

Planning & Development Department
Scanning Cover Sheet

Case No Z-0028-63

APN 139-20-301-011

Location E of Ferrel St & N of Holly Dr

Applicant Round-Up Real Estate, Inc.

Subject

Reclassification of property legally described as the South 1/2 of the NE Quarter of the SW Quarter of Section 20, Township 20 South, Range 61 East, MDB&M, save and except the South 166.92' of the West 510' and the North 153.58' of the South 320.5' of the West 170'.



PROPERTY OWNERS

PROTESTS

APPROVALS

FILE No.

L-28-63

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:

2-28-63

MEETING DATE:

March 14, 1963

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

OK = RRR.

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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-28-63

ROUND-UP REAL ESTATE, INC. FOR THE RECLASSIFICATION
OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH HALF
(S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 20, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B.&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 ~~OF SAID SOUTH~~
~~HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE~~
~~NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 20.~~ GENERALLY LOCATED EAST OF
FERREL STREET AND NORTH OF HOLLY DRIVE,

FROM: R-E (Residence Estates)
TO: R-3 (Limited Multiple 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

March
Twenty-Eighth
1963

Round Up Real Estate, Inc.
601 East Charleston Boulevard
Las Vegas, Nevada

Re: Zone Change - Z-28-63

Gentlemen:

The Board of Commissioners of the City of Las Vegas, Nevada, at their regular meeting on March 27, 1963, considered your zone change application (Z-28-63) for reclassification of property generally located east of Ferrel Street and north of Holly Drive, from R-E to R-3.

By motion duly made, seconded, and unanimously carried, this zone change application was APPROVED.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc-Planning
cc-Public Works

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

Planning Department
400 Stewart Street

March 15, 1963

Round Up Real Estate, Inc.
601 East Charleston Blvd.
Las Vegas, Nevada

Gentlemen:

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 East of Ferrel Street and North of Holly Drive, from R-E to R-3.

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 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:omc

678
5567

TO: City Clerk
FROM: Planning Department

DATE: March 15, 1963

ITEM FOR CITY COMMISSION AGENDA ON March 27, 1963

ZONE CHANGE -- Z - 28-63

Application of ROUND UP REAL ESTATE, INC.
(Name and Address)

for reclassification of property legally described as:

Z-28-63

ROUND-UP REAL ESTATE, INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTH HALF ($S\frac{1}{2}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & 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 (Residence Estates)

TO: R-3 (Limited Multiple Residence)

Number of protests: _____

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
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 RE Use District to a R 3 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:

(SEE ATTACHED SHEET)

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Dean Peterson, Executive Vice President of Round Up Real Estate, Inc.

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 Boulevard, Las Vegas, Nevada 385-4522

Subscribed and sworn to before me this 15th day of February 1963

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, 1963

Fee \$ 50.00

Receipt No. 50613

Case No. 2-28-63

By [Signature]

March 14, 1963

DIRECTOR OF PLANNING

A portion of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 20, T20S, R61E, MDB&M, more particularly described as follows:

Commencing at the Northeast (NE) corner of the Southwest quarter ($SW\frac{1}{4}$) of said Section 20, said point being the center of the section; thence South $0^{\circ}-32'-22''$ East along the East line of the said Northeast quarter ($NE\frac{1}{4}$) a distance of 655.60 feet to the TRUE POINT OF BEGINNING; thence continuing South $0^{\circ}-32'-22''$ East along said East line a distance of 655.59 feet to the Southeast (SE) corner of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 20; thence South $89^{\circ}-18'-41''$ West along the South line of the said Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) a distance of 821.92 feet; thence North $0^{\circ}-22'-59''$ West a distance of 166.42 feet; thence South $89^{\circ}-18'-41''$ West a distance of 340.00 feet; thence North $0^{\circ}-22'-59''$ West a distance of 153.58 feet; thence South $89^{\circ}-18'-41''$ West a distance of 170.00 feet to the West line of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 20; thence North $0^{\circ}-22'-59''$ West along said West line a distance of 333.45 feet to the Northwest (NW) corner of the South half ($S\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 20; thence North $89^{\circ}-13'-07''$ East along the North line of the said South half ($S\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) a distance of 1330.14 feet to the POINT OF BEGINNING;

Excepting therefrom for street and utility purposes the easterly 30.00 feet thereof;

The area to be conveyed contains 17.00 acres, more or less.

March 29, 1963

CITY ATTORNEY

PLANNING DEPT.

Reclassification - Preparation of Ordinance

Will you please prepare an Ordinance for submittal to the City Commission on the Following:

- Z-18-63 From R-4 to C-2
 Lots 7, 8, & 9, Block 12, Clarke Las Vegas Townsite
- Z-23-63 From R-4 to C-2
 Lots 9 & 10, Block 16, Boulder Addition
- Z-28-63 From R-E to R-3
 The South half ($8\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$)
 of the Southwest Quarter ($SW\frac{1}{4}$) of Section 20, T20S,
 R-61E, MDB&M. Save and except the South 166.92 feet
 of the North 153.58 feet of the South 320.5 feet of the
 West 170.00 feet.
- Z-33-63 From C-1 to C-2
 The North half ($N\frac{1}{2}$) of Lot 26 and all of Lot 27, in
 block 21, Clarke Las Vegas Townsite.

ROBERT C. CLEPPER
Senior Planner

RCC:wa

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.

ORDINANCE NO. 934-31

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 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-4 to C-2 (Z-18-63)

Lots 7, 8 and 9, Block 12, Clark's Las Vegas Townsite.

FROM R-4 to C-2 (Z-23-63)

Lots 9 and 10, Block 16, Boulder Addition.

FROM R-E to R-3 (Z-28-63)

The South half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, M.D.B. & M. Save and except the South 166.92 feet of the North 153.58 feet and the South 320.5 feet of the West 170.00 feet.

FROM C-1 to C-2 (Z-33-63)

The North half (N $\frac{1}{2}$) of Lot 26 and all of Lot 27 in Block 21, Clark's Las Vegas Townsite.

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:

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson

SIGRID DODGSON, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 10th day of April, 1963, and referred to the following committee composed of Commissioners Fountain and Mirabelli for recommendation; there- after the said committee reported favorably on said ordinance on the 24th day of April 1963, 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 Mirabelli, Levy, Fountain, Whipple & Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Sigrid Dodgson

SIGRID DODGSON, Acting City Clerk