" E along the center line of Mojave Road a distance  
 of 2721.49'; thence S 89°45'30" E a distance of 2200.22' to the

Planning Department  
400 Stewart Street

January 11, 1963

Mr. Ernest A. Becker, President  
Charleston Heights Hospital, Inc.  
5017 Alta Drive  
Las Vegas, Nevada

Dear Mr. Becker:

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 Jones Blvd. between College Avenue and Smoke Ranch Road, and on College Avenue between Jones Blvd. and Michael Way, 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 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-152-62

NOTICE OF PUBLIC HEARING

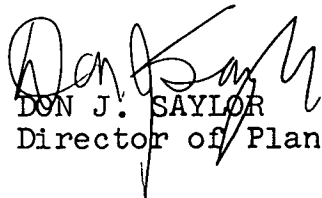
January 10, 1963

December 26, 1962

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Z-152-62      CHARLESTON HEIGHTS HOSPITAL, INC. FOR THE RECLASSIFICATION  
OF PROPERTY LEGALLY DESCRIBED AS THE WEST 210 FEET AND  
THE SOUTH 190 FEET, EXCEPT THE EASTERLY 150 FEET OF THE  
NORTHWEST QUARTER ( $NW\frac{1}{4}$ ) OF SECTION 24, TOWNSHIP 20 SOUTH,  
RANGE 60 EAST, M.D.B.&M., AND GENERALLY LOCATED ON JONES  
BLVD. BETWEEN COLLEGE AVENUE AND SMOKE RANCH ROAD, AND  
ON COLLEGE AVENUE BETWEEN JONES BLVD. AND MICHAEL WAY,  
  
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:mb



P R O P E R T Y   O W N E R S

PROTESTS

APPROVALS

FILE No. 7-152-62

## 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 R1 Use District to a R3 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:

The West 210 feet and the South 190 feet, except the Easterly 150 feet

of the NW $\frac{1}{4}$  of Section 24, T20S, R60E, M.D.B. & M.

Generally located on Jones Blvd between College Ave and Smoke Ranch Road, and on College Ave between Jones Blvd and Michael Way.

## OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

I, Charleston Heights Hospital, Inc.

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.:

Charleston Heights Hospital, Inc. 5017 Alta Drive, Las Vegas, Nev 878-1903

Ernest G. Beebe, pres

Subscribed and sworn to before me this 17<sup>th</sup> day of Dec, 19 62

Mary J. Raucher  
Notary Public in and for said County and State

9-12-65  
My Commission expires  
MARY J. RAUCHER - Notary Public  
My Commission Expires September 12, 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: 12/17, 19 62

Receipt No.: 50553

By: MC  
Director of Planning

Fee: \$ 50<sup>00</sup>

Case No.: Z-152-62

1/10/62