

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0156-62

APN 139-36-802-001

Location N of Charleston, W of Pecos

Applicant City of Las Vegas, Nevada

Subject

See Notice of Public Hearing.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	GB.
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.	✓	Mary
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.	✓	Mary
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-156-62*

MEETING DATE: *January 10, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

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January 10, 1963

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-156-62 THE CITY OF LAS VEGAS, NEVADA FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS:

- Parcel #1 A PORTION OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$), OF SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING
MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST
CORNER OF SAID SECTION 36, THENCE N $01^{\circ}00'39''$ W A DISTANCE
OF 2655.13', THENCE N $87^{\circ}59'00''$ W A DISTANCE OF 2161.20' TO
THE CENTER LINE OF MOJAVE ROAD, THENCE S $00^{\circ}08'12''$ E ALONG
THE CENTER LINE OF MOJAVE ROAD A DISTANCE OF 2721.49';
THENCE S $89^{\circ}45'30''$ E A DISTANCE OF 2200.22' TO THE POINT OF
BEGINNING.
- Parcel #2 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M.D.B.&M. AND BEING MORE PARTICULARLY
DESCRIBED AS BEGINNING AT THE SOUTH QUARTER ($S\frac{1}{4}$) CORNER OF
SAID SECTION 36, THENCE S $89^{\circ}45'30''$ E A DISTANCE OF 495.56'
TO THE CENTER LINE OF MOJAVE ROAD, THENCE N $00^{\circ}08'12''$ W ALONG
THE CENTER LINE OF MOJAVE ROAD A DISTANCE OF 1390.83', THENCE
N $88^{\circ}52'48''$ W A DISTANCE OF 445.32', THENCE S $89^{\circ}29'26''$ W A
DISTANCE OF 522.82', THENCE S $02^{\circ}42'55''$ E A DISTANCE OF 505.18'
THENCE N $89^{\circ}45'30''$ W A DISTANCE OF 186.23' THENCE S $00^{\circ}59'37''$
W A DISTANCE OF 887.06', THENCE S $89^{\circ}45'30''$ E A DISTANCE OF
703.86' TO THE POINT OF BEGINNING.

(Parcel #3 and #4 continued on page 2)

~~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:

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NOTICE OF PUBLIC HEARING

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Notice is hereby given that on _____ at 7:30 PM
In the Council Chambers of the City Hall, Las Vegas, Nevada,
will hear the application of: _____

Z-156-62

Parcel #3 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE S $00^{\circ}07'21''$ E A DISTANCE OF 50.03' TO THE POINT OF BEGINNING, THENCE S $87^{\circ}59'00''$ E A DISTANCE OF 445.15' TO THE WEST LINE OF MOJAVE ROAD, THENCE S $00^{\circ}08'12''$ E ALONG THE WEST LINE OF MOJAVE ROAD A DISTANCE OF 806.58', THENCE N $87^{\circ}59'00''$ W A DISTANCE OF 546.17', THENCE N $02^{\circ}01'00''$ E A DISTANCE OF 806.01', THENCE S $87^{\circ}59'00''$ E A DISTANCE OF 70.71' TO THE POINT OF BEGINNING.

Parcel #4 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTER OF SAID SECTION 36 THENCE S $00^{\circ}07'21''$ E A DISTANCE OF 1308.40' TO THE TRUE POINT OF BEGINNING, THENCE S $88^{\circ}52'48''$ E A DISTANCE OF 445.26' TO THE WEST LINE OF MOJAVE ROAD, THENCE N $00^{\circ}08'12''$ W ALONG THE WEST LINE OF MOJAVE ROAD A DISTANCE OF 444.83', THENCE N $87^{\circ}59'00''$ W A DISTANCE OF 948.56', THENCE S $02^{\circ}01'00''$ W A DISTANCE OF 474.43', THENCE N $89^{\circ}29'26''$ E A DISTANCE OF 520.58' TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON, WEST OF PECOS STREET EXTENDING NORTH ~~STEWART~~ TO STEWART AVENUE,

FROM: R-E (Residence Estates)
and
R-2 (Two Family Residence)

TO: C-1 (Limited Commercial)

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

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-E & R-2 Use District to a C-1 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 \$ _____.

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

(see attached)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, _____ City of Las Vegas

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.: _____

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

Robert C. Clemmer
Notary Public in and for said County and State

~~My Commission Expires January 2, 1966~~
~~My Commission Expires January 2, 1966~~

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: _____, 19 _____

Fee: \$ _____

Receipt No.: _____

Case No.: _____

By: _____
Director of Planning

- PARCEL 1 A portion of the SE $\frac{1}{4}$, of Section 36, T2OS, R61E, MDB&M and being more particularly described as beginning at the SE corner of said Section 36, thence N01°00'39"W a distance of 2655.13', thence N 87°59'00" W a distance of 2161.20', thence S 00°08'12" E a distance of 2721.49'; thence S 89°45'30" E a distance of 2200.22' to the point of beginning.
- PARCEL 2 A portion of the S $\frac{1}{2}$ of Section 36, T2OS, R61E, MDB&M and being more particularly described as beginning at the S $\frac{1}{4}$ corner of said Section 36, thence S 89°45'30" E a distance of 495.56', thence N 00°08'12" W a distance of 1390.83', thence N 88°52'48" W a distance of 445.32', thence S 89°29'26" W a distance of 522.82', thence S 02°42'55" E a distance of 505.18', thence N 89°45'30" W a distance of 186.23' thence S 00°59'37" W a distance of 887.06', thence S 89°45'30" E a distance of 1199.42' to the point of beginning.
- PARCEL 3 A portion of the S $\frac{1}{2}$ of Section 36, T2OS, R61E, MDB&M and being more particularly described as ~~beginning~~ *commencing* at the center of said Section 36, thence S 00°07'21" E a distance of 50.03' to the point of beginning, thence S 87°59'00"E a distance of 445.15', thence S 00°08'12" E a distance of 806.58', thence N 87°59'00" W a distance of 546.17', thence N 02°01'00" E a distance of 806.01', thence S 87°59'00" E a distance of 70.71' to the point of beginning.
- PARCEL 4 A portion of the S $\frac{1}{2}$ of Sect 36, T2OS, R61E, MDB&M and being more particularly described as commencing at the center of said Section 36 thence S00°07'21" E a distance of 1308.40' to the true point of beginning, thence S 88°52'48" E a distance of 445.26', thence N 00°08'12" W a distance of 444.83', thence N 87°59'00" W a distance of 948.56', thence S 02°01'00" W a distance of 474.43', thence N 89°29'26" E a distance of 520.58' to the true point of beginning.

7-156-62

A RECOMMENDATION RELATIVE TO THE
LAND USE OF CITY OWNED
PROPERTY IN THE SOUTH
HALF OF SECTION 36.

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More specifically, the area referred to is the City Owned Property between Charleston and Stewart from Pecos to the west side of Mojave. This property was recently zoned commercial for the purpose of putting it on the market for sale. The property consists of approximately 180 acres. Several times, questions have arisen as to the advisability and feasibility of this much commercial zoning at this location. I don't believe that anybody envisioned a demand for commercial uses on all of this property. The commercial zoning was simply a method of obtaining an appraisal figure. It was my intention and belief that the market would determine the best and highest land use and the commercial zoning would serve as a point of departure. I could have arrived at a recommended plan for this land without predetermined zoning, however, because of the amount of acreage involved and because of its location the number of potential plans would be almost limitless.

An appraisal has been made on the basis of the commercial zoning and the Appraiser points up the validity of using the commercial zoning as a point of departure. I have no reason for disagreeing with the Appraiser's figure on the value of the land

that conceivably would find a market as commercial property, however, I cannot accept the Appraiser's recommendation as to the utilization of the remainder of the property, consequently, I herewith am submitting a recommendation which embraces some of the Appraiser's recommendations and also embraces my thinking which is now on a more firm basis than prior to the rezoning. The remainder of this report presumes that you have had access to the Appraiser's report and are acquainted with its recommendations, which in essence call for commercial use on a portion of the property and low-density residential on the remainder.

Attached is a map which parcels the land into five numerical designations.

Parcel #1 - is located between Mojave and Pecos and extends from Charleston north 800 ft. The Appraiser has designated this as potential commercial land and has suggested the 800 ft. depth which, although an arbitrary depth, will serve as well as any other figure. I have accepted the Appraiser's figure of \$430,000 on this parcel.

Parcel #2 - area generally west of Mojave and north of Charleston and extending approximately 400 ft. north of Sunrise Avenue. Although

Parcel #2

not acknowledged by the Appraiser, I believe that there would be a demand for light industrial zoning on this property in the form of a Planned Industrial Park. Because of its location, the property probably would attract only warehousing and other semi commercial-industrial types of uses that would be compatible with surrounding land uses. It is extremely difficult to anticipate a demand factor expressed in acres, however, Parcel #2 as suggested is approximately 42 acres. I have utilized a value figure of 25 cents a sq. ft. which would result in approximately \$420,000.

The Appraiser recommends a low-density residential use of a major portion of the over-all property and does not acknowledge anything more dense than R-2 zoning. I believe that this concept is erroneous and that there would be a demand for R-3 zoning.

Parcel #3 - which is located between Mojave and Pecos and extends from the commercial zoning north to Sunrise is suitable for R-3 zoning. The Appraiser did not establish any value for R-3 land, so I have assumed

Parcel #3

a market value of \$6,000 an acre, which amounts to a total of \$150,000 for the 25 acres of Parcel #3.

Parcel #4 - which is located at the south west corner of Stewart and Mojave, I have proposed also for R-3 and using the same factor of \$6,000 an acre, this 9 acre parcel would return \$54,000.

Parcel #5 - which is the largest parcel is located between Mojave and Pecos from Sunrise to Stewart. I have not suggested any land use for this parcel at this time. The Appraiser has recommended R-1 and R-2 uses. I do not think that it would be advisable for the City to dispose of this land for these uses because the land would not return its potential value nor is there any paucity of R-1 land elsewhere in the City. It is my recommendation that Parcel #5 be held until the other four parcels are disposed of and developed and then it would be readily apparent as to the most beneficial use of Parcel #5 and the value would be

Parcel #5

enhanced by the surrounding development. Furthermore, if my plan as recommended here is at all valid, the sale of parcels one thru four would result in approximately one million dollars.

The figures I have used are approximated, because of a lack of engineering data, however, if they are in error, they probably will be in error on the conservative side. It must be recognized that the size and shape of the various parcels is arbitrary and flexible and could readily be revised to meet the need which will probably be made apparent by the bids received on the sale of the property. For example, if a prospective purchaser required more depth on the commercial property than the 800 ft. proposed this could be achieved without any difficulty, or the industrial area could be reduced to 30 or 20 acres. It should be kept in mind that the commercial zoning on all of the property does not anticipate a demand to use all of the property for commercial purposes, but it does permit the maximum degree of flexibility in determining the most beneficial use.

In the event it is decided to confine the activity to the one large area perimetered by Mojave, Stewart, Pecos and Charleston, an alternate plan is attached. This plan would utilize the same commercial area along Charleston at the Appraiser's figure of \$430,000 with an industrial area of about 40 acres adjacent to and north of

of the commercial which would produce approximately \$400,000 with the remainder of the area, about 45 acres, allocated for R-3 uses which would produce \$270,000. This alternate proposal does not contemplate any disposition of the land west of Mojave at this time.


DON J. SAYLOR
Director of Planning

DJS:mb

KENNETH D. HALL, M.A.I.

REAL ESTATE APPRAISER

401 EAST FREMONT STREET

LAS VEGAS, NEVADA

Member American Institute of
Real Estate Appraisers

February 6, 1963

P.O. Box 1111
Dudley 2-8181

Mr. R. P. Sauer
Director of Public Works
City of Las Vegas
Las Vegas, Nevada

Dear Mr. Sauer:

Re: City-owned Property
Between Mojave Road and Pecos Drive
and Charleston Boulevard and Stewart Ave.
Las Vegas, Nevada

You have asked for my opinion of the valuation of the above property if zoned C-1 and if the land west of Mojave Road which was included in my appraisal of January 29, 1963 is not zoned C-1.

As previously stated the upgrading of zoning of land does not necessarily increase its value unless there is sufficient demand in prospect for its development under such zoning. A greater supporting residential area is needed to justify an extensive shopping center on this city owned property, and in my opinion there is a surplus of commercial land and the surplus is likely to exist for several years.

There is good potential for extensive residential development in the area to the north, east and south. The topography, soil condition, and availability of necessary public utilities are generally favorable to most of that area. The opening and improving of Stewart Avenue and the curing of the traffic congestion at Charleston Boulevard and Boulder Highway should stimulate that development.

The subject property would be greatly benefited if north and south traffic arteries were improved. It is suggested that consideration be given to the improving and extending Mojave Road and Pecos Drive entirely across the city. This would pull more purchasing power not only from the developed areas of Las Vegas, but from North Las Vegas as well.

Of course adequate parking is essential to the success and value of any shopping center but the law of diminishing return applies. A reasonable surplus of land is beneficial but an excess contributes nothing to its productivity as shoppers dislike to walk more than 500 to 600 feet from their car. This problem can be alleviated by arranging the stores in a scattered complex so that a shopper can, in effect, drive between stores, but too great a separation between major stores is generally unfavorable to the smaller shops.

Because of the uncertainties surrounding the future development and improvement of the area, and in the absence of a comprehensive program it is impossible for me to make an accurate appraisal of the property; however, I believe a reasonable appraisal of the property described in the above caption can be made if no additional acreage is zoned C-1 within one-half mile of the property.

It is assumed that two service station sites of 1500 square feet can be placed on Charleston Boulevard at the corners of Mojave Road and Pecos Drive and that they will have a value of \$30,000 each, as developed in the previous report, making a total value of \$60,000.

It is also assumed that improvements in the neighborhood will be made, and their prospects will justify a shopping center utilizing approximately the amount of area designated for commercial use as was considered in my previous report. This would be relocated on the above captioned property and would contain approximately 1,650,000 square feet in addition to the service station sites. It is still my opinion that a developer could not afford to pay more than 22.5¢ per square foot for that much land. If a larger area was desired he could not afford to pay as much per square foot.

A commercial plot of this area (1,650,000 square feet) along Charleston Boulevard would extend northward and would have a frontage on Mojave Road and Pecos Drive of approximately 800 feet. It would have a value of

1,650,000 x 0.225 or	\$371,250.
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The remainder of the land north to Sunrise Avenue, extended, would contain approximately 24.66 acres and would best be utilized for R-2 use under this plan of development.

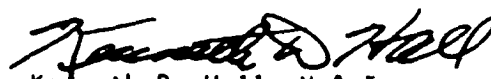
The 24.66 acres @ \$4250. per acre as developed in the previous report equals \$104,805.

The remainder of the land retains its current value as if used for R-1 development, as previously estimated at \$163,000.

The current value of the above captioned property if zoned C-1 may be summarized as follows:

Service Station sites	\$ 60,000.
Commercial, other than service stations	371,250.
R-2 use	104,805.
R-1 use	163,000.
Total	<u>\$699,055.</u>
which is rounded to	\$700,000.

Very truly yours,


Kenneth D. Hall, M.A.I.

ACCEPTANCE OF NOTICE:

We, the undersigned Mayor, Commissioners, City Manager, Assistant City Manager, and City Attorney of the City of Las Vegas do hereby admit due service of the foregoing Notice of Special Meeting:

/s/ E. W. Fountain
/s/ Oran K. Gragson
/s/ Harry Levy
/s/ Philip M. Mirabelli

/s/ Reed Whipple
/s/ Verlyn L. Fletcher
/s/ A. R. Trelease
/s/ Sidney R. Whitmore

MINUTES

Las Vegas, Nevada
January 11, 1963

A Special Meeting of the Board of Commissioners of the City of Las Vegas, Nevada, held this 11th day of January, 1963, was called to order at the hour of 2:10 p.m. by His Honor, Mayor Oran K. Gragson, with the following members present:

Mayor
Commissioner
Commissioner
Commissioner

Oran K. Gragson
Reed Whipple
Harry C. Levy
Philip M. Mirabelli

ABSENT (EXCUSED)

Commissioner

E. W. Fountain

STAFF PRESENT:

City Manager
City Attorney
Deputy City Attorney
Director of Public Works
Traffic Engineer
Director of Planning
Acting City Clerk

Verlyn L. Fletcher
Sidney R. Whitmore
George F. Ogilvie, Jr.
Richard P. Sauer
Alfred Bossi
Donald J. Saylor
Sigrid Dodgson

REZONING OF CITY
OWNED PROPERTY
ZONE CHANGE
Z-156-62

Approved

ZONE CHANGE (Z-156-62) - APPLICATION OF THE CITY OF LAS VEGAS, NEVADA, for reclassification of property generally located on the north side of Charleston, west of Pecos Street, extending north to Stewart Avenue, from R-E and R-2 to C-1, legally described as follows:

Parcel #1 - A portion of the Southeast Quarter (SE-1/4) of Section 36, Township 20 South, Range 61 East, MDB&M, and being more particularly described as beginning at the southeast corner of said Section 36, thence N 01°00'39" west a distance of 2655.13', thence north 87°59'00" west a distance of 2161.20' to the center line of Mojave Road, thence south 00°08'12" east along the center line of Mojave Road a distance of 2721.49'; thence south 89°45'30" east a distance of 2200.22' to the point of beginning.

Parcel #2 - A portion of the South Half (S-1/2) of Section 36, Township 20 South, Range 61 East, MDB&M, and being more particularly described as beginning at the South Quarter (S-1/4) corner of said Section 36, thence south 89°45'30" east a distance of 495.56' to the center line of Mojave Road, thence north 00°08'12" west along the center line of Mojave Road a distance of 1390.83', thence north

88°52'48" west a distance of 445.32', thence south 89°29'26" west a distance of 522.82', thence south 02°42'55" east a distance of 505.18', thence north 89°45'30" west a distance of 186.23', thence south 00°59'37" west a distance of 887.06', thence south 89°45'30" east a distance of 703.86' to the point of beginning.

Parcel #3. A portion of the South Half (S-1/2) of Section 36, Township 20 South, Range 61 East, MDB&M, and being more particularly described as commencing at the center of said Section 36, thence south 00°07'21" east a distance of 50.03' to the point of beginning, thence south 87°59'00" east a distance of 445.15' to the west line of Mojave Road, thence south 00°08'12" east along the west line of Mojave Road a distance of 806.58', thence north 87°59'00" west a distance of 546.17', thence north 02°01'00" east a distance of 806.01', thence south 87°59'00" east a distance of 70.71' to the point of beginning.

Parcel #4. A portion of the South Half (S-1/2) of Section 36, Township 20 South, Range 61 East, MDB&M, and being more particularly described as commencing at the center of said Section 36, thence south 00°07'21" east a distance of 1308.40' to the true point of beginning, thence south 88°52'48" east a distance of 445.26' to the west line of Mojave Road, thence north 00°08'12" west along the west line of Mojave Road a distance of 444.83', thence north 87°59'00" west a distance of 948.56', thence south 02°01'00" west a distance of 474.43', thence north 89°29'26" east a distance of 520.58' to the true point of beginning.

The Director of Planning, Mr. Donald J. Saylor, stated that this application involves the property generally bounded by Stewart, Pecos, Charleston and Mojave and embraces the remainder of the City owned property to the west of Mojave. He further stated: As you know, the City owns the property from here on north up to Washington. This was advertised for a Public Hearing for a change from R-E and R-2 to C-1. The Planning Commission held the Public Hearing last night. There were no protests. There were three property owners in the general area who were in favor of it, and the Planning Commission recommends approval.

Commissioner Mirabelli moved that the application of the City of Las Vegas (Z-156-62) for reclassification of property generally located on the north side of Charleston, west of Pecos Street, extending north to Stewart Avenue, from R-E and R-2 to C-1, be APPROVED.

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

March 1, 1963

WESTGATE BUILDERS

Christina Hixson, President
1700 Rexford Drive, Apt. 210
Las Vegas, Nevada

Gentlemen:

Your Zone Change Application - Z-155-62

The Board of City Commissioners at their regular meeting held on February 27, 1963, by motion duly made, seconded and carried, APPROVED the rezoning of your property generally located on the east side of Decatur Boulevard, between Oakey and Sahara Avenue; and on the north side of Sahara Avenue, between Decatur Boulevard and Arville, as amended - to wit:

1. From R-1 to R-3 along Decatur, and around the perimeter of the shipping center (commercial zoning).
2. That from Arville west along Sahara Avenue for 1320 feet to Remain R-1.

Very truly yours,

Mrs. Vyrna Loparco

Acting Assistant City Clerk

✓ cc - Mr. D. J. Saylor
Planning Department

cc - Public Works Department

ORDINANCE NO. 934-25

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-E and R-2 to C-1 (Z-156-62)

Parcel #1 - A portion of the Southeast Quarter ($SE\frac{1}{4}$), of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as beginning at the Southeast Corner of said Section 36, thence N. $01^{\circ} 00' 39''$ W. a distance of 2655.13', thence N. $87^{\circ} 59' 00''$ W., a distance of 2161.20' to the center line of Mojave Road, thence S. $00^{\circ} 08' 12''$ E., along the center line of Mojave Road a distance of 2721.49'; thence S. $89^{\circ} 45' 30''$ E., a distance of 2200.22' to the point of beginning.

Parcel #2 - A portion of the South Half ($S\frac{1}{2}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as beginning at the South Quarter ($S\frac{1}{4}$) corner of said Section 36, thence S. $89^{\circ} 45' 30''$ E., a distance of 495.56' to the center line of Mojave Road, thence N. $00^{\circ} 08' 12''$ W. along the center line of Mojave Road a distance of 1390.83', thence N. $88^{\circ} 52' 48''$ W. a distance of 445.32', thence S. $89^{\circ} 29' 26''$ W. a distance of 522.82', thence S. $02^{\circ} 42' 55''$ E., a distance of 505.18', thence N. $89^{\circ} 45' 30''$ W. a distance of 186.23', thence S. $00^{\circ} 59' 37''$ W., a distance of 887.06', thence S. $89^{\circ} 45' 30''$ E., a distance of 703.86' to the point of beginning.

Parcel #3 - A portion of the South Half ($S\frac{1}{2}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as commencing at the center of said Section 36, thence S. $00^{\circ} 07' 21''$ E., a distance of 50.03' to the point of beginning, thence S. $87^{\circ} 59' 00''$ E., a distance of 445.15' to the west line of Mojave Road, thence S. $00^{\circ} 08' 12''$ E., along the West line of Mojave Road a distance of 806.58', thence N. $87^{\circ} 59' 00''$ W., a distance of 546.17', thence N. $02^{\circ} 01' 00''$ E., a distance of 806.01', thence S. $87^{\circ} 59' 00''$ E., a distance of 70.71' to the point of beginning.

Parcel #4 - A portion of the South Half ($S\frac{1}{2}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described

as commencing at the center of said Section 36, thence S. 00° 07' 21" E., a distance of 1308.40' to the true point of beginning, thence S. 88° 52' 48" E., a distance of 445.26' to the West line of Mojave Road, thence N. 00° 08' 12" W., along the West line of Mojave Road a distance of 444.83', thence N. 87° 59' 00" W., a distance of 948.56', thence S. 02° 01' 00" W., a distance of 474.43', thence N. 89° 29' 26" E., a distance of 520.58' to the true point of beginning.

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:

ORAN K. GRAGSON, Mayor

ATTEST:

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 23rd day of January, 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 _____, 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:

ORAN K. GRAGSON, Mayor

ATTEST:

SIGRID DODGSON, Acting City Clerk

TO: City Clerk
FROM: Planning Department

DATE: January 11, 1963

ITEM FOR CITY COMMISSION AGENDA ON January 23, 1963

ZONE CHANGE -- Z - 156-62

Application of CITY OF LAS VEGAS, NEVADA
(Name and Address)

for reclassification of property legally described as:

(Attached)

Generally located: on the north side of Charleston, West of Pecos Street
extending north to Stewart Avenue,

From: R-2 (Two Family Residence)
R-E (Residence Estates)

To: C-1 (Limited Commercial)

Planning Commission recommends Approval on the basis of _____

subject to the following conditions:

Number of protests: _____

CC: City Attorney

PLANNING DEPARTMENT

BY: _____

NOTICE OF PUBLIC HEARING

January 10, 1963

December 26, 1962

Notice is hereby given that on January 10, 1963, at 7:30 P.M., in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-156-62 THE CITY OF LAS VEGAS, NEVADA FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS:

Parcel #1 A PORTION OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$), OF SECTION 36,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING
MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST
CORNER OF SAID SECTION 36, THENCE N $01^{\circ}00'39''$ W A DISTANCE
OF 2655.13', THENCE N $87^{\circ}59'00''$ W A DISTANCE OF 2161.20' TO
THE CENTER LINE OF MOJAVE ROAD, THENCE S $00^{\circ}08'12''$ E ALONG
THE CENTER LINE OF MOJAVE ROAD A DISTANCE OF 2721.49';
THENCE S $89^{\circ}45'30''$ E A DISTANCE OF 2200.22' TO THE POINT
OF BEGINNING.

Parcel #2 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M.D.B.&M. AND BEING MORE PARTICULARLY
DESCRIBED AS BEGINNING AT THE SOUTH QUARTER ($S\frac{1}{4}$) CORNER OF
SAID SECTION 36, THENCE S $89^{\circ}45'30''$ E A DISTANCE OF 495.56'
TO THE CENTER LINE OF MOJAVE ROAD, THENCE N $00^{\circ}08'12''$ W
ALONG THE CENTER LINE OF MOJAVE ROAD A DISTANCE OF 1390.83',
THENCE N $88^{\circ}52'48''$ W A DISTANCE OF 445.32', THENCE S $89^{\circ}29'26''$
W A DISTANCE OF 522.82', THENCE S $02^{\circ}42'55''$ E A DISTANCE OF
505.18' THENCE N $89^{\circ}45'30''$ W A DISTANCE OF 186.23' THENCE
S $00^{\circ}59'37''$ W A DISTANCE OF 887.06', THENCE S $89^{\circ}45'30''$ E
A DISTANCE OF 703.86' TO THE POINT OF BEGINNING.

(continued on Page 2)

Notice of Public Hearing - January 10, 1962

Z-156-62

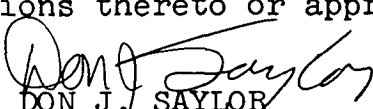
Parcel #3 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE $S 00^{\circ}07'21"$ E A DISTANCE OF 50.03' TO THE POINT OF BEGINNING, THENCE $S 87^{\circ}59'00"$ E A DISTANCE OF 445.15' TO THE WEST LINE OF MOJAVE ROAD, THENCE $S 00^{\circ}08'12"$ E ALONG THE WEST LINE OF MOJAVE ROAD A DISTANCE OF 806.58', THENCE $N 87^{\circ}59'00"$ W A DISTANCE OF 546.17', THENCE $N 02^{\circ}01'00"$ E A DISTANCE OF 806.01', THENCE $S 87^{\circ}59'00"$ E A DISTANCE OF 70.71' TO THE POINT OF BEGINNING.

Parcel #4 A PORTION OF THE SOUTH HALF ($S\frac{1}{2}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE $S 00^{\circ}07'21"$ E A DISTANCE OF 1308.40' TO THE TRUE POINT OF BEGINNING, THENCE $S 88^{\circ}52'48"$ E A DISTANCE OF 445.26' TO THE WEST LINE OF MOJAVE ROAD, THENCE $N 00^{\circ}08'12"$ W ALONG THE WEST LINE OF MOJAVE ROAD A DISTANCE OF 444.83', THENCE $N 87^{\circ}59'00"$ W A DISTANCE OF 948.56', THENCE $S 02^{\circ}01'00"$ W A DISTANCE OF 474.43', THENCE $N 89^{\circ}29'26"$ E A DISTANCE OF 520.58' TO THE TRUE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON, WEST OF PECOS STREET EXTENDING NORTH TO STEWART AVENUE,

FROM: R-E (Residence Estates)
and
R-2 (Two Family Residence)

TO: C-1 (Limited Commercial)

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

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

point of beginning.

PARCEL NO. 2 - A portion of the S 1/2 of Section 36, T20S, R61E, MDB&M and being more particularly described as beginning at the S 1/4 corner of said Section 36, thence S 89°45'30" E a distance of 495.56' to the center line of Mojave Road, thence N 00°08'12" W along the center line of Mojave Road a distance of 1390.83', thence N 88°52'48" W a distance of 445.32', thence S 89°29'26" W a distance of 522.82', thence S 02°42'55" E a distance of 505.18' thence N 89°45'30" W a distance of 186.23' thence S 00°59'37" W a distance of 887.06', thence S 89°45'30" E a distance of 703.86' to the point of beginning.

PARCEL NO. 3 - A portion of the S 1/2 of Section 36, T20S, R61E, MDB&M and being more particularly described as commencing at the center of said Section 36, thence S 00°07'21" E a distance of 50.03' to the point of beginning, thence S 87°59'00" E a distance of 445.15' to the west line of Mojave Road, thence S 00°08'12" E along the west line of Mojave Road a distance 806.58', thence N 87°59'00" W a distance of 546.17', thence N 02°01'00" E a distance of 806.01', thence S 87°59'00" E a distance of 70.71' to the point of beginning.

PARCEL NO. 4 - A portion of the S 1/2 of Section 36, T20S, R61E, MDB&M and being more particularly described as commencing at the center of said Section 36, thence S 00°07'21" E a distance of 1308.40' to the true point of beginning, thence S 88°52'48" E a distance of 445.26' to the west line of Mojave Road, thence N 00°08'12" W along the west line of Mojave Road a distance of 444.83', thence N 87°59'00" W a distance of 948.56', thence S 02°01'00" W a distance of 474.43', thence N 89°29'26" E a distance of 520.58' to the true point of beginning, and generally located on the north side of Charleston, west of Pecos Street extending north to Stewart Avenue, from R-E and R-2 to C-1.

Mr. Saylor gave the staff report, pointing out the location of the parcel to the Commission. He stated it was the intent of the City to dispose of the property from Stewart Street south. The remainder of the property would be utilized for public use. Staff recommends approval, not on the basis of a demand for this much commercial land, but as a means of arriving at the best potential use and value of the property. The Chairman declared the public hearing open.

Mr. Mirabelli gave a brief report stating how the funds from the disposition of this property would be used by the City. The major portion, he explained, would be to help solve some of the traffic problems we are faced with at present. The remainder of the parcel would be devoted solely to utilization for public use, such as parks and recreation facilities.

Mr. William Perry appeared to approve this application.

Mr. Victor Krametbauer appeared questioning such a large parcel being utilized for commercial uses. He further stated his approval of the application.

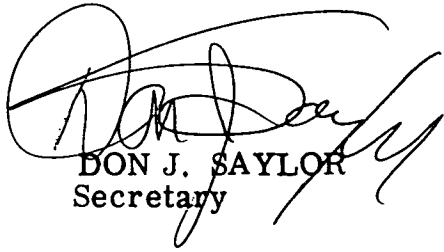
The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of the CITY OF LAS VEGAS, NEVADA for the reclassification of property generally located on the north side of Charleston, west of Pecos Street extending north to Stewart Avenue, from R-E and R-2 to C-1, be approved.

Mr. Mirabelli seconded the motion and vote was unanimous.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 11:10 PM.



DON J. SAYLOR
Secretary

City Planning Dept. is in favor

the record to no. 7-156-62 planning & are highly in favor of the change from R-2 and Q-2 to C-1.

The property shown as near the property mentioned in the notice.

shown lot 7 Block 5 + 6 Meadow Creek.
Marie Rock.

PROPERTY OWNERS

PROTESTS

APPROVALS

Marie Roll
1028 Pearl
L.S.
(Lot 1 - block 5 & 6 meadow
acres)
Herbert Daeschen
3310 E Charleston
Meadow Acres -

File No. 7-156-62

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-E & R-2 Use District to a C-1 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 \$ _____.

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

(see attached)

Generally located on the north side of Charleston, west of Pecos St extending north to Stewart Ave

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, _____ City of Las Vegas

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: *R. L. McLean* (In Ink) Mailing Address: _____ Phone No.: _____

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

Robert P. Chamber
Notary Public in and for said County and State

My Commission Expires January 2, 1966
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: _____, 19 _____

Fee: \$ _____

Receipt No.: _____

Case No.: 2-156-62

By: _____
Director of Planning

1/10/63

PARCEL 1 A portion of the SE $\frac{1}{4}$, of Section 36, T2OS, R61E, MDB&M and being more particularly described as beginning at the SE corner of said Section 36, Thence N01°00'39"W a distance of 2655.13', thence N 87°59'00" W a distance of 2161.20' *→ To the E of Mojave Rd* thence S 00°08'12" E a distance of 2721.49'; thence S 89°45'30" E a distance of 2200.22' to the point of beginning. *→ Along the E of Mojave Rd.*

PARCEL 2 A portion of the S $\frac{1}{2}$ of Section 36, T2OS, R61E, MDB&M and being more particularly described as beginning at the S $\frac{1}{4}$ corner of said Section 36, thence S 89°45'30" E a *To the E of Mojave Rd* distance of 495.56'; thence N 00°08'12" W a distance of 1390.83', thence N 88°52'48" W a distance of 445.32', thence S 89°29'26" W a distance of 522.82', thence S 02°42'55" E a distance of 505.18', thence N 89°45'30" W a distance of 186.23' thence S 00°59'37" W a distance of 887.06', thence S 89°45'30" E a distance of ~~1199.42'~~ *Along the E of Mojave Rd* to the point of beginning. *703.86*

PARCEL 3 A portion of the S $\frac{1}{2}$ of Section 36, T2OS, R61E, MDB&M and being more particularly described as *Commencing* at the center of said Section 36, thence S 00°07'21" E a distance of 50.03' to the point of beginning, thence S 87°59'00" E *To the W of Mojave Rd* a distance of 445.15'; thence S 00°08'12" E a distance of 806.58'; thence N 87°59'00" W a distance of 546.17', thence N 02°01'00" E a distance of 806.01', thence S 87°59'00" E a distance of 70.71' to the point of beginning. *Along the W of Mojave Rd*

PARCEL 4 A portion of the S $\frac{1}{2}$ of Sect 36, T2OS, R61E, MDB&M and being more particularly described as commencing at the center of said Section 36 thence S00°07'21" E a distance of 1308.40' to the true point of beginning, thence S 88°52'48" E a *To the W of Mojave Rd* distance of 445.26'; thence N 00°08'12" W a distance of 444.83'; thence N 87°59'00" W a distance of 948.56', thence S 02°01'00" W a distance of 474.43', thence N 89°29'26" E a distance of 520.58' to the true point of beginning. *Along the W of Mojave Rd*

