

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0029-63

APN                139-32-211-007

Location           N of Alta & W of Campbell

Applicant         Dean Petersen

Subject

Reclassification of property legally described as the West 1/2 of the NW Quarter of Section 32, Township 20 South, Range 61 East, MDB&M, save and except the Westerly 500' and that portion which is part of the operating property of the Las Vegas Valley Water District.



PROPERTY OWNERS

PROTESTS

APPROVALS

- ① Harvey Duedrich  
700 Kenny Way  
L.V.
- ② Wm. Searle  
12400 Brooklyn Dr -  
Saratoga Calif.
- ③ Douglas W MacMillan, M.D.  
1640 W 3<sup>rd</sup> RA
- ④ Dr Ronald MacMillan, M.D.  
1640 W 3<sup>rd</sup> L.A.
- ⑤ Charles T & Lois Gallo  
216 Upland Dr., R.V.
- ⑥ Donald B & Maurine Fisher  
701 Lucy Lane
- ⑦ James & Betty Calie  
639 Lucy Lane

Harry Cobb  
Sonia Cobb  
Box 1168  
L.V.

Protests      PROTESTS

- ⑧ Mr & Mrs Orville Bauer  
504 Lucy Lane
- ⑨ Mr & Mrs John W. Kampling  
615 Lucy Lane
- ⑩ Edward & Rose Kopf  
825 Lucy Lane

FILE No. 2-29-63

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:

MEETING DATE:

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

DR-200  
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NOTICE OF PUBLIC HEARING

March 14, 1963

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February 27, 1963

Notice is hereby given that on March 14, 1963, at 7:30 PM  
in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning  
Commission will hear the application of:

Z-29-63

DEAN PETERSEN FOR THE RECLASSIFICATION OF  
PROPERTY LEGALLY DESCRIBED AS THE WEST HALF  
(W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST,  
M.D.B.&M., SAVE AND EXCEPT THE WESTERLY 500  
FEET AND THAT PORTION WHICH IS PART OF THE  
OPERATING PROPERTY OF THE LAS VEGAS VALLEY  
WATER DISTRICT. GENERALLY LOCATED NORTH OF  
ALTA AND WEST OF CAMPBELL DRIVE,

FROM: R-E (Residence Estates)

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.

DON J. SAYLOR  
Director of Planning

DJS: mb

ZONE CHANGE  
Z-28-63

Approved

ZONE CHANGE - Z-28-63 - APPLICATION OF ROUND-UP REAL ESTATE, INC. for reclassification of property generally located east of Ferrel Street and north of Holly Drive, from R-E to R-3, legally described as:

The South Half (S-1/2) of the Northeast Quarter (NE-1/4) of the Southwest Quarter (SW-1/4) of Section 20, Township 20 South, Range 61 East, MDB&M, save and except the south 166.92 feet of the west 510 feet and the north 153.58 feet of the south 320.5 feet of the west 170 feet.

Planning Analyst, Mr. Harold P. Foster: In this area, there are several islands of property that are still in the County. To the west is R-4 zoning and an apartment project is going in at the present time. To the south is M-1 or light industrial zoning and R-4. There were two protests, but after discussing this reclassification with them, it developed that they were not against the R-3 zoning, but rather they were concerned about the street design and alignment of the streets. They were assured that none of the streets providing access to their properties would be changed. The development will be in accord with City subdivision ordinances, and will not be detrimental to any of the people in the County nor in the City, and the Planning Commission recommended approval.

Commissioner Whipple moved that the application of Round-Up Real Estate, Inc. (Z-28-63) for reclassification of property generally located east of Ferrel Street and north of Holly Drive, from R-E to R-3, be APPROVED.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Mirabelli, Levy, Fountain, Whipple, and Mayor Gragson voting aye;

ZONE CHANGE  
Z-29-63

Withdrawn by  
applicant.

ZONE CHANGE - Z-29-63 - APPLICATION OF DEAN PETERSEN for reclassification of property generally located north of Alta and west of Campbell Drive, from R-E to R-1, legally described as follows:

The West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 32, Township 20 South, Range 61 East, MDB&M, save and except the westerly 500 feet and that portion which is part of the operating property of the Las Vegas Valley Water District.

Planning Analyst, Mr. Harold P. Foster, stated that this application had been withdrawn by the applicant, and no action would be needed.

ZONE CHANGE  
Z-30-63

Abeyance to  
April 10, 1963

ZONE CHANGE - Z-30-63 - APPLICATION OF WAYNE L. AND EVELYN W. DIES for reclassification of property generally located on the west side of North 28th Street, between Stewart and Cedar Avenues, from R-E to R-T, legally described as:

The East Half (E-1/2) of Lots 5 and 6, Block 1, Artesian Acres, excepting therefrom the south 165 feet of Lot 5.

24. Z-28-63

Approved

Application of ROUND-UP REAL ESTATE, INC. for the reclassification of property legally described as the south half (S 1/2) of the northeast quarter (NE 1/4) of the southwest quarter (SW 1/4) of Section 20, T20S, R61E, MDB&M, save and except the south 166.92 feet of the west 510 feet and the north 153.58 feet of the south 320.5 feet of the west 170 feet. Generally located east of Ferrel Street and north of Holly Drive, from R-E to R-3. Mr. Saylor gave the Staff report pointing out the general location. He stated that immediately to the west is an R-4 subdivision now in the development stage, immediately to the east is an area recently zone R-4. The zoning on the property in the County to the north is partially multi-family, commercial and industrial. The record indicates no protests. Staff recommended approval. The Chairman declared the public hearing open. Mrs. Maxine Wilkes, adjacent County property owner, appeared to protest.

Mrs. Audrey Golden, who also is a County property owner, protested. Mr. Dean Petersen appeared in behalf of the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Gilday moved that the application of ROUND UP REAL ESTATE, INC. for the reclassification of property generally located east of Ferrel Street and north of Holly Drive, from R-E to R-3 be approved.

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

25. Z-29-63

Denied

Application of DEAN PETERSEN for the reclassification of property legally described as the west half (W 1/2) of the northwest quarter (NW 1/4) of Section 32, T20S, R61E, MDB&M, save and except the westerly 500 feet and that portion which is part of the operating property of the Las Vegas Valley Water District, and generally located north of Alta Drive and west of Campbell Drive, from R-E to R-1.

Mr. Saylor gave the Staff report pointing out the general location. Speaking from a Planning viewpoint, we are not able to measure the difference between R-E and R-1 because it all constitutes low density residential, and the end result is an area of single family homes on one lot. However, there are other factors to consider which this Commission has established for this type of consideration. One is the protection of property values, and two, the protection of the characteristics of a particular neighborhood. As this area is predominately developed as an R-E area, Staff recommended denial. There are numerous protests from the property owners in this area. The Chairman declared the public hearing open.

Mr. Carl Christensen appeared in behalf of all the protestants in this area. He presented a petition with virtually all the residents in the area listed who are not only protesting this application, but all the applications for reclassification to commercial in the West Charleston area. He discussed the many points of protest felt by the residents in this area.

Mr. Dean Petersen appeared in his own behalf. He described the proposed type of home he planned to build to develop this area. Chairman Cahlan asked those present who are protesting this to please raise their hands, the count was approximately 100.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of DEAN PETERSEN for the reclassification of property generally located north of Alta Drive and west of Campbell Drive, from R-E to R-1 be denied.

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

26. Z-30-63

Denied

Application of WAYNE L. & EVELYN W. DIES for the reclassification of property legally described as the east half (E 1/2) of Lots 5 and 6, Block 1, Artesian Acres, excepting therefrom the south 165 feet of Lot 5, and generally located on the west side of North 28th Street between Stewart and Cedar Avenues, from R-E to R-T.

Mr. Saylor stated he had had a request from the applicant to postpone this item because he could not be present, however, suggested that the public hearing be held at this meeting. Mr. Saylor proceeded with the Staff report, pointing out the general location. He further stated that a request for R-T zoning directly across the street had

**ROUND UP REAL ESTATE INC.**601 EAST CHARLESTON BOULEVARD  
LAS VEGAS, NEVADA

March 26, 1963

Mr. Don Saylor,  
Chief of Planning Department  
Las Vegas City Hall  
400 Stewart Avenue,  
Las Vegas, Nevada

Dear Mr. Saylor,

Please withdraw our application for re-zoning, Z-29-63, which is the area generally North of Alta Drive and West of Campbell Drive, which was scheduled to be heard by the Commission tomorrow at 4:00 P.M.

Since it was the recommendation of the Planning Commission that it be retained R-E, we will attempt to go ahead and completely develop this seventy acres in R-E estates, as in Rancho Estates, including that portion now zoned R-1; the North ten or fifteen acres, we will develop in the same R-E fashion.

I am sure that we can expect the same cooperation and consideration from the City in doing it in this manner, that is to say, doing it with rolled curbs, no street lights or sidewalks, and keeping it in a rural nature to correspond with the rest of the area.

Yours very truly,



Dean Petersen  
Executive Vice President

DP : kjd.

Planning Department  
400 Stewart Street

March 15, 1963

Mr. Dean Petersen  
601 E. Charleston Blvd.  
Las Vegas, Nevada

Dear Mr. Petersen:

At the regular meeting of the City Planning Commission held on March 14, 1963, consideration was given to your request for the reclassification of property generally located North of Alta and West of Campbell Drive, from R-1E 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 denied.

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

Very truly yours,

Don J. Saylor  
Director of Planning

DJS:ome

Z-29-63

TO: City Clerk  
FROM: Planning Department

DATE: March 15, 1963

ITEM FOR CITY COMMISSION AGENDA ON March 27, 1963

ZONE CHANGE -- Z - 29-63

Application of DEAN PETERSEN  
(Name and Address)

for reclassification of property legally described as:

Z-29-63

DEAN PETERSEN FOR THE RECLASSIFICATION OF  
PROPERTY LEGALLY DESCRIBED AS THE WEST HALF  
(W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST,  
M.D.B. & M., SAVE AND EXCEPT THE WESTERLY 500  
FEET AND THAT PORTION WHICH IS PART OF THE  
OPERATING PROPERTY OF THE LAS VEGAS VALLEY  
WATER DISTRICT. GENERALLY LOCATED NORTH OF  
ALTA AND WEST OF CAMPBELL DRIVE.

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

Number of protests: Approx. 100  
plus 2000 members  
of our Lady of  
Las Vegas Church

PLANNING DEPARTMENT

BY: \_\_\_\_\_  
DON J. SAYLOR  
Director of Planning

TO WHOM IT MAY CONCERN:

2 29 63

I PROTEST THE PROPOSED RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.B.&M., SAVE AND EXCEPT THE WESTERLY 500 FEET AND THAT PORTION WHICH IS PART OF THE OPERATING PROPERTY OF THE LAS VEGAS VALLEY WATER DISTRICT GENERALLY LOCATED NORTH OF ALTA AND WEST OF CAMPBELL DRIVE.

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

*Mr + Mrs Awdle B. Bauer*

*504 Lacy*

RECEIVED  
CITY MANAGER

MAR 12 1963

AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

TO WHOM IT MAY CONCERN: 2 29 63

I PROTEST THE PROPOSED RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.B.&M., SAVE AND EXCEPT THE WESTERLY 500 FEET AND THAT PORTION WHICH IS PART OF THE OPERATING PROPERTY OF THE LAS VEGAS VALLEY WATER DISTRICT GENERALLY LOCATED NORTH OF ALTA AND WEST OF CAMPBELL DRIVE.

FROM: R-E (Residence Estates)  
TO: R-1 (Single Family Residence)

*Mr & Mrs Aville B. Bauer  
504 Lacy*

*Photo 1*

*2 29 63*

TO WHOM IT MAY CONCERN:

I PROTEST THE PROPOSED RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.B.&M., SAVE AND EXCEPT THE WESTERLY 500 FEET AND THAT PORTION WHICH IS PART OF THE OPERATING PROPERTY OF THE LAS VEGAS VALLEY WATER DISTRICT GENERALLY LOCATED NORTH OF ALTA AND WEST OF CAMPBELL DRIVE.

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

*Mr & Mrs Avelle B. Bauer  
504 Lacy ~~Drive~~*



WILLIAM E. SEARLE  
12400 Brookglen Drive  
Saratoga, California

March 11, 1963

Planning Commission  
City Hall  
Las Vegas, Nevada

The Honorable Don J. Saylor and Honorable members of the  
Planning Commission:

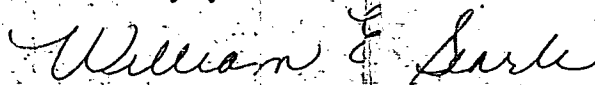
In re: Z-29-63 ✓  
Z-41-63  
Z-45-63  
Z-46-63  
Z-47-63

Thanks for the notice of the proposed hearing  
of these reclassifications on West Charleston Boulevard.

Please be advised that I am against any  
reclassifications on West Charleston Boulevard. Last year  
at this time, the homeowners opposed this for a reason.  
These are nice homes, and there is no need for additional  
business along Charleston Boulevard.

I'm sorry I will be unable to attend this hearing  
personally. I would greatly appreciate it if you would  
present these views to the commission.

Sincerely yours



William E. Searle

WES/rlp

DOUGLAS W. MACMILLAN, M. D.

1640 W. THIRD ST. COR. UNION PL.

LOS ANGELES 17, CALIFORNIA

TELEPHONE DUNKIRK 7-1112

March 11, 1963

Planning Commission  
City Hall  
Las Vegas, Nevada

The Honorable Don J. Saylor and Honorable members of the  
planning Commission:

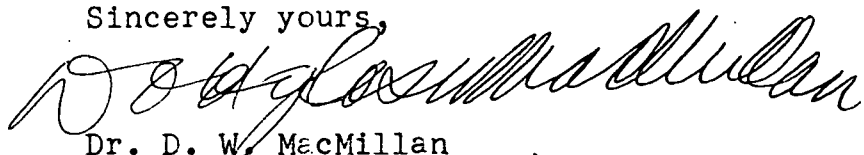
In re: Z-29-63, Z-45-63, Z-41-63, Z-46-63, and Z-47-63

Thanks for the notice of the proposed hearing  
of these several reclassifications on West Charleston  
Boulevard.

Please be advised that I strenuously oppose  
each and all of these applications. The home owners in  
this area opposed this a year ago for a good reason.  
There is no need for additional business along Charleston.

I'm sorry I will be unable to attend the hearing  
personally. So I thank you for presenting my views to  
the commission.

Sincerely yours,



Dr. D. W. MacMillan

DWM/rlp



Feb 28-1963

Mr. Don J. Saylor  
Director of Planning  
City of Las Vegas

Dear Sir + myself fully approve  
my wife + myself fully approve  
granting zoning change or Reclamation  
To single Family Residence  
Harry Cobb  
son of Sam Cobb

P.O. Box 1168  
LAS VEGAS  
NEVADA

Approved

NOTICE OF PUBLIC HEARING

March 14, 1963

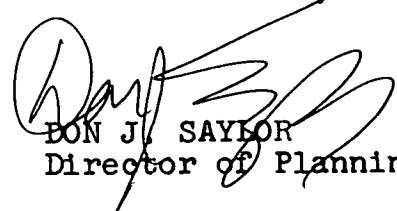
February 27, 1963

Notice is hereby given that on March 14, 1963, at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-29-63 DEAN PETERSEN FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., SAVE AND EXCEPT THE WESTERLY 500 FEET AND THAT PORTION WHICH IS PART OF THE OPERATING PROPERTY OF THE LAS VEGAS VALLEY WATER DISTRICT. GENERALLY LOCATED NORTH OF ALTA AND WEST OF CAMPBELL DRIVE.

FROM: R-E (Residence Estates)  
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.

  
DON J. SAYLOR  
Director of Planning

HARVEY DIEDERICH  
700 Kenny Way  
Las Vegas, Nevada

March 1, 1963

Mr. Don J. Saylor, Director of Planning  
City of Las Vegas  
City Hall  
Las Vegas, Nevada

*Protest  
2-29-63*

Dear Mr. Saylor:

Many thanks for advising us on the hearing March 14 when Dean Petersen will request reclassification of property in the Mountain View Estates area.

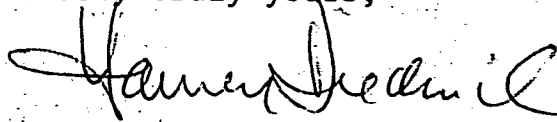
While we can appreciate the economic reasons back-grounding Petersen's request, we feel we must point out that within recent months a similar request by Melvin Moss for property in the same general area was turned down.

While the Moss property was not contiguous, it is separated from the Petersen property only by our Lady of Las Vegas.

Therefore, it seems to me that with precedent recently set, the Petersen request will involve what amounts to a waste of time on the part of the City Commission, Planning Commission and residents of the Mountain View area.

As you can infer, we definitely plan to be on hand for this hearing, but I do want to make my attitude known prior to that date.

Very truly yours,



Harvey Diederich

cc: Mayor Oran Gragson



[Faint, mostly illegible text from a document, possibly a report or letter, with some words like "planning" and "department" visible.]

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NOTICE OF PUBLIC HEARING

March 14, 1963

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written objections thereto or approval thereof.

DJS: mb

DON J. SAYLOR  
Director of Planning

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March 14, 1963

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reclassification, or may prior to this hearing file with the City Planning Director  
written objections thereto or approval thereof.

DON J. SAYLOR  
Director of Planning

DJS: mb

The west half of the northwest quarter  
of section 32, T.20S, R.61E, save and except  
the westerly 500 feet, and that portion which  
is part of the operating property of the Las  
Vegas Valley Water Dist.

Z-29-63

Generally located north of Alta  
and West of Campbell

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-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: Situated in the City of Las Vegas, County of Clark, State of Nevada; That certain parcel of land, situate in the City of Las Vegas, County of Clark, State of Nevada, being all that portion of the West half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M., described as follows: Beginning at the Southeast corner of the said West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 32; thence West along the South line of said West Half (W 1/2), to a point thereon, 500.0 feet East from the Southwest corner of said West Half (W 1/2); thence along a line, parallel with the West line of said West Half (W 1/2) and distant East 500.00 feet measured along said South line North 0°29'35" West 1259.09 feet to the Southeastern line of that certain parcel of land described as Parcel 9 in Deed to Las Vegas Valley Water District, recorded July 1, 1954, as Document No. 14121 (CONTINUED ON ATTACHED SHEET)

OWNER'S AFFIDAVIT

STATE OF NEVADA )
COUNTY OF CLARK ) ss:

I, Dean Petersen

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.:
601 East Charleston, Las Vegas, Nevada EV54522

Subscribed and sworn to before me this 15 day of Feb., 19 63

Kathleen J. ReCenter Notary Public in and for said County and State My Commission expires 7-16-66

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: 2/15, 19 63 Fee: \$ 50.00
Receipt No.: 50612 Case No.: Z-29-63
By: Director of Planning March 14, 1963

DESCRIPTION - CONTINUED

in Book 14 of Official Records of said County; thence Northeasterly along said Southeasterly line to the South line of said Parcel 9; thence Easterly along said South line, to the East line of said West Half ( $W\frac{1}{2}$ ); thence South along said East line to the Point of Beginning;

and

That certain parcel of land situate in the City of Las Vegas, County of Clark, State of Nevada, being the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Excepting therefrom the North 300 feet thereof.