

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0154-62

APN 139-19-102-002

Location SE side of College btw Essex & Valley

Applicant First Western Savings & Loan Assn.

Subject

Reclassification of property legally
described as Lots 113-129 inclusive, Block
4, College Heights #1.



PROPERTY OWNERS

PROTESTS

APPROVALS

File No. L-154-62

First Western Savings

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.	}	eb
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.	}	eb
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: *I-154-62*

MEETING DATE: *February 14, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

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February 14, 1963

January 31, 1963

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

City

Z-154-62 FIRST WESTERN SAVINGS AND LOAN ASSOCIATION FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS
LOTS 113 - 129 INCLUSIVE, BLOCK 4, COLLEGE HEIGHTS
#1, AND GENERALLY LOCATED ON THE SOUTHEAST SIDE OF
COLLEGE AVENUE BETWEEN ESSEX DRIVE AND VALLEY ~~WYE~~
DRIVE AS SHOWN ON PLAT OF COLLEGE HEIGHTS ~~#~~ #1,

FROM: R-1 (Single Family Residence)

TO: R-4 (Apartment 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

March 7, 1963

City Attorney

Director of Planning

Reclassifications -
Preparation of Ordinance

Will you please prepare an Ordinance for submittal to the City Commission on the following:

Z-154-62 From R-1 (Single Family Residence) to R-3 (Limited Multiple Residence)
Lots 113-129 Inclusive, Block 4, College Hgts. #1

Z-1-63 (Parcel #1) From C-2 (General Commercial) to R-4 (Apartment Residence)
A part of the North Half (N $\frac{1}{2}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M., commencing at a point on the center line of Tonopah Highway which bears South 35°15'09" East 200.66 feet and South 89°06'10" East along the Section line 2013.83 feet from the (NW) Northwest corner of Section 19, Township 20 South, Range 61 East; thence South 54°44'51" West a distance of 400.00 feet; thence South 35°15'09" East a distance of 170.00 feet; thence North 54°44'51" East a distance of 150.00 feet; thence South 35°15'09" East a distance of 455.00 feet; thence North 54°44'51" East a distance of 250.00 feet to the center line of Tonopah Highway; thence North 35°15'09" West a distance of 625.00 feet to the point of beginning.
(Parcel #2) From C-2 (General Commercial) to R-3 (Limited Multiple Residence)
A part of the (N $\frac{1}{2}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M., commencing on the north line of Section 19 at a point which bears South 89°06'10" East a distance of 1196.53 feet from the Northwest (NW) corner of said Section 19; thence South 35°15'09" East a distance of 235.30 feet; thence South 89°06'10" East a distance of 45.67 feet; thence South 00°53'50" West a distance of 62.52 feet; thence South 35°15'09" East a distance of 1215.10 feet to the center line of College Avenue as shown on the plot of college Heights #1; thence North 54°44'51" East along the center line of College Avenue as extended a distance of 410.00 feet; thence North 35°15'09" West a distance of 675.00 feet; thence South 54°44'51" West a distance of 150.00 feet;

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: March 28, 1963

To: LAS VEGAS REVIEW-JOURNAL

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-29

Please publish the attached ORDINANCE NO. 934-29

Sunday - March 31, 1963 and Sunday - April 7, 1963

(dates)

and send me 3 copies of the Affidavit of Publication at your earliest convenience. (no later than seven (7) days following final publication)

Acting City Clerk

cc: Director of Finance
cc: City Attorney - on Ordinances only
cc: **Planning Dept.**

Re-Zoned File Copy

57-1-10

ORDINANCE NO. 934-29

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 THE 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 R-3 (Z-154-62)

Lots 113 - 129, inclusive, Block 4, College Heights #1.

FROM C-2 to R-4 (Z-1-63)

Parcel #1-

A part of the North Half (N $\frac{1}{2}$) of Section 19, Township 20 South, Range 61 East, M.D.B.&M., commencing at a point on the center line of Tonopah Highway which bears South 35°15'09" East 200.66 feet and South 89°06'10" East along the Section line 2013.83 feet from the Northwest corner of Section 19, Township 20 South, Range 61 East; thence South 54°44'51" West a distance of 400.00 feet; thence South 35°15'09" East a distance of 170.00 feet; thence North 54°44'51" East a distance of 150.00 feet; thence South 35°15'09" East a distance of 455.00 feet; thence North 54°44'51" East a distance of 250.00 feet to the center line of Tonopah Highway; thence North 35°15'09" West a distance of 625.00 feet to the point of beginning.

FROM C-2 to R-3 (Z-1-63)

Parcel #2-

A part of the North Half of Section 19, Township 20 South, Range 61 East, M.D.B.&M., commencing on the north line of Section 19 at a point which bears South 89°06'10" East a distance of 1196.53 feet from the Northwest corner of said Section 19; thence South 35°15'09" East a distance of 235.30 feet; thence South 89°06'10" East a distance of 45.67 feet; thence South 00°53'50" West a distance of 62.52 feet; thence South 35°15'09" East a distance of 1215.10 feet to the center line of College Avenue as shown on the plat of College Heights #1; thence North 54°44'51" East along the center line of College Avenue as extended a distance of 410.00 feet; thence North 35°15'09" West a distance of 675.00 feet; thence South 54°44'51" West a distance of 150.00 feet; thence North 35°15'09" West a distance of 465.93 feet; thence North 00°53'50" East a distance of 266.79 feet to the north line of Section 19; thence North 89°06'10" West along the north line of Section 19 a distance of 504.47 feet to the point of beginning.

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

Parcel #3-

A portion of the North Half of Section 19, Township 20

FROM C-1 to C-2 (Z-13-63)

Lots 22 and 23, Block 21, Clark's Las Vegas Townsite.

FROM R-E to R-1 (Z-19-63)

Parcel #1-

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, M.D.B.&M., save and except the West 1050 feet of the South 380 feet therefrom.

FROM R-E to R-3 (Z-19-63)

Parcel #2-

The South 380 feet of the West 1050 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 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

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson

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 March, 1963, and referred to the following committee composed of Commissioners Levy and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 27th day of March, 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

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson

SIGRID DODGSON, Acting City Clerk

Mr. Franklin J. Bills, representing First Western Savings and Loan Association: In my best judgment, the proposed development north of Smoke Ranch Road, and the proposed development south are not compatible neighbors. We are proposing a first-class family residential area, a preponderantly single family development, with some medium density apartments, which we believe are properly located and a very small area of land presently zoned commercial on which we are applying for R-4, right next to the Tonopah Highway.

Mr. Bills explained his meetings with the Clark County Planning Commission and advised that he had received assurance that they will not permit further commercialization on the west side of Decatur, north of Stacey. He further stated that if the rezoning is granted to Langson Construction for the trailer park zoning, then he would not want approval on First Western's applications, because they would start on something entirely different of a commercial transient nature.

The following persons spoke in protest of the trailer park zoning: Mr. Darwin Lamb; Mrs. Hilda Covey; Mr. Blain Beebe; Mr. Robert Cost; Mr. Ron Beal; and Mrs. Nancy Tupper. Their primary objections were that traffic on the three major streets around this proposed development is too heavy for trailer park density; and that a trailer park would definitely depreciate the property values and degrade the entire surrounding area; and that the property across the street would eventually be annexed to Las Vegas and that City Planning should be with that thought in mind.

Mayor Gragson asked if anyone else wanted to be heard, to which there was no response.

Commissioner Fountain moved that the following applications be APPROVED:

ZONE CHANGE - Z-154-62 - APPLICATION OF FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the southeast side of College Avenue and west of the Tonopah Highway from R-1 to R-3.

ZONE CHANGE - Z-1-63 - APPLICATION OF FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the west side of Tonopah Highway, between Smoke Ranch Road and College Avenue, as follows:

	<u>Parcel #1</u>	<u>Parcel #2</u>	<u>Parcel #3</u>	<u>Parcel #4</u>
From:	C-2	C-2	R-1	R-1
To:	R-4	R-3	R-3	R-3

and that the following application be DENIED:

ZONE CHANGE - Z-123-62 - APPLICATION OF LANGSON CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the west side of Highway 95, between Decatur Boulevard and Smoke Ranch Road, from C-2 and R-E to R-T and R-4.

ZONE CHANGE
Z-154-62

Approved, as
amended to R-3

ZONE CHANGE (Z-154-62) - APPLICATION OF FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the southeast side of College Avenue and west of Tonopah Highway, from R-1 to R-4, legally described as:

Lots 113 to 129, inclusive, Block 4, College Heights #1.

ZONE CHANGE
Z-1-63

Approved

ZONE CHANGE (Z-1-63) - APPLICATION OF FIRST WESTERN SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located on the west side of Tonopah Highway between Smoke Ranch Road and College Avenue, legally described as:

ZONE CHANGE
Z-123-62

Denied

Parcel No. 1 - A part of the North Half (N-1/2) of Section 19, Township 20 South, Range 61 East, MDB&M, commencing at a point on the center line of Tonopah Highway which bears S 35°15'09" E 200.66 feet and S 89°06'10" E along the section line 2013.89 feet from the northwest corner of Section 19, Township 20 South, Range 61 East, MDB&M; thence S 54°44'51" W 400.00 feet, thence S 35°15'09" E 170.00 feet, thence N 54°44'51" E 150.00 feet, thence S 35°15'09" E 455.00 feet, thence N 54°44'51" E 250.00 feet to the center line of Tonopah Highway; thence N 35°15'09" W 625.00 feet to the point of beginning.

From: C-2
To: R-4

Parcel No. 2 - A part of the North Half (N-1/2) of Section 19, Township 20 South, Range 61 East, MDB&M, commencing on the north line of said Section 19 at a point which bears S 89°06'10" E 1196.53 feet from the northwest corner of said Section 19; thence S 35°15'09" E 235.30 feet, thence S 89°06'10" E 45.67 feet, thence S 00°53'50" W 62.52 feet, thence S 35°15'09" E 1215.10 feet to the center line of College Avenue as shown on the plat of College Heights No. 1 on file with the Planning Commission; thence N 54°44'51" E along the center line of College Avenue as extended 410.00 feet; thence N 35°15'09" W 675.00 feet, thence S 54°44'51" W 150.00 feet, thence N 35°15'09" W 465.93 feet, thence N 00°53'50" E 266.79 feet to the north line of said Section 19; thence N 89°06'10" W along the north line of said Section 19, 504.47 feet to the point of beginning.

From: C-2
To: R-3

Parcel No. 3 - A part of the North Half (N-1/2) of Section 19, Township 20 South, Range 61 East, MDB&M, commencing on the north line of said Section 19 at a point which bears S 89°06'10" E 706.00 feet from the northwest corner of said Section 19, thence S 00°53'50" W 190.00 feet, thence S 89°06'10" E 629.33 feet, thence N 35°15'09" W 235.30 feet to the north line of said Section 19; thence N 89°06'10" W along the north line of said Section 19, 490.53 feet to the point of beginning.

From: R-1
To: R-3

February
Twenty-Eighth
1963

First Western Savings and Loan Association
1235 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-154-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held February 27, 1963, consideration was given your application for reclassification of property generally located on the Southeast side of College Avenue and west of the Tonopah Highway from R-1 to R-4.

Upon motion duly made, seconded and carried, this application was amended to R-3 and approved as amended.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning

and east of Torrey Pines Drive, from R-1 to R-3 be approved subject to the determined effort to construct another street for ingress/egress into Jones Blvd and that Aberdeen Lane be made into a cul-de-sac. Mr. Mirabelli seconded the motion and the vote was unanimous.

COMMENDATION:

At this point a unanimous vote by the City Planning Commissioners was acclaimed to commend both Mr. Becker, the applicant, and the Protestors, and their Committees, for the fine work they have done working together to absolve their differences to a workable solution in the reclassifications of these parcels in the Charleston Heights area.

NEW BUSINESS:

19. Z-154-62

Approved (amended)

PUBLIC HEARINGS

Application of FIRST WESTERN SAVINGS AND LOAN ASSN. for the reclassification of property legally described as lots 113 - 129, inclusive, Block 4, College Heights No. 1, and generally located on the southeast side of College Avenue and west of the Tonopah Highway, as shown on plat of College Heights No. 1, (on file with the Planning Commission), from R-1 to R-4.

Mr. Saylor stated that Item No. 24, Z-1-63 and this item are in essence, the same area, and therefore he would combine his Staff report to include these two items. He then pointed out the general location of the parcels involved. This pattern is in essence a proposal to change some of the C-2 to R-3 and R-4, and some of the R-1 on College to R-3 and R-4. This is in accord with my opinion to encourage different type of housing in this general area, which I had predicted would take place in the next few years, furthermore, it is embracing the policy that we have adopted to have apartment house dwellings along our major streets. Staff feels that the higher density of R-4 along College is not necessary, and recommended that the application Z-154-62 be amended to read from R-1 to R-3, of which Staff recommended approval.

The Chairman declared the public hearing open.

Mr. Bills, representing the applicant, appeared. He stated that he thought that Mr. Saylor had done a magnificent job of reviewing the applications. He then presented a map to the Commissioners, showing the pattern they attempt to achieve. The only point in which there seems to be any remote disagreement between the Planning Staff and the Applicant is the R-4 on the south side of College Avenue. He stated he had hoped that by the time this meeting came about he could take the initiative and say that they voluntarily would ask to reduce this to R-3. Further, he stated, the only point of concern is the fact that to the north of us we still have an unresolved situation of a lot of R-4 and Trailer Parks, which has been before this Commission twice and is sort of damnably hanging over our heads on this whole property. He was talking about the piece to the north, which doesn't show on this map. Further, it does not adjoin the parcel where we have ask R-4 zoning. The only thing that makes any sense to me, he stated, was to point out to the Commission at this time, that he would be very happy to accept the recommendation of the Planning Director on the basis of approval of the two applications; amending the Z-154 to read R-1 to R-3 instead of R-4, if merely as a point of record. In the event that R-4 and other highly intensified uses are permitted later on by actions of the Official City Board on the property to the north of us, undoubtedly we would have to come before this Board again for further requests for different types of zoning than we have here at this time. Other than that, he stated, they are real happy about it.

The Chairman declared the public hearing closed.

After discussion, Mr. Mirabelli moved that the application of FIRST WESTERN SAVINGS AND LOAN ASSN. for the reclassification of property generally located on the southeast

side of College Avenue and west of the Tonopah Highway, as shown on the plat of College Heights No. 1, from R-1 to R-4, be denied, and further recommended approval if amended to read from R-1 to R-3.

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

20. Z-155-62

Approved (amended)

Application of WESTGATE BUILDERS for the reclassification of property legally described as part of the southwest quarter (SW 1/4) Section 6, T21S, R61E, MDB&M.

Parcel No. 1 - The westerly 400 feet of the southwest quarter (SW 1/4, Section 6, T21S, R61E, except the southerly 995 feet thereof;

Parcel No. 2 - The southerly 415 feet of the southwest quarter (SW 1/4), Section 6, T21S, R61E, MDB&M, except the westerly 1350 feet thereof;

Parcel No. 3 - The southerly 995 feet of the westerly 1350 feet of the southwest quarter (SW 1/4) of Section 6, T21S, R61E, MDB&M, except that part zoned commercial and described as commencing at the southwest corner of said Section 6, thence S 89° 31' 42" E 986.03 feet; thence N 0° 28' 18" E 90 feet; thence on a curve to the right whose radius is 4630 feet subtending a central angle of 7° 12' 04", an arc length of 581.90 feet; thence N 89° 31' 42" W 1029.39 feet; thence S 0° 05' 04" E 675.03 feet to the true point of beginning. Generally located on the east side of Decatur Blvd. between Oakey and Sahara (San Francisco) and on the north side of Sahara Avenue between Decatur (Montclair) Blvd. and Arville Drive, from R-1 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. In essence, the developer is requesting high density (R-4) along Sahara (San Francisco) Avenue, adjacent to the shopping center, and along Decatur. He stated that he saw no need for this high of density in this area. Staff presented the tentative map which the developer had previously submitted for this area, which was for R-1 zoning, pointing out that the street pattern does not fit the proposed high density zoning in the present application. Staff recommends that if the Commission feels there is any credence to the multi-family reclassifications, that they hold this item in abeyance until an amended tentative map is submitted showing the proposed development plan.

The Chairman declared the public hearing open.

Mr. R. E. Hill appeared to protest this application.

Mrs. Wm. T. Dolan appeared to protest the rezoning.

Mr. Bob McNutt appeared in behalf of the applicant.

Mr. Hawkins appeared to protest the application.

Mr. Brian Lynch appeared to protest.

Mr. Andy Snell appeared to protest.

Mr. Mitchell appeared to protest.

Mrs. Phyllis Hawkins appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of WESTGATE BUILDERS for the reclassification of property generally located on the east side of Decatur Blvd. between Oakey and Sahara and on the north side of Sahara between Decatur (Montclair) Blvd and Arville Drive, from R-1 to R-4 be denied, and further recommended approval if amended as follows:

- (1) That the R-4 be changed to R-3 along Decatur and around the perimeter of the shopping center or Commercial zoning.
- (2) That from Arville west along Sahara Avenue for 1320 feet remain R-1.

Mr. Mirabelli seconded the motion and the vote was unanimous. This was acceptable to Mr. McNutt, representing the applicant, and the protestors present.

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NOTICE OF PUBLIC HEARING

February 14, 1963

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January 31, 1963

Notice is hereby given that on February 14, 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:

City

Z-154-62

FIRST WESTERN SAVINGS AND LOAN ASSOCIATION FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS
LOTS 113 - 129 INCLUSIVE, BLOCK 4, COLLEGE HEIGHTS

#1, AND GENERALLY LOCATED ON THE SOUTHEAST SIDE OF
COLLEGE AVENUE *and west of the Donaghy Hwy*
~~BETWEEN ESSEX DRIVE AND VALLEY VIEW~~

~~DRIVE~~ AS SHOWN ON PLAT OF COLLEGE HEIGHTS #1, *on file*

FROM: R-1 (Single Family Residence)

TO: R-4 (Apartment Residence)

with
Com. ...

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

TO: City Clerk

DATE: February 19, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - **154-62**

Application of ~~First Western Savings and Loan Assn., 1235 E. Charleston, LV, Nev~~
(Name and Address)
for reclassification of property legally described as:

See attached

Generally located:

From: R-1 (Single Family Residence)

To: R-4 (Apartment Residence)

Planning Commission recommends A Denial on the basis of _____

subject to the following conditions:

**with the recommendation of approval if the application is amended to read
from R-1 to R-3 (Limited Multiple Residence).**

Number of protests: 0

PLANNING DEPARTMENT

BY: _____

DJS:eb

**DON J. SAYLOR
Director of Planning**

cc: City Attorney

Planning Department
400 Stewart Street

February 18, 1963

Mr. Franklin J. Bills
First Western Savings & Loan Association
Land Development Division
1235 East Charleston Blvd.
Las Vegas, Nevada

Dear Mr. Bills:

At the regular meeting of the City Planning Commission held on February 14, 1963, consideration was given to your request for the reclassification of property generally located on the southeast side of College Avenue and west of the Tonopah Highway as shown on Plat of College Heights #1, (on file with the Planning Commission), from R-1 to R-4.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved if the application is amended to read From R-1 to R-3.

This item will be heard by the Board of City Commissioners on February 27, 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-154-62

Z-154-62

Generally located on the southeast
side of College Ave between Essex
Drive and Valley Drive as shown
on plat of College Heights #1

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

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-4 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 \$ 130.00.

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

Lots 113 - 129 inclusive. Block 4, College Heights #1

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

X, FIRST WESTERN SAVINGS & 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: Phone No.:

F
FIRST WESTERN SAVINGS & LOAN ASSOCIATION, 1235 E. Charleston DU 2-4079
Blvd.

By: [Signature] Vice President

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

[Signature]
Notary Public in and for said County and State

4/23/66
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: 12/19, 19 62

Fee: \$ 130.00

Receipt No.: 50554

Case No.: 2-154-62

By: [Signature]
Director of Planning

2/14/62