

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0161-63

APN                138-13-615-007

Location           NWC of Peak & Michael

Applicant           Development Enterprises of Nevada

Subject

Reclassification of property.



P R O P E R T Y   O W N E R S

PROTESTS

APPROVALS

FILE No.     Z-161-63    

January 9, 1964

**CHECK LIST -- FOR PROCESSING APPLICATIONS**

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

**FILE NO:** Z-161-63

**MEETING DATE:** January 9, 1963

**PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.**

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# NOTICE OF PUBLIC HEARING

January 9, 1964

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December 26, 1963

Notice is hereby given that on January 9, 1964, 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-161-63

DEVELOPMENT ENTERPRISES OF NEVADA FOR THE RECLASSIFICATION  
OF PROPERTY LEGALLY DESCRIBED AS THE SOUTHWEST QUARTER  
(SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 13,  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M. AND GENERALLY  
LOCATED ON THE NORTHWEST CORNER OF PEAK DRIVE AND  
MICHAEL WAY.

FROM: R-E (Residence Estates)

TO: R-D (Single Family Residence Restricted)

OK-REC.

Any and all interested persons may appear before the 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:bb

**Planning Department  
400 Stewart Avenue**

**January 13, 1964**

**Messrs. Norman A. Jacobson  
and Leonard P. Barnette  
900 Ironwood Drive  
Las Vegas, Nevada**

**Dear Sirs:**

**At the regular meeting of the City Planning Commission held on January 9, 1964, consideration was given to your request for reclassification of property generally located on the north-west corner of Peak Drive and Michael Way, from R-E to R-D.**

**It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved.**

**This will be heard by the Board of City Commissioners at 6:00 PM, January 15, 1964, in the Council Chambers of the City Hall, Las Vegas, Nevada.**

**Yours truly,**

**DON J. SAYLOR  
Director of Planning**

**DJS:eb**

**Z-161-63**

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-D 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:

SW 1/4 NE 1/4 Sec. 13, T. 20 S., R. 60 E., M. D. M. <sup>Box</sup> <sup>Top 600'</sup>

and general located on the NW corner of Peak Drive &

Michael Way

OWNER'S AFFIDAVIT

STATE OF NEVADA)  
COUNTY OF CLARK) ss:

We, Development Enterprises of Nevada

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.:

Thomas A. Jacobson 900 Ironwood Drive, Las Vegas 878-1800

Robert C. Clemmer " " " " " "

Subscribed and sworn to before me this 10<sup>th</sup> day of Dec., 19 63

Robert C. Clemmer  
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: 12/10/, 19 63

Receipt No.: 62194

By: RD  
Director of Planning

Fee: \$ 50.00

Case No.: 2-161-63

Jan 9, 1964

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-D 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:

SW 1/4 NE 1/4 Sec. 13, T. 20 S., R. 60 E., M. D. M.

OWNER'S AFFIDAVIT

STATE OF NEVADA )  
COUNTY OF CLARK ) ss:

We, Development Enterprises of Nevada

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.:      |
| <u>Thomas A. Jacobson</u> | <u>900 Ironwood Drive, Las Vegas</u> | <u>878-1800</u> |
| <u>James R. Bonette</u>   | <u>" "</u>                           | <u>" "</u>      |

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_

Notary Public in and for said County and State

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.: \_\_\_\_\_

By: \_\_\_\_\_  
Director of Planning

January 16, 1964

Development Enterprises of Nevada  
% Norman A. Jacobson and  
Leonard P. Barnette  
900 Ironwood  
Las Vegas, Nevada

Gentlemen:

**ZONE CHANGE APPLICATION - Z-161-63**

The Board of City Commissioners, at their regular meeting on January 15, 1964, considered your application for reclassification of property generally located on the northeast corner of Peak Drive and Michael Way, from R-E to R-D.

By motion duly made, seconded and carried, this application (Z-161-63) for reclassification to R-D was APPROVED.

Very truly yours,

Vyrna M. Loparco/vml

Assistant City Clerk

cc - Planning Department  
cc - Public Works Department

hearing it was brought to the attention of Staff that all the property owners within the radius of notification did not receive a public hearing notice. This was checked out and we found that an error had been made in the IBM Department and the wrong property owners were notified. We again mailed notices to the correct property owners informing them of this hearing by the Commission.

Chairman Cahlan declared the hearing open.

Mr. Manning appeared to protest.

Mr. Don Feour appeared to protest.

Mr. J. J. Colvin appeared to protest.

Mr. Bruner appeared in behalf of the applicant. He requested to see the Petition of Protest, and after reviewing, stated he felt that none of these protestants would be directly affected.

Chairman Cahlan declared the hearing closed.

Mr. Johnston moved that the application of DENNIS G. CAMPTON, MD for the reclassification of property generally located on the northwest corner of Cashman Drive and Charleston Boulevard, from R-E to PR, be denied.

Mr. Uehling seconded the motion.

Mr. Gilday stated that he felt that this was an innocuous use, and further, stated for that reason he had seconded the motion to approve this request at the previous hearing, however, due to the number of protests now on record, he changed his vote to deny this request.

Mr. Fountain stated that although he had made the motion at the last hearing to approve this item, he was not aware that there had been an error in relation to the notification of property owners, therefore he also changed his vote to deny this request.

The motion was denied by a unanimous vote.

#### NEW BUSINESS:

3. Z-161-63

Approved

#### PUBLIC HEARINGS

Application of DEVELOPMENT ENTERPRISES OF NEVADA for the reclassification of property legally described as the southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, T20S, R60E, MDB&M, and generally located on the northwest corner of Peak Drive and Michael Way, from R-E to R-D.

Mr. Saylor gave the Staff report pointing out the general location. He stated that this is a request for R-D zoning where a new subdivision is to be developed.

Further, he explained that R-D is a low density classification with characteristics between the R-1 and R-E classification with no horses allowed. Staff felt that this classification would be very compatible in this area. The record indicated no protests.

Chairman Cahlan declared the public hearing open.

No one appeared.

Chairman Cahlan declared the public hearing closed.

After discussion, Mr. Matteucci moved that the application of DEVELOPMENT ENTERPRISES OF NEVADA for the reclassification of property generally located on the northwest corner of Peak Drive and Michael Way, from R-E to R-D be approved.

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

4. Z-162-63

Approved

Application of THOMPSON CONSTRUCTION COMPANY for the reclassification of property legally described as that portion of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 29, T20S, R62E, MDB&M, more particularly described as all of Tract No. 1, Boulder Heights Addition, excepting therefrom

Commissioner Fountain stated that he wanted the record to indicate that the first time this application came before the Planning Commission it was indicated that there were two protestants and that the last time it came before the Planning Commission, 16 protestants were indicated, and that he therefore had changed his vote as a member of the Planning Commission.

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

ZONE CHANGE  
Z-161-63

Approved

ZONE CHANGE - Z-161-63 - APPLICATION OF DEVELOPMENT ENTERPRISES OF NEVADA for the reclassification of property generally located on the northeast corner of Peak Drive and Michael Way, legally described as -

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M.,

from R-E to R-D.

Director of Planning, Donald J. Saylor: This is the property on which the subdivision Twin Lakes Ranchos is located. To the south is Curtis Park Manor. The R-D zone carries an 11,000 square foot lot. The Planning Commission recommends approval.

Commissioner Levy moved the application of Development Enterprises of Nevada (Z-161-63) for the reclassification of property generally located on the northeast corner of Peak Drive and Michael Way, from R-E to R-D, be APPROVED.

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

ZONE CHANGE  
Z-162-63

Approved

ZONE CHANGE - Z-162-63 - APPLICATION OF THOMPSON CONSTRUCTION COMPANY for the reclassification of property generally located on the northeast corner of Lamb Blvd. and Bonanza Road (see legal description on file with City Clerk) from R-E to R-1.

Director of Planning, Donald J. Saylor: This is Boulder Heights Addition, one of the very oldest subdivisions in the City. It's undeveloped and we have a builder now who feels that he can economically build houses on a major portion of it. When he submitted the application, he did not, and does not have control of all of these lots and that's why they were left out. Under ordinary procedure, the Planning Commission would have held it in abeyance and readvertised to change the whole thing. However, the builder has a time exigency in that he didn't realize it was zoned R-E until he came in for the building permits, so the Planning Commission took this position - they recommend approval of the change of what he has asked for and they have also instructed me to set up another public hearing to pick up the rest of these lots and change them to R-1, also.

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: ~~February 20, 1964~~

To: LAS VEGAS SUN

From: City Clerk

SUBJECT: PUBLICATION OF ORDINANCE NO. 934-49  
(Z-161-63, Z-162-63, Z-163-63 & Z-168-63)

Please publish the attached ORDINANCE NO. 934-49 (2 publications) on  
Sunday, February 23, 1964 and Sunday, March 1, 1964  
(date's)

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

Asst. City Clerk

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

ORDINANCE NO. 934-49

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 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 to R-D (Z-161-63)

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B. & M.

FROM R-E to R-1 (Z-162-63)

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35 and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47 and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49 and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 26, 27, 43, 44, 45 and 46 of Block "E"; Lots 27, 28, 29 and 30 of Block "G"; Lots 1 through 50 inclusive, of Block "I"; and Lots 1 through 48, inclusive, of Block "J".

FROM R-4 to C-1 (Z-163-63)

Lot 6, Block 21, Boulder Addition.

FROM R-3 to R-4 (Z-168-63)

Lot 7, Block 2, El Centro Addition Tract No. 2

SECTION 2. All ordinances, parts of ordinances, chapters, sections, sub-sections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of February, 1964, 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 \_\_\_\_\_, 1964, which was a \_\_\_\_\_ meeting of said Board; that at said \_\_\_\_\_ 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:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

January 21, 1964

## INTER-OFFICE MEMORANDUM

|                                                      |                                                                                                                         |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| TO:<br><b>CITY ATTORNEY</b>                          | FROM:<br><b>PLANNING DEPARTMENT</b>                                                                                     |
| SUBJECT:<br><b>Request for Ordinance Preparation</b> | COPIES TO:<br><b>Current Ordinance Request File.<br/>General - Attorney's Correspondence.<br/>Relative zoning file.</b> |

Will you please prepare an Ordinance on the following reclassifications:

**Z-161-63** From R-E to R-D

The southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section 13, Township 20 South, Range 60 East, MDB&M

**Z-162-63** From R-E to R-1

All of Boulder Heights Addition Tract No. 1, save and except Lots 34, 35, and 36 of Block "A"; Lots 1, 2, 3, 4, 11, 12, 13, 14, 47, and 48 of Block "C"; Lots 1, 2, 22, 23, 24, 25, 42, 43, 44, 45, 46, 47, 48, 49, and 50 of Block "D"; Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, 26, 27, 43, 44, 45, and 46 of Block "E"; Lots 27, 28, 29, and 30 of Block "G"; Lots 1 through 50 (inclusive) of Block "I"; and, Lots 1 through 48 (inclusive) of Block "J".

**Z-163-63** From R-4 to C-1

Lot 6, Block 21, Boulder Addition.

**Z-168-63** From R-3 to R-4

Lot 7, Block 2, El Centro Addition Tract No. 2.

**Robert C. Clemmer**  
Senior Planner

RCC:eb