

Planning & Development Department
Scanning Cover Sheet

Case No Z-0164-63

APN 139-20-401-015

Location W of Ferrell btw Woodland & Morningside

Applicant William E. & Shirley N. Hart

Subject

Reclassification of property.



PROPERTY OWNERS

PROTESTS

APPROVALS

Mullie
aka
Jan Diggelin
Nell Serrel

FILE No. Z-164-63

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-164-63

MEETING DATE: January 9, 1964

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

January 9, 1964

December 26, 1963

Notice is hereby given that on January 9, 1964, 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:

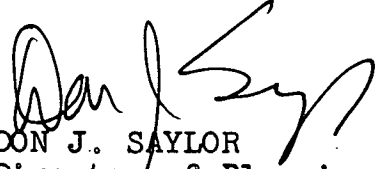
Z-164-63

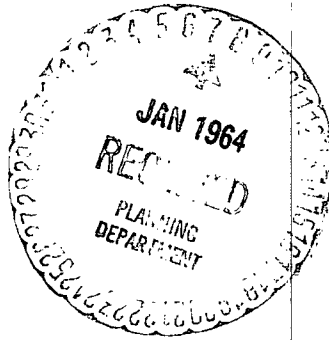
WILLIAM E. AND SHIRLEY N. HART FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SEBEC ACRES; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SAID SECTION 20, A DISTANCE OF 182.0 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED SEBEC ACRES, A DISTANCE OF 239.0 FEET; THENCE SOUTH AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SAID SECTION 20, A DISTANCE OF 182.0 FEET; THENCE EAST ALONG THE SAID NORTH LINE OF SEBEC ACRES A DISTANCE OF 239.0 FEET TO THE POINT OF BEGINNING, AND GENERALLY LOCATED ON THE WEST SIDE OF FERRELL BETWEEN WOODLAND AVENUE AND MORNINGSIDE AVENUE.

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



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 RE 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

generally located on the W side of Ferrell between Woodland Ave & Morningside Ave

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

151/152

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA: THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SEBEC ACRES, RECORDED IN BOOK 2 OF PLATS, PAGE 28, RECORDS OF CLARK CO. NEVADA, SAID POINT ALSO BEING DISTANT 647.60 FEET NORTH FROM THE SOUTH SECTION LINE OF SAID SECTION 20, ALONG THE EAST LINE OF THE S.W. QUARTER (SW 1/4) OF THE S.W. QUARTER (SW 1/4) OF SAID SECTION 20, THENCE CONTINUING NORTH ALONG THE SAID EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, A DISTANCE OF 1820 FEET TO A POINT; THENCE WEST & PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED SEBEC ACRES, A DISTANCE OF 239.0 FEET TO A POINT. THENCE SOUTH & PARALLEL WITH THE SAID EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, A DISTANCE OF 1820 FEET TO A POINT IN THE NORTH LINE OF SAID SEBEC ACRES; THENCE EAST ALONG THE NORTH LINE OF SAID SEBEC ACRES, A DISTANCE OF 239.0 FEET TO THE POINT OF BEGINNING.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK)
WM. E. HART &
I, SHIRLEY N. HART

WITH THE NORTH LINE OF THE AFOREMENTIONED SEBEC ACRES, A DISTANCE OF 239.0 FEET TO A POINT. THENCE SOUTH & PARALLEL WITH THE SAID EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, A DISTANCE OF 1820 FEET TO A POINT IN THE NORTH LINE OF SAID SEBEC ACRES; THENCE EAST ALONG THE NORTH LINE OF SAID SEBEC ACRES, A DISTANCE OF 239.0 FEET TO THE POINT OF BEGINNING.

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.
Wm. E. Hart 1920-GRIFITH 382-5614

Shirley N. Hart " " "

Subscribed and sworn to before me this 13 day of December, 1963

Charles E. Collins My Commission expires March 20, 1964
Notary Public in and for said County and State

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: 12/13, 1963 FEE: \$ 50.00
RECEIPT NO.: 62197 CASE NO. 2-164-63
BY: [Signature] Director of Planning Jan 9, 1964

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

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

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA: THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SE BEC ACRES, RECORDED IN BOOK 2 OF PLATS, PAGE 28, RECORDS OF CLARK CO. NEVADA, SAID POINT ALSO BEING DISTANT 647.60 FEET NORTH FROM THE SOUTH SECTION LINE OF SAID SECTION 20, ALONG THE EAST LINE OF THE S.W. QUARTER (SW 1/4) OF THE SW. QUARTER (SW 1/4) OF SAID SECTION 20, THENCE CONTINUING NORTH ALONG THE SAID EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, A DISTANCE OF 182.0 FEET TO A POINT; THENCE WEST & PARALLEL WITH THE NORTH LINE OF THE FOREMENTIONED SE BE C ACRES A DISTANCE OF 239.0 FEET TO A POINT. THENCE SOUTH & PARALLEL WITH THE SAID EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, A DISTANCE OF 182.0 FEET TO A POINT IN THE NORTH LINE OF SAID SE BE C ACRES. THENCE EAST ALONG THE NORTH LINE OF SAID SE BE C ACRES A DISTANCE OF 239.0 FEET TO THE POINT OF BEGINNING.

OWNER'S AFFIDAVIT
STATE OF NEVADA)
COUNTY OF CLARK)
WM. E. HART)
I, SHIRLEY N. HART

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.

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Shirley N. Hart " "

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Notary Public in and for said County and State

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: 12/13, 1963 FEE: \$ 50.00
RECEIPT NO.: 62197 CASE NO. Z-
BY: RPP Director of Planning

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.

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

distance of 239.0 feet; thence south and parallel with the said 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 east along the said north line of Sebec Acres a distance of 239.0 feet to the point of beginning, and generally located on the west side of Ferrell between Woodland Avenue and Morningside Avenue, from R-E to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He further stated that to the north of this particular parcel the area is relatively undeveloped. Mr. Saylor further stated that across the street from this particular parcel is developed low density residential and Staff does not feel that the requested high density classification is compatible. Further, he stated there are no final plans for development at this time. The record indicated 1 protest. Staff recommended denial.

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 WILLIAM E. and SHIRLEY N. HART for the reclassification of property generally located on the west side of Ferrell between Woodland Avenue and Morningside Avenue, from R-E to R-4, be denied. Mr. Gilday seconded the motion and it was carried by a unanimous vote.

7. Z-165-63

Approved

Application of EDWARD J. and GORDON D. SORENSON for the reclassification of property legally described as a portion of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of Section 33, T20S, R61E, MDB&M, more particularly described as follows: commencing at a point in the south line 265.0 feet east of the southwest corner of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 33, the true point of beginning; thence north a distance of 340 feet to a point; thence west and parallel to the aforementioned south line a distance of 120 feet to a point; thence south a distance of 340 feet to a point in said aforementioned south line; thence east a distance of 120 feet to the true point of beginning, and generally located on the north side of West Charleston Boulevard between Shadow Street and Desert Lane, from R-E to PR. Mr. Saylor gave the Staff report pointing out the general location. This is within the area fronting West Charleston where the Commission adopted the policy to consider favorably a change in zoning to a commercial type use. This particular parcel is one lot east of the hospital. Staff takes the position of wholehearted agreement with the proposed plan. Referring to the plot plan, it indicates an aesthetic designed building with an abundance of landscaping. The building elevation is one story height and there is sufficient offstreet parking. Staff recommended approval in accord with the plot plan.

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 EDWARD J. and GORDON D. SORENSON for the reclassification of property generally located on the north side of West Charleston Boulevard between Shadow Street and Desert Lane, from R-E to PR be approved by means of a Resolution of Intent subject to the following condition:

(1) Being in accord with the plot plan.

January 16, 1964

Mr. and Mrs. William E. Hart
1920 Griffith Street
Las Vegas, Nevada

Dear Mr. and Mrs. Hart:

ZONE CHANGE APPLICATION - Z-164-63

The Board of City Commissioners, at their regular meeting on January 15, 1964, considered your application for reclassification of property generally located on the west side of Ferrell Street, between Woodland Avenue and Morningside Avenue, from R-E to R-4.

By motion duly made, seconded and carried, this application (Z-164-63) for reclassification to R-4 was DENIED.

Very truly yours,

Vyrna M. Loparco/vml

Assistant City Clerk

cc - Planning Department
cc - Public Works Department

**Planning Department
400 Stewart Avenue**

January 13, 1964

**Wm. E. & Shirley N. Hart
1920 Griffith Street
Las Vegas, Nevada**

Dear Mr. & Mrs. Hart:

At the regular meeting of the City Planning Commission held on January 9, 1964, consideration was given to your request 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.

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

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-164-63

Jan 5, 1964

Protes

Z-164-63

City Planning Commission
Att. Don J. Saylor
Director of Planning

Dear Sir:

Thank you for the notice of a public hearing regarding William Hart's request for reclassification of the Ferrell Street property from R-E to R-4 Apartment Residence.

We own an acre of land directly south and adjacent to this property. We feel that this should not be reclassified for the following reasons.

The value of our property and all other residential property will drop in value.

Ferrell Street is not able to handle any more traffic in its present condition

No schools in this area are adequate to take care of any more children.

This area was intended for single family residence and should remain so

There are plenty of empty apartments in the R-4 sections of this area to fulfill the need for many years to come.

This affirms our objection to this reclassification

Yours truly

Red. J. Saylor
Attn: Mr. Ferrell