

Planning & Development Department
Scanning Cover Sheet

Case No Z-0043-61

APN 162-06-214-022

Location W of Arville btw Oakey & Del Rey

Applicant Southern NV Home Builders Assn

Subject

Reclassification of property legally
described as the South 1/2 of the North 1/2
of the SE 1/4 of the NW 1/4; North 1/2 of
the South 1/2 of the SE 1/4 of the NW 1/4
and the North 1/2 of the North 1/2 of the
North 1/2 of the South 1/2 of the South 1/2
of the SE 1/4 of the NW 1/4 of Section 6,
Township 21 South, Range 61 East, MDB&M.



CHECK LIST - FOR PROCESSING *Rezoning* APPLICATIONS

| ITEM NO. | TO BE DONE | CHECK IF DONE | BY |
|----------|--|---------------|------------|
| 1. | Check with Mel or George on legal and general description to clarify. | ✓ | <i>bah</i> |
| 2. | Enter in register. | ✓ | <i>bah</i> |
| 3. | Enter file number and fill in box on back of application. | ✓ | <i>bah</i> |
| 4. | Make up folder with ^(color) <i>green</i> label - attach application on right hand side. | ✓ | <i>bah</i> |
| 5. | Type 3 index cards - numerical, applicant and legal. | ✓ | <i>bah</i> |
| 6. | File above cards in proper metal file. | ✓ | <i>bah</i> |
| 7. | Make up draft of Notice of Public Hearing in duplicate. | ✓ | <i>bah</i> |
| | a. pencil note date to be mailed (10-12 days prior to meeting) | ✓ | <i>bah</i> |
| | b. put one copy rough draft in folder and give to Mel Smith. | ✓ | <i>bah</i> |
| 8. | Enter proper information on tentative agenda and place other copy of Public Hearing with agenda. | ✓ | <i>bah</i> |
| 9. | Type property owner list - | | |
| | a. type envelopes | ✓ | <i>bah</i> |
| | b. mail out notices | | |
| | c. place "Protest & Approval" sheet in applicant file - right side. | ✓ | <i>bah</i> |
| 10. | Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting. | ✓ | <i>bah</i> |
| 11. | Ask Don regarding possible resolutions. | ✓ | <i>bah</i> |

FILE NO. *2-43-61*

MEETING DATE *Sept. 14, 1961*

NOTE: PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

September 14, 1961

September 1, 1961

Notice is hereby given that on September 14, 1961, 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:

SOUTHERN NEVADA ~~XXXXXX~~ HOME BUILDERS ASSOCIATION
for THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2)
OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTHWEST
QUARTER (NW 1/4); THE NORTH ONE-HALF (N 1/2) OF THE
SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER
(SE 1/4), OF THE NORTHWEST QUARTER (NW 1/4) AND THE
NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2)
OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF
(S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST
QUARTER ~~SW~~ (SE 1/4), NORTHWEST QUARTER (NW 1/4), of
SECTION ~~4~~ 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. B. & M.
GENERALLY LOCATED ON THE WEST SIDE OF ARVILLE STREET
BETWEEN OAKLEY BOULEVARD AND DEL ~~RAY~~ AVENUE.

FROM: R-E (Residence Estate) *REY*

TO: R-1 (Single Family 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.

FRANKLIN J. BILLS
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

Use District to a R-1

Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended, for the following reasons, to-wit: to allow the construction of a single family residence subdivision.

Attached hereto and filed herewith is a map showing the boundaries of the property proposed to be reclassified, in sufficient size, scale and clarity to enable the Planning Commission to easily determine the location of this property and its relationship to the general neighborhood. 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 $S\frac{1}{2}$ of the $N\frac{1}{2}$ of the $SE\frac{1}{4}$, of the $NW\frac{1}{4}$; the $N\frac{1}{2}$ of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$, of the $NW\frac{1}{4}$ and the $N\frac{1}{2}$ of the North $\frac{1}{2}$ of the $N\frac{1}{2}$ of the South $\frac{1}{2}$ of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$, $NW\frac{1}{4}$, Section 6,

T21S, R61E, MDB&M.

Generally located on the West side of Arville between Oakley Blvd. and Del Rey

a

OWNER'S AFFIDAVIT

STATE OF NEVADA)
 SS:
COUNTY OF CLARK)

~~XK~~, The Southern Nevada Home Builders Association

being duly sworn depose and say that ~~XK~~ (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~~ our knowledge and belief.

Signed (In Ink)

Mailing Address
115 South Main St.

Lawrence J. Bonham (AGENT)

Phone No. DU-2-1661

Subscribed and sworn to before me this 11th day of August, 1961.

Martha Kelly
Notary Public in and for said
County and State

My Commission expires MY COMMISSION EXPIRES MAY 22, 1963

| | |
|---|--------------------------|
| PETITIONER NOT TO WRITE IN THIS SPACE | |
| 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 | <u>8/11</u> 19 <u>61</u> |
| Fee \$ | <u>\$50.00</u> |
| Receipt No. | <u>34371</u> |
| Case No. | <u>2-43-61</u> |
| By | <u><i>AS</i></u> |
| | DIRECTOR OF PLANNING |

ORDINANCE NO. 934-1

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 do 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-2 to R-1: (E-39-61)

The Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDE&M.

(Z-40-61)

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 30, Township 20 South, Range 61 East, MDE&M

(Z-43-61)

The South one-half (S $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); the north one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the north one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$); Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, MDE&M.

From R-2 to C-1: (E-38-61)

The south 50 feet of the north 250 feet of the west 330 feet of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDE&M.

(Z-48-61)

That portion of Government Lot IV, Section 6, Range 61 East, Township 21 South, located east of Decatur Boulevard as shown on the Major Street Plan of the City of Las Vegas.

From R-4 to C-1: (E-44-61)

Lots one and two of Subdivision of Block "I" Park Place Addition.

(Z-45-61)

Lots 25, 26, 27 and 28, Block 3, Pioneer Heights plus the adjoining portion of Lot 6, Block 21, Bucks Subdivision.

From R-3 and R-4 to R-3-T: (E-46-61)

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East; save and except the north 175 feet, the west 400 feet, the south 400 feet, and the east 200 feet of the south 555 feet of the north 730 feet.

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:

ORAN K. GRAGSON, MAYOR

ATTEST:

EDWINA M. COLE, CITY CLERK

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 25 day of October, 1961, 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 _____, 1961, 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:

EDWINA M. COLE, CITY CLERK

Commissioner Mirabelli moved the recommendation of the Traffic and Parking Commission for the installation of parking meters on Las Vegas Blvd. South between Lewis and Clark be APPROVED.

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

SPEED ZONES -
LAMB BLVD. AND
OWENS AVENUE

Approved

Director of Planning, Franklin J. Bills: We have a couple of recommendations regarding speed limits on which there has been careful study by the Police Department Traffic Division and the Traffic Engineer and the Planning Department on permitting 35 miles per hour on streets designated as part of the major highway network when road conditions and other factors on those streets indicate its desirability. Therefore, the Traffic Commission now recommends to you the change from 25 to 35 on Lamb Blvd. from Owens to Charleston and a change from 25 to 35 on Owens Avenue from Pecos to Nellis Blvd.

Commissioner Mirabelli moved the recommendation of the Traffic and Parking Commission for the installation of a 35 m.p.h. zone on Lamb Blvd, between Charleston and Owens and on Owens between Pecos and Nellis be APPROVED.

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

REZONING

ORDINANCE #934-1
Z-38-61, Z-39-61,
Z-40-61, Z-43-61,
Z-44-61, Z-45-61,
Z-48-61 & Z-49-61

Adopted

Commissioner Mirabelli, speaking for himself and in behalf of Commissioner Levy, the other member of the Committee for Recommendation on this ordinance, voted said ordinance out of Committee favorably.

An ordinance entitled: "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" was read by title by Deputy City Attorney Thomas Pursel.

Commissioner Mirabelli moved the foregoing entitled ordinance be ADOPTED.

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

ANGLE PARKING

Mayor Gragson presented the following letter to the Commissioners for their consideration:

"October 18, 1961

"Mayor Oran K. Gragson
City of Las Vegas
Las Vegas, Nevada

"Mr. Mayor:

REZONING
ORDINANCE #934-2
Z-57-60

Adopted

Commissioner Levy, speaking for himself and in behalf of Commissioner Fountain, the other member of the Committee for Recommendation on this ordinance, voted said ordinance out of Committee favorably.

An ordinance entitled: "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." was read by title by City Attorney Sidney R. Whitmore.

Commissioner Levy moved the foregoing entitled ordinance be ADOPTED.

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

REZONING
ORDINANCE #934-3
Z-21-61 and Z-23-61

Abeyance

Commissioner Levy moved that Rezoning Ordinance No. 934-3 be held in ABEYANCE.

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

REZONING
ORDINANCE #934-4
Z-30-61

Adopted

Commissioner Levy, speaking for himself and in behalf of Commissioner Fountain, the other member of the Committee for Recommendation on this ordinance, voted said ordinance out of Committee favorably.

An ordinance entitled: "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." was read by title by City Attorney Sidney R. Whitmore.

Commissioner Levy moved the foregoing entitled ordinance be ADOPTED.

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

REZONING ORDINANCE
NO. 934-1
Z-38-61, Z-39-61,
Z-40-61, Z-43-61,
Z-44-61, Z-45-61,
Z-48-61 & Z-49-61

Referred to
Committee

An ordinance entitled: "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." was read by title by City Attorney Sidney R. Whitmore, who recommended it be referred to Committee.

Mayor Gragson appointed Commissioners Levy and Mirabelli as the Committee for Recommendation on the foregoing entitled ordinance.

Commissioner Whipple: If this property that's being used as parking is consistent, and so on, I think we ought to get our heads together and see what we can do to straighten it all out. It's a little inconsistent to have something in an R-1 that shouldn't be there. I wonder maybe if we shouldn't consider zoning it so it can be used. At the same time, maybe those corner lots should have some other consideration.

Commissioner Whipple moved the application of Dr. Harold B. Foutz (Z-41-61) for reclassification of property generally located on the east side of 15th Street between Fremont Street and Carson Avenue, from R-3 to R-4, be referred back to the Planning Commission for further study of the area, including the parking lot.

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

Z-43-61

From: R-E
To: R-1

Approved

APPLICATION OF SOUTHERN NEVADA HOME BUILDERS ASSOCIATION for reclassification of property legally described as

the South one-half (S 1/2) of the North one-half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); the north one-half (N 1/2) of the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the North one-half (N 1/2) of the North one-half (N 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 6, Township 21 South, Range 61 East, M.D.B. & M.,

generally located on the west side of Arville Street between Oakey Blvd. and Del Rey Avenue,

From: R-E
To: R-1.

Mr. Saylor: This, again, is a normal request for a change from R-E to R-1 for the purpose of subdividing. The Planning Commission recommends approval.

Commissioner Whipple moved the application of Southern Nevada Home Builders Association for reclassification of property generally located on the west side of Arville Street between Oakey Blvd. and Del Rey Avenue, from R-E to R-1, be APPROVED.

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

Z-44-61

From: R-4
To: C-1

Approved

APPLICATION OF EDITH F. ALLEN for reclassification of property legally described as

Lots 1 and 2 of subdivision of Block "I", Park Place Addition,

generally located on the east side of 4th Street between Charleston Blvd. and 4th Place,

From: R-4
To: C-2

October 2, 1961

City Attorney

Assistant Director of Planning

Legal Descriptions

From R-E To R-1 Z-39-61

The Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M.

Z-40-61

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 30, Township 20 South, Range 61 East, MDB&M.

Z-43-61

The South one-half (S $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), of the Northwest Quarter (NW $\frac{1}{4}$); the north one-half (N $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North one-half (N $\frac{1}{2}$) of the North one-half (N $\frac{1}{2}$) of the North one-half of the South one-half (S $\frac{1}{2}$) of the South one-half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$); Northwest Quarter (NW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M.

From R-E to C-1 Z-38-61

The south 50 feet of the north 250 feet of the west 330 feet of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M.

Z-48-61

That portion of Government Lot IV, Section 6, Range 61 East, Township 21 South, located east of Decatur Boulevard as shown on the Major Street Plan of the City of Las Vegas,

Page 2

From R-4 To C-1

Z-44-61

Lots one and two of Subdivision of Block "I" Park Place Addition.

Z-45-61

Lots 25, 26, 27, and 28, Block 3, Pioneer Heights plus the adjoining portion of Lot 6, Block 21, Bucks Subdivision.

From R-3 and R-4 To E-3-T Z-49-61

Described as the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East; save and except the north 175 feet, the west 400 feet, the south 480 feet, and the east 200 feet of the south 555 feet of the north 730 feet.

VAC-6-61 - Not ready for order of Vacation

That alley located in Block 2, Ladd's Addition.

VAC-7-61 - Public Hearing set for November 8, 1961.

The east ten feet of Sixth Street from the south right of way line of Hoover Avenue to the north right of way line of East Charleston Boulevard and the south ten feet of Hoover Avenue located between the east right of way line of Sixth Street and the north right of way line of East Charleston Boulevard, Block 32, South Addition.

DON J. SAYLOR
Assistant Director
of Planning

DJS:sm

September
Twenty-ninth
1961

Southern Nevada Home Builders Assn.
115 So. Main Street
Las Vegas, Nevada

RE: Z-43-61

Gentlemen:

At a Regular Meeting of the Board of City Commissioners, held September 27, 1961, consideration was given your application for reclassification of property generally located on the west side of Arville Street between Oakley Blvd. and Del Rey Avenue,

From: R-E
To: R-1

Upon motion duly made, seconded and carried, this application was approved.

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

Mr. Bills gave the staff report. He stated that this is a request for a change from R-E to R-4 on one small parcel in an area that is zoned either R-E or R-1. The Master Plan proposes that this area should remain low density residential. The staff recommends denial of this application. The Chairman declared the Public Hearing open. Mr. Albert Addison appeared in his own behalf. Mr. Ken Christensen, 1601 West Charleston Boulevard; Mr. Art Harris, Box 205; Mrs. Mary Meyers, 1300 Desert Lane were in favor of this rezoning. Mr. Vern Willis, 1403 Westwood Drive, and Mr. Ed Cillax, 1500 Fremont Street were in protest. The Chairman declared the Public Hearing closed. Mr. Bills read into the record three protests which were received by the Planning Department; they were as follows: A. J. & Euzola Edwards, 1620 Ellis Avenue; Charles & Ora Sells, 1201 Shadow Lane; Byron and Luella Thornton, 1210 Shadow Lane.

Upon motion by Mr. Longley and seconded by Mr. Johnston it was voted unanimously to adopt Resolution No. 202 referring the application of Albert R. & Dorothy A. Addison for the reclassification of property legally described as the east one-half (E 1/2) of the south one-half (S 1/2) of Lot 6 of Ellis Estates as found in Book 2 of Plats, Page 61, and generally located on the north side of Ellis Avenue between Shadow Street and Desert Lane to the Board of City Commissioners with the recommendation that it be denied.

RESOLUTION NO. 202 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 206.

19. Z-43-61

From: R-E
To: R-1

Approved

The application of SOUTHERN NEVADA HOME BUILDERS ASSOCIATION for the reclassification of property legally described as the south one-half (S 1/2) of the north one-half (N 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4); the north one-half (N 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) and the north one-half (N 1/2) of the north one-half (N 1/2) of the north one-half (N 1/2) of the south one-half (S 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4); Northwest quarter (NW 1/4) of Section 6, Township 21 South, Range 61 East, M. D. B. & M. Generally located on the west side of Arville Street between Oakey Boulevard and Del Rey Avenue.

Mr. Bills gave the staff report and stated that this was a proposed subdivision development. It is in conformity with the Master Plan and the staff recommends approval. The Chairman declared the Public Hearing open. No one appeared in behalf of the applicant. There were no protests. The Chairman declared the Public Hearing closed.

Upon motion by Mr. Johnston and seconded by Mr. Empey it was voted unanimously to adopt Resolution No. 201 referring the application of

Southern Nevada Home Builders Association for the reclassification of property generally located on the west side of Arville Street between Oakey Boulevard and Del Rey Avenue to the Board of City Commissioners with the recommendation that it be approved.

RESOLUTION NO. 201 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 205.

20. Z-44-61

From: R-4
To: C-2

Approved as amended

The application of EDITH F. ALLEN for the reclassification of property legally described as Lots One and Two of subdivision of Block 'I' Park Place Addition. Generally located on the east side of Fourth Street between Charleston Boulevard and Fourth Place.

Mr. Bills gave the staff report stating that this property is located immediately adjacent to other C-2 property on two sides and across the street from R-4 property and adjacent to R-4 on the other side. The Master Plan proposes commercial zoning in this area, but since this property is not located in a downtown area where C-2 zoning is established, the staff recommends that it be amended to a change to C-1 zoning instead of C-2 and that it be approved as amended.

The Chairman declared the Public Hearing open. Mr. R. J. Kaltenborn, 900 Rancho Circle appeared in behalf of the applicant and agreed with the amended application. No one appeared in protest. The Chairman declared the Public Hearing closed.

Upon motion by Mr. Gilday and seconded by Mr. Johnston it was voted unanimously to adopt Resolution No. 206 referring the application of Edith F. Allen for the reclassification of property legally described as Lots One and Two of subdivision of Block 'I' Park Place Addition and generally located on the east side of Fourth Street between Charleston Boulevard and Fourth Place to the Board of City Commissioners with the recommendation that it be amended to a change to C-1 instead of C-2 and that it be approved as amended.

RESOLUTION NO. 206 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 210.

21. Z-45-61

From: R-4
To: C-2

Approved as amended

The application of CHARLES J. APTON AND ASSEMBLY OF GOD CHURCH for the reclassification of property legally described as Lots 25, 26, 27, and 28, Block 3, Pioneer Heights plus the adjoining portion of Lot 6, Block 21, Bucks Subdivision. Generally located on the west side of Tenth Street between Fremont and Carson Streets.

Mr. Bills gave the staff report. He stated that this would be in accord with the Master Plan. This property is not located in the downtown area; therefore, the policy that has been established of having the C-2 zone in the downtown area would not apply here. Therefore, the staff recommends that the application be amended to a change of C-1 instead of C-2 and that it be approved. The Chairman declared the Public Hearing open. Mr. Charles Apton appeared in his own behalf.

September 15, 1961

CERTIFIED MAIL

Mr. Karston Bronken
The Southern Nevada Home
Builders Association
115 South Main Street
Las Vegas, Nevada

Dear Mr. Bronken:

At the regular meeting of the City Planning Commission held on September 14, 1961, consideration was given to your application for the reclassification of property generally ~~located~~ on the west side of Arville Street between Oakey Boulevard and Del Rey Avenue, from R-E to R-1.

It was voted unanimously by the Planning Commission to adopt Resolution No. 201, a copy of which is attached, and refer your application to the Board of City Commissioners with the recommendation that it be approved.

This item will be heard by the Board of City Commissioners on September 27, 1961, at 4:00 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:bah

Attachment

RESOLUTION NO. 201

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF SOUTHERN NEVADA HOME BUILDERS ASSOCIATION FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTHWEST QUARTER (NW 1/4); THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4); NORTHWEST QUARTER (NW 1/4), OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. B. & M. GENERALLY LOCATED ON THE WEST SIDE OF ARVILLE STREET BETWEEN OAKY BOULEVARD AND DEL REY AVENUE. FROM: R-E TO: R-1

WHEREAS, this application for a reclassification from R-E to R-1 has been received and studied by the City Planning Commission, and

WHEREAS, this application is a request for a change to R-1 for the purpose of subdivision development, and

WHEREAS, the general pattern of development in this area is on an R-1 basis, and

WHEREAS, this application is in conformity with the Master Plan, and

WHEREAS, preliminary discussions relative to the proposed subdivision have taken place;

NOW THEREFORE BE IT RESOLVED by the City Planning Commission that the application of Southern Nevada Home Builders Association for the reclassification of property legally described as the south one-half (S 1/2) of the north one-half (N 1/2) of the southeast quarter (SE 1/4), of the northwest quarter (NW 1/4); the north one-half (N 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) and the north one-half (N 1/2) of the north one-half (N 1/2) of the north one-half (N 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4); northwest quarter (NW 1/4), of Section 6, Township 21 South, Range 61 East, M. D. B. & M. and generally located on the west side of Arville Street between Oaky Boulevard and Del Rey Avenue, be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved.

THE FOREGOING RESOLUTION was introduced by Mr. Johnston who moved its adoption. This motion was seconded by Mr. Empey and carried unanimously by the Commission.

The Chairman thereupon declared the motion carried and said resolution adopted.

September 18, 1961

Honorable Mayor
Board of City Commissioners

Director of Planning

Z-43-61

For City Commission Agenda
September 27, 1961

City Clerk
City Attorney
Public Works Dept.

At a regular meeting of the City Planning Commission held on September 14, 1961, consideration was given to the application of Southern Nevada Home Builders Association for the reclassification of property legally described as the south one-half (S 1/2) of the north one-half (N 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4); the north one-half (N 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) and the north one-half (N 1/2) of the north one-half (N 1/2) of the north one-half (N 1/2) of the south one-half (S 1/2) of the south one-half (S 1/2) of the southeast quarter (SE 1/4); northwest quarter (NW 1/4) of Section 6, Township 21 South, Range 61 East, M. D. B. & M. and generally located on the west side of Arville Street between Oakey Boulevard and Del Rey Avenue, from R-E to R-1.

The Planning Commission voted unanimously to refer this application to the Board of City Commissioners with the recommendation that it be approved.

FRANKLIN J. BILLS

bah

Attachment: Resolution No. 201

PROPERTY OWNERS

PROTESTS

APPROVALS

Fred L. Delkin
4205 Hunts Point Rd.
Bellevue, Wash.

File No Z-43-61

Delkin's Bulbs

4205 HUNTS POINT ROAD
BELLEVUE, WASHINGTON

Sept. 6, 1961.

Franklin J. Bills, Director of Planning
City of Las Vegas
Las Vegas, Nevada

2-43-61

Dear Mr. Bills:

I wish to approve of the proposed zoning change from R-E to R-1 for property legally described as The south $\frac{1}{2}$ of the $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$; the $N\frac{1}{2}$ of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ and the $N\frac{1}{2}$ of the $N\frac{1}{2}$ of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$; $NW\frac{1}{4}$ of Section 6, Township 21 S, Range 61 E, M.D.B.&M. Generally located on the west side of Arville Street Between Oakey Blvd. and Del Rey Ave.

Sincerely yours,

Fred L. Delkin



August 31, 1961

Classified Section
Las Vegas Sun
900 South Main Street
Las Vegas, Nevada.

Gentlemen:

Please publish the attached NOTICE OF PUBLIC HEARING in your classified section on September 4, 1961, and furnish this office with two (2) affidavits of publication.

Very truly yours,

EDWARD J. MILES
Director of Planning

EDB:bab

Attachment

2-30-61
2-39-61
2-40-61
2-41-61
2-42-61
2-43-61 ✓
2-44-61
2-45-61
2-46-61
2-47-61

DR. MARCIN B. FOUTZ FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE
IRREGULAR LOT 17, BLOCK 1, MAYFAIR
NO. 1, GENERALLY LOCATED ON THE EAST SIDE
OF 15TH STREET BETWEEN FRIMON STREET
AND CARSON AVENUE.

FROM: R-1 (Residence - Estate)
TO: R-1 (Apartment - Single)

MR. ... FOR THE
PROPERTY LEGALLY DESCRIBED
AT THE ...-HALF OF ... OF THE SOUTH ONE-HALF
... FOUND IN ROOM
... LOCATED IN THE
... SHED.

SOUTHERN NEVADA HOME BUILDERS ASSOCIATION FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS
THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF
(N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), OF THE NORTH-
WEST QUARTER (NW 1/4); THE NORTH ONE-HALF (N 1/2) OF THE
SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH ONE-
HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH
ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE
SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4);
NORTHWEST QUARTER (NW 1/4), OF SECTION 6, TOWNSHIP
... SOUTH RANGE 61 EAST, M. D. B. & M. GENERALLY LOCATED
ON THE WEST SIDE OF ARVILLE STREET BETWEEN OAKLEY
BOULEVARD AND ... AVENUE.

FROM: R-1 (Residence - Estate)
TO: R-1 (Single Family Residence)