

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0158-62

APN 162-06-502-003

Location S of Char btw Valley View & Hinson

Applicant E.F. Lied

Subject

Reclassification of property legally
described as the North 200' of Government
Lot No. 1, Section 6, Township 21 South,
Range 61 East, MDB&M, except the Westerly
1,035' thereof.



PROPERTY OWNERS

PROTESTS

APPROVALS

Petition
50
100 homes

File No. Z-158-62

E. J. Lied

CHECK LIST -- FOR PROCESSING APPLICATIONS

TO BE DONE	CHECK IF DONE	BY
1. Check the legal and general description with Mel. 2. Enter in register. 3. Enter file number and fill in blanks "For Department Use Only" on application. 4. Make up folder with appropriate label. Attach application on right hand side. 5. Type 3 index cards - numerical, legal, applicant. 6. File above cards in proper metal file. 7. Make up draft of Notice of Public Hearing in duplicate. a. Type date to be mailed -- 15 days prior to meeting. b. Put one copy rough draft in folder. 8. Enter proper information on tentative agenda and place other copy of Public Hearing with agenda. 9. Type memos and send with plot plans to Engineering, Building, and Fire - others if told to. This will be for Variances and Use Permits only. 10. Place "Protest and Approval" sheet on right side of applicant's file. 11. Give folder to Mel, he will prepare property owner's list. a. Type property owner's list. b. Type envelopes. c. Type Notice of Public Hearing on multilith. d. Mail out notices. 12. Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals. 13. Ask Don regarding Resolutions.		

FILE NO: *I-158-62*

MEETING DATE: *February 14, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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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:

Z-158-62 E. F. LIED FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE NORTH 200.00 FEET OF
GOVERNMENT LOT NO. 1, SECTION 6, TOWNSHIP 21
SOUTH, RANGE 61 EAST, M.D.B.&M., EXCEPT THE
WESTERLY 1035.00 FEET THEREOF, AND GENERALLY
LOCATED ON THE SOUTH SIDE OF WEST CHARLESTON BLVD.
BETWEEN VALLEYVIEW BLVD. AND HINSON STREET.

FROM: R-E (Residence Estates)

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

ZONE CHANGE
Z-158-62

Adopted Resolution of Intent to Rezone, subject to conditions listed.

ZONE CHANGE (Z-158-62) - APPLICATION OF E. F. LIED for reclassification of property generally located on the south side of West Charleston Boulevard, between Valley View Boulevard and Hinson Street, from R-E to R-4, legally described as follows:

The north 200 feet of Government Lot No. 1, Section 6, Township 21 South, Range 61 East, MDB&M, except the westerly 1035 feet thereof.

The Director of Planning, Mr. Donald J. Saylor: There is commercial development on both sides of this property. This is a vacant parcel about 150 feet by 300 feet. The application was advertised for R-4 and there were many protests. However, it was recommended that this be approved by means of a Resolution of Intent for professional offices only. The protestants agreed that this was a satisfactory solution, and I believe the applicant was in accord.

Fire Chief, C. D. Williams: At one time, I talked to Mr. Lied regarding the development of this property, and at that time, he indicated that he would be willing to install proper fire protection facilities to take care of this situation, and I would like to add that provision or restriction to this approval.

Mr. Bob McNutt, Engineer for Moote, Kempa & Galloway, on behalf of the applicant, stated that they would be willing to work with Chief Williams in finding a solution to the fire protection problem, and would be agreeable to having this provision included in the Resolution of Intent.

Mrs. J. J. Calvin, a neighboring property owner, stated that she had several unanswered questions regarding this proposed development; and Mr. McNutt advised that a meeting had already been scheduled for Thursday evening, February 28, to discuss the matter and give the protestants an opportunity to review the plans.

Commissioner Fountain moved that a Resolution of Intent to Rezone property generally located on the south side of West Charleston Boulevard, between Valley View Boulevard and Hinson Street, from R-E to R-4, be ADOPTED, subject to the conditions listed below, and with the further stipulation that this approval not be construed as an expression that this Board would look favorably on the rezoning of the property immediately to the east, which is now a single family dwelling:

1. That this be for professional office building only.
2. Subject to installation of proper fire protection facilities to be approved by the Fire Department.

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

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated, upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED, that at a regular meeting of the Board of City Commissioners held on the 27th day of February, 1963, the following parcel of real property shall be rezoned as follows at the time of completion of the said purpose of the rezoning and the conditions attached thereto:

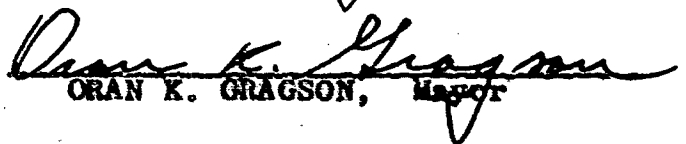
FROM R-E to R-4 (Z-158-62)

The North 200 feet of Government Lot No. 1, Section 6, Township 21 South, Range 61 East, M.D.B. & M., except the Westerly 1035 feet thereof, generally located on the South side of West Charleston Boulevard between Valley View Boulevard and Hinson Street.

Subject to the following conditions:

That said property is to be used for a professional office building only, and proper fire protection facilities be installed and approved by Fire Department.

PASSED, ADOPTED AND APPROVED, this 27th day of February 1963.


ORAN K. GRAGSON, Mayor

ATTEST:


SIGRID DODGSON, Acting City Clerk

21. Z-157-62

Denied

Application of ALOHA CONSTRUCTION COMPANY for the reclassification of property legally described as lots 31-47 inclusive, Block 3, Las Verdes Heights Subdivision Unit No. 5, and generally located on the north side of El Camino Avenue between Las Verdes Street and Valley View, and on the west side of Valley View between La Pasada Avenue and El Camino Avenue, from R-1 to R-2.

Mr. Saylor gave the Staff report pointing out the general location. Staff stated there were no compelling reasons to recommend either approval or denial. The record indicates two protests.

The Chairman declared the public hearing open.

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

Chairman Cahlan asked how many other protestants were in the audience, with a count of 11 present.

Mr. Bills, representing First Western Savings and Loan Assn. appeared. He stated that they do own the property directly adjacent to the north/south portion across the street from this parcel. He agreed completely with Staff that there is no proven need that there has to be apartments so-called buffering a shopping center. None-the-less, because of a precedent that has been set around here, he agreed and stated he would not make too much issue with the east/west strip that actually does buffer the shopping center. However, he would certainly register a protest to the strip which is the north edge of the "L" along Valley View. He recognized that it is only R-2 and did not intend to test the Commission's credence by stating this would ruin the density or anything of that kind, but stated it would introduce into an area of single family homes the beginning of renters, or people who do not own their property. Further, he stated that their plans were in tentative formation, however, felt that directly across the street they could place some very fine homes, comparable to those in the Las Verdes Heights area. Consequently, Mr. Bills stated he would not like to see any of this R-2, but would not raise any serious objection to the R-2 zoning along El Camino, but would request that it be denied stretching up Valley View.

Mr. Bob Thomas appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ALOHA CONSTRUCTION COMPANY for the reclassification of property generally located on the north side of El Camino Avenue between Las Verdes Street and Valley View, and on the west side of Valley View between La Pasada Ave. and El Camino Avenue, from R-1 to R-2, be denied.

Mr. Uehling seconded the motion and upon roll call the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Longley, Sr.	Empey	
Uehling	Mirabelli	
Johnston		
Cahlan		

The motion carried.

RECESS:

Chairman Cahlan declared a five minute recess.

22. Z-158-62

Approved

Application of E. F. LIED for the reclassification of property legally described as the north 200 feet of Government Lot No. 1, Section 6, T21S, R61R, MDB&M, except the westerly 1035 feet thereof, and generally located on the south side of West Charleston Blvd. between Valley View Blvd. and Hinson Street, from R-E to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He stated the reason for the R-4 request is for the proposed purpose to permit a professional office building. Staff recommended approval on the basis of a resolution of intent for a professional office building only.

The Chairman declared the public hearing open.

Mr. J. J. Caldwin appeared, objecting to multiple-family

dwellings, however approved professional office buildings. Mr. D. Hahn appeared asking the definition of R-4 classification.

Mr. Bob McNutt appeared in behalf of the applicant. Chairman Cahlan requested to count the number of protestants in the audience. The count was 12.

All protestants stated they withdrew their protest and approved of a professional office building only.

The Chairman declared the public hearing closed.

After discussion, Mr. Empey moved that the application of E. F. LIED for the reclassification of property generally located on the south side of West Charleston Blvd. between Valley View Blvd and Hinson Street, from R-E to R-4 be approved by means of a resolution of Intent for professional office building only.

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

23. Z-160-62

Approved

Application of PAUL R. and VIRGINIA M. GANG, and LAWRENCE F. and ELIZABETH C. MILLER for the reclassification of property legally described as the east half (E 1/2) of that unnumbered lot of Block 2, Amended Plat of Tankel's North Addition. Generally located on the west side of 13th Street between Wilson Avenue and Harris Avenue, including the vacated portion of Wilson Street lying between 12th and 13th Streets, from R-2 to R-3.

Mr. Saylor gave the Staff report, outlining the location of the parcel. He further stated the record indicates no protests. Staff recommended approval.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of PAUL R. and VIRGINIA M. GANG, and LAWRENCE F. and ELIZABETH C. MILLER for the reclassification of property generally located on the west side of 13th Street between Wilson Avenue and Harris Avenue, including the vacated portion of Wilson Street lying between 12th and 13th Streets, from R-2 to R-3 be approved.

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

24. Z-1-63

Approved

Application of FIRST WESTERN SAVINGS AND LOAN ASSN. for the reclassification of property legally described as: Parcel No. 1 - A part of the N 1/2 of Section 19, T20S, R61E, MDB&M, commencing at a point on the center line of Tonopah Hwy 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 NW corner of Section 19, T20S, R61E, MDB&M; thence S 54° 44' 51" W 400 feet, thence S 35° 15' 09" E 170 feet, thence N 54° 44' 51" E 150 feet, thence S 35° 15' 09" E 455 feet, thence N 54° 44' 51" E 250 feet to the center line of Tonopah Hwy; thence N 35° 15' 09" W 625 feet to the point of beginning, from C-2 to R-4.

Parcel No. 2 - A part of the N 1/2 of Section 19, T20S, R61E, 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 NW 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 feet; thence N 35° 15' 09" W 675 feet, thence S 54° 44' 51" W 150 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 N 1/2 of Section 19, T20S, R61E, MDB&M, commencing on the north line of said Section 19 at a point which bears S 89° 06' 10" E 706 feet from the NW corner of said Section 19, thence S 00° 53' 50" W 190 feet,

- 24 Mr. & Mrs. Dane Leaf 1121 Melville Dr.
- 25 Robert L. Rogers 1127 Melville Dr.
- 26 W. J. Carey 1141 Melville Dr.
- 27 Martha Carey 1141 Melville Dr.
- 28 L. E. Jessen 1201 Melville Dr.
- 29 R. A. Frabotta 1207 Melville Dr.
- 30 William W. Hutchinson 1219 Melville Dr.
- 31 Ethel Hutchinson 1219 Melville Dr.
- 32 Liana Henry 1225 Melville Dr.
- 33 Donald E. Henry 1225 Melville Dr.
- 34 George W. Berry 1231 MELVILLE DRIVE
- 35 Sonya Berry 1231 Melville Dr.
- 36 Mary O. Fransen 1243 Melville Dr.
- 37 Ted L. Fransen 1243 Melville Dr.
- 38 Eva Cennore 1255 Melville Dr.
- 39 Ernst Duley 1267 Melville Dr.
- 40 Mr & Mrs J. Dawson 1115 Melville Dr.
- 41 H. E. Hahn 1140 Melville Dr.

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March 1, 1963

Mr. E. F. Lied
2752 Farnam Street
Omaha, Nebraska

Dear Mr. Lied:

Your Zone Change Application - Z-158-62

The Board of Commissioners of the City of Las Vegas, Nevada, at their regular meeting held on February 27, 1963, by motion duly made, seconded and carried, ADOPTED A RESOLUTION OF INTENT TO REZONE from R-E to R-4, your property generally located on the south side of West Charleston Boulevard, between Valley View Boulevard and Hinson Street, subject to the following conditions:

1. That this be for a professional office building only.
2. Installation of proper fire protection facilities to be approved by the Fire Department.

Very truly yours,

Mrs. Vyrna Loparco

Acting Assistant City Clerk

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

cc - Public Works Department

TO: City Clerk

DATE: February 21, 1963

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - 158-62

Application of E. F. Lied, 2752 Farnam Street, Omaha, Nebraska
(Name and Address)

for reclassification of property legally described as:

**The north 200 feet of Government Lot No. 1, Section 6, T21S, R61E, MDB&M
except the westerly 1035 feet thereof**

Generally located:

**on the south side of West Charleston Blvd between Valley View Blvd and
Hinson Street**

From: R-E (Residence) Estates

To: R-4 (Apartment Residence)

Planning Commission recommends approval on the basis of
a resolution of intent

subject to the following conditions:

For professional office building only.

No protests to the Planning Commission's recommendation

Number of protests:

PLANNING DEPARTMENT

BY:

DJS:eb

DON J. SAYLOR

CC: City Attorney

TO: City Clerk
FROM: Planning Department

DATE: February 20, 1963

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z -158-62

Application of E. F. Lied, 2752 Farnam Street, Omaha, Nebraska
(Name and Address)

for reclassification of property legally described as:

Generally located:

From: R-E (Residence Estates)

To: R-4 (Apartment Residence)

Planning Commission recommends approval on the basis of the
adoption of a resolution of intent for use for a professional office building only.

subject to the following conditions:

No protests to the recommendations of the Planning Commission .

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

DJS:eb
cc: City Attorney

**E. F. Lied
2752 Farnam Street
Omaha, Nebraska**

Dear Mr. Lied,

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 south side of Valley View between La Pasada Avenue and El Camino Avenue, from R-E to R-4.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that approved subject to the adoption of a resolution of intent for use for a professional office building only.

This item will be heard by the Board of City Commissioners on February 27, 1963 at 4:00 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

**DON J. SAYLOR
Director of Planning**

DJS:eb

Z-158-62

**cc: Moote Kempa & Galloway
Attn: Mr. McNutt**

NOTICE OF PUBLIC HEARING

February 14, 1963

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January 30, 1963

Notice is hereby given that on February 14, 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-158-62 E. F. LIED FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE NORTH 200.00 FEET OF
GOVERNMENT LOT NO. 1, SECTION 6, TOWNSHIP 21
SOUTH, RANGE 61 EAST, M.D.B.&M., EXCEPT THE
WESTERLY 1035.00 FEET THEREOF, AND GENERALLY
LOCATED ON THE SOUTH SIDE OF WEST CHARLESTON
BLVD. BETWEEN VALLEY VIEW BLVD. AND HINSON
STREET.

FROM: R-E (Residence Estates)

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

Generally located on the south side
of Great Charleston Blvd between
Valley View Blvd and Kansas St.

Z-158-62

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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:

Z-158-62

E. F. LIED FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS THE NORTH 200.00 FEET OF
GOVERNMENT LOT NO. 1, SECTION 6, TOWNSHIP 21
SOUTH, RANGE 61 EAST, M.D.B.&M., EXCEPT THE
WESTERLY 1035.00 FEET THEREOF, AND GENERALLY
LOCATED ON THE SOUTH SIDE OF WEST CHARLESTON BLVD.
BETWEEN VALLEYVIEW BLVD. AND HINSON STREET,

FROM: R-E (Residence Estates)

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

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 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 \$ 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 North 200.00 feet of Government Lot No. One, Section 6, T 21 S R 61 E, M.D.B. & M.

except the Westerly 1035.00 feet thereof.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, E. F. LIED, President of Lied Motor Car Co., a Nebraska Corporation,

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.:

E. F. Lied, Pres., 2752 Farnam Street - Omaha, Nebraska 341-4100

Subscribed and sworn to before me this 26th day of December, 19 62.

Danilo Ann Gove
Notary Public in and for said County and State

January 19th, 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: 12/26, 19 62

Receipt No.: 50557

By: D. S.
Director of Planning

Fee: \$ 50.00

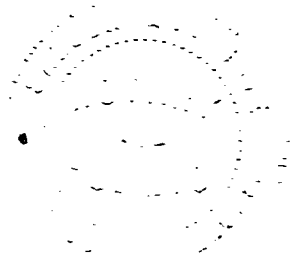
Case No.: 2-158-62

2-14-62

CORPORATE ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss:

On this 26th day of December, 1962, personally appeared before me, a Notary Public in and for said County and State, E. F. LIED, known to me to be the President of the corporation that executed the foregoing instrument and, upon oath, did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation; that the signature to said instrument was made by an officer of said corporation as indicated after said signature; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.



Sandra Ann Gove

Notary Public in and for said County and
State.
(SEAL) My Comm. Exp.: 1-19-66.