

Planning & Development Department Scanning Cover Sheet

Case No Z-0162-63

APN 140-29-401-003

Location NEC of Lamb & Bonanza

Applicant Thompson Construction Company

Subject

Reclassification of property.



P R O P E R T Y O W N E R S

PROTESTS

APPROVALS

FILE No. Z-162-63
January 9, 1964

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: Z-162-63

MEETING DATE: January 9, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

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January 9, 1964

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-162-63

THOMPSON CONSTRUCTION COMPANY FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST,
M.D.B.&M., MORE PARTICULARLY DESCRIBED AS ALL ~~OF~~
OF TRACT NO. 1, BOULDER HEIGHTS ADDITION ~~TO LAS VEGAS~~
EXCEPTING THEREFROM 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 AND LOTS 42 THROUGH 50
OF BLOCK "D", LOTS 7 THROUGH 19, 26, 27 AND LOTS 43
THROUGH 46 OF BLOCK "E", LOTS 27 THROUGH 30 OF BLOCK
"G", LOTS 1 THROUGH 50 OF BLOCK "I", AND LOTS 1 THROUGH
48 OF BLOCK "J", AND GENERALLY LOCATED ON THE NORTH ^{EAST} ~~WEST~~
CORNER OF LAMB BOULEVARD AND BONANZA ROAD.

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

OK-Rel

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

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, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

APPROVED:

ATTEST:

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

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.

Commissioner Mirabelli moved the application of Thompson Construction Company (Z-162-63) for reclassification of property generally located on the northeast corner of Lamb Blvd. and Bonanza Road, from R-E to R-1, be APPROVED.

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

ZONE CHANGE
Z-163-63

Approved

ZONE CHANGE - Z-163-63 - APPLICATION OF FANNY SOSS for the reclassification of property generally located on the east side of South Third Street, between Charleston Boulevard and Fourth Place, from R-4 to C-1, legally described as:

Lot 6, Block 21, Boulder Addition.

The Director of Planning, Mr. Donald J. Saylor, briefly described the location of the property, and stated: The property across the street is zoned commercial. The Planning Commission felt that there was very definitely an influence from the existing commercial in the area and they have recommended approval. The attitude on the overall area is that it will go commercial and they are trying to keep it in somewhat of an orderly fashion, and so far have been pretty successful.

Commissioner Mirabelli moved that the application of Fanny Soss (Z-163-63) for reclassification of property generally located on the east side of South Third Street, between Charleston Boulevard and Fourth Place, from R-4 to C-1, be APPROVED.

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-164-63

Denied

ZONE CHANGE - Z-164-63 - APPLICATION OF WILLIAM E. AND SHIRLEY N. HART for the reclassification of property generally located on the west side of Ferrell Street, between Woodland Avenue and Morningside Avenue, from R-E to R-4. (Complete legal description on file in office of City Clerk).

After briefly describing the location of the property for reclassification, the Director of Planning, Mr. Donald J. Saylor, stated: The zoning across the street is R-1 and to the south is R-E. The application was for high density apartments and the Planning Commission felt that in the absence of any indication of demand for apartments, plus the fact that this is across the street from R-1, this application should be denied.

Mayor Whipple asked if anyone wished to be heard on this rezoning, to which there was no response; whereupon, Commissioner Fountain moved that the application of William E. and Shirley N. Hart (Z-164-63) be DENIED.

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

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

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, and Lots 42 through 50 (inclusive), of Block "D"; Lots 7 through 19 (inclusive), 26, 27, and Lots 43 through 46 (inclusive), of Block "E"; Lots 27 through 30 (inclusive), of Block "G"; Lots 1 through 50 (inclusive) of Block "I"; and, Lots 1 through 48 (inclusive), of Block "J"; and generally located on the northeast corner of Lamb Boulevard and Bonanza Road, from R-E to R-1. Mr. Saylor gave the Staff report pointing out the general location. He further stated that this is an old recorded subdivision which up to this time has never been developed. The applicant who proposes to develop the area wishes to develop on an R-1 basis. The applicant, however, does not own the entire subdivision, therefore due to the essence of time, Staff recommended approval of this item, with further request for permission to set up a public hearing to reclassify the remainder of the subdivision to R-1.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Fountain moved that the application of THOMPSON CONSTRUCTION COMPANY for the reclassification of property generally located on the northeast corner of Lamb Boulevard and Bonanza Road, from R-E to R-1, be approved; and further, that Staff begin proceedings to set up a public hearing to reclassify the remainder of the subdivision to R-1. Vice-Chairman Tiberti seconded the motion and it was carried by a unanimous vote.

5. Z-163-63

Approved

Application of FANNY SOSS for the reclassification of property legally described as Lots 6, Block 21, Boulder Addition, and generally located on the east side of South Third Street between Charleston Boulevard and 4th Place, from R-4 to C-1.

Mr. Saylor gave the Staff report pointing out the general location. He also pointed out existing commercial parcels in the immediate area. Mr. Saylor further stated that this parcel is within the area where the policy has been established by the Commission to reclassify to commercial in an orderly manner. Offstreet parking will be available with ingress/egress from the alley. Although the tentative plans are not to develop this immediately, Staff felt it is a proper change and recommended approval.

Chairman Cahlan declared the public hearing open. No one appeared.

Chairman Cahlan declared the public hearing closed. After discussion, Mr. Johnston moved that the application of FANNY SOSS for the reclassification of property generally located on the east side of South Third Street between Charleston Boulevard and 4th Place, from R-4 to C-1, be approved.

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

6. Z-164-63

Denied

Application of WILLIAM E. and SHIRLEY N. HART 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 20, T20S, R61E, MDB&M, described as follows: Commencing at the northeast corner of Sebec Acres; thence north along the east line of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of said Section 20, a distance of 182.0 feet; thence west and parallel with the north line of the aforementioned Sebec Acres, a

January 16, 1964

Thompson Construction Co.
Attention: Paul R. Thompson, President
401 Nellis Boulevard
Las Vegas, Nevada

Gentlemen:

ZONE CHANGE APPLICATION - Z-162-63

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 Lamb Boulevard and Bonanza Road, from R-E to R-1.

By motion duly made, seconded and carried, this application (Z-162-63) for reclassification to R-1 was APPROVED.

Very truly yours,

Vyma M. Loparco/vml

Assistant City Clerk

cc - Planning Department
cc - Public Works Department

January 21, 1964

INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:

PLANNING DEPARTMENT

SUBJECT:

Request for Ordinance Preparation

COPIES TO:

Current Ordinance Request File.
General - Attorney's Correspondence.
Relative zoning file.

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

Planning Department
400 Stewart Avenue

January 13, 1964

Thompson Construction Company
Attn: Paul R. Thompson, President
401 Nellis Boulevard
Las Vegas, Nevada

Dear Mr. Thompson:

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 northeast corner of Lamb Boulevard and Bonanza Road, from R-E to R-1.

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

This item will be heard by the Board of City Commissioners 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-162-63

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-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 \$ 50.00.

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

600 SCALE

That portion of the SW 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 62 East, MDM, Nevada; wholly within the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows: ALL of map of Tract No. 1 Boulder Heights Addition to Las Vegas.
EXCEPTING THEREFROM 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, and Lot 42 through 50 of Block "D", Lots 7 through 19, 26, 27 and Lots 43 through 46 of Block "E", Lots 27 through 30 of Block "G", Lots 1 through 50 of Block "I", and Lots 1 through 48 of Block "J." generally located on the NW corner of Rancho Blvd & Bonanza Rd.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Thompson Construction Company

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>Thompson Construction Company</u>	<u>401 Nellis Boulevard</u>	<u>642-3653</u>
	<u>Paul R. Thompson</u>	<u>401 Nellis Boulevard</u>	<u>642-3653</u>
	<u>Paul R. Thompson, President</u>	<u>Las Vegas, Nevada</u>	
	<u>Subscribed and sworn to before me this</u>	<u>4th</u> day of <u>December</u> , 19 <u>63</u>	

John M. Marshall
Notary Public in and for said County and State
June 1, 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: 12/11, 1963

FEE: \$ 50.00

RECEIPT NO.: _____

CASE NO. Z-162-63

BY: RD

Director of Planning

Jan 9 1963