

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0153-62

APN 139-30-410-001

Location N of Fremont btw Algiers & Decatur

Applicant Boulderado Water Company

Subject

Reclassification of property legally
described as that portion of the SE 1/4 of
the 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' and the East 50'.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	EB
2.	Enter in register.	✓	
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	
4.	Make up folder with appropriate label. Attach application on right hand side.	✓	
5.	Type 3 index cards - numerical, legal, applicant.	✓	
6.	File above cards in proper metal file.	✓	
7.	Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder.	✓	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. 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-153-62

MEETING DATE: January 10, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

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January 10, 1962

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-153-62 BOULDERADO WATER COMPANY FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF 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., NORTH OF THE PROPOSED FREMONT RIGHT-OF-
WAY AND EXCEPTING THEREFROM THE WEST 100 FEET AND
THE EAST 50 FEET, AND GENERALLY LOCATED ON THE
NORTH SIDE OF WEST FREMONT (PROPOSED) BETWEEN
ALGIERS ROAD AND DECATUR BLVD.,

FROM: R-E (Residence Estates)

TO: R-1 (Single Family 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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M.D.B.&M., NORTH OF THE PROPOSED FREMONT RIGHT-OF-
WAY AND EXCEPTING THEREFROM THE WEST 100 FEET AND
THE EAST 50 FEET, AND ~~GENERALLY LOCATED ON THE~~
~~NORTH SIDE OF WEST FREMONT (PROPOSED) BETWEEN~~
~~ALGIERS ROAD AND DECATUR BLVD.,~~

is bounded on the
South by Fremont St
The North by Biquena Way
and on the West by
Western High School

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

Filed 12/17

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written objections thereto or approval thereof.

DON J. SAYLOR
Director of Planning

DJS: mb

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

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

January 25, 1963

BOULDERADO WATER COMPANY
% Mr. Ernest A. Becker, President
5017 Alta Drive
Las Vegas, Nevada

Gentlemen:

RE: ZONE CHANGE - Z-153-62

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 from R-E to R-1 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.

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

Very truly yours,

Vyrna M. Loparco

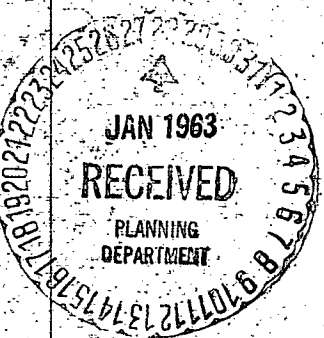
Acting Assistant City Clerk

cc - Public Works Department

✓ cc - Planning Department

SECRET

RECEIVED
JAN 1963
PLANNING
DEPARTMENT



TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z -153-62

Mr. Ernest A. Becker, President
5017 Alta Drive

Application of BOULDERADO WATER COMPANY, Las Vegas, Nevada

(Name and Address)

for reclassification of property legally described as:

that portion of 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., North of the proposed Fremont Right-of-Way and excepting therefrom the West 100 feet and the east 50 feet, and

Generally located: 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 (Residence Estates)

To: R-1 (Single Family Residence)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

mb

PLANNING DEPARTMENT

BY: _____

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
Boulderado Water Company
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 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.

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-153-62

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December 26, 1962

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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., 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 (Residence Estates)

TO: R-1 (Single Family 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

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. 7-153-62

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 RE Use District to a R1 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:

That portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 30, T20S, R61E, M.D.B. & M., North
of the proposed Fremont Right-of-Way and excepting therefrom the West 100 feet
and the East 50 feet.

Generally located on the north side of West Fremont
(proposed) between Algiers Rd and Sedatun Blvd.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Boulderado Water Co.

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.:

Boulderado Water Co. 5017 Alta Drive, Las Vegas, Nevada 878-1903

Ernest G. Beebe, Jr.

Subscribed and sworn to before me this 17th day of Dec, 19 62

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

9-12-65
My Commission expires

MARY J. RAUSCHER - 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

Fee: \$ 50.00

Receipt No.: 50552

Case No.: 2-153-62

By: [Signature]
Director of Planning

1/10/62