

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0028-62

APN                139-33-308-004

Location           Btw Highland & Desert, N of Pinto

Applicant           Nash N. Ferrendelli

Subject

Reclassification of property legally described as the SE 1/4 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom the North 150' of the West 180' thereof: reserving therefrom a right of way and easement for road purposes over and across the South 30' of the hereinabove described property.



UNSUBDIVIDED PROPERTY

3-37-1	✓ Nash N. and Helen C. Ferrendelli	2013 Linden Avenue
3-37-2	✓ Marian A. Radler	222 West Bonanza Road
3-37-3	✓ A.D. and Marie E. McKenna	515 Desert Lane, Box 936
3-37-4	✓ James L. and Joan K. Gordon	Huntridge Station, Box 2327
3-37-8	✓ Charles L. and Hilda Lee Painter	320 Beaumont Street
3-37-9	✓ John W. and Dorothy M. Simpson	Box 1526
3-37-10	✓ Al & Jockie Newberry	1524 Pinto Lane
3-37-11	✓ Ray H. and Myrtle O. Smith	509 North Seventh Street
3-37-12	✓ Faith Bible Chapel	§ Clifford Skoglund 1929 South Sixth Street
3-37-13	✓ Faith Baptist Church	§ 1904 Santa Paula Drive
3-37-14	✓ George W. and Theona D. Garner	109 South Third Street
3-37-15	✓ Douglas R. and Florence L. Evans	1138 Rancho Drive
3-37-16	✓ Robert L. and Barbara Jane Butler	515 Shadow Street
3-37-21	✓ Dale E. Leever, et al	§ James Cashman Company 118 North Main Street
3-37-22	No card	
3-37-23	✓ Ernest E. and Floriene Atchley	515 Shadow Lane
3-37-25	✓ W. Roger and Pauline Barnard	2701 Alta Drive
3-37-26	✓ Charles L. & Mildred A. Watson	4613 Baxter Place
3-37-27	✓ William A. and E. Jean Gordon	6216 Brittany Way
3-37-29	✓ Packard R. & Mae M. Gilleland	2200 Tam Drive, Apt.#5
3-37-31	W. Roger & Pauline Barnard	2701 Alta Drive
3-37-32	✓ Boyd J. and Daisy D. Eliason	Box 3356, North Las Vegas
3-37-33	✓ Melvin E. and Maren E. Lowell	339 South Tonopah Drive
3-37-34	✓ Melvin & Maren Lowell & C. L. and H. L. Painter	339 South Tonopah Drive
3-37-35	✓ Shigeru and Betty K. Murata	410 W. McWilliams Avenue
3-37-36	W. Roger & Pauline Barnard	2701 Alta Drive
3-37-37	✓ A. J. & Pauline Azbill	1704 Kenyon Place
3-37-38	✓ S. L. and M. E. Notaro	Route #1, Box 334 Espanola, Washington
3-37-39	✓ Willis A. & Dorothy J. Deiss	4606 Baxter Place
3-37-40	✓ George M. and Mary H. Miyama	1408 South Main Street
3-37-41	✓ Oran Gragson	3700 Apache Lane
3-37-42	✓ Joseph C. and Jeanette C. McDonnell	4619 Garden Place

## UNSUBDIVIDED LAND

(Cont) Z-28-62

Ferrendelli

3-37-43	William S. and Madrenne Mau	4512 Garden Place
3-37-44	Donald Edward & Beverly Gillespie	417 North 11th Street
3-43-1	Union Pacific System LA & SL RR Company	422 West Sixth Street Los Angeles, California
3-39-1	County of Clark	
2	Harry W. & Nola U. Hanson	2008 Griffith Avenue
3	Philip Sinclair	1211 E. Olympic Blvd.
5, 6, 7,	Jack Doyle, Sr.	284 Desert Inn Road
8	Ernest S. & Myrtle W. Lambert	720 N. 11th Street
9	Jack Doyle, Sr.	284 Desert Inn Road

QR

SM

I-28-62

Ferrandelli

Unsubdivided Property

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also  
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also 3-39-1 add these

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## CHECK LIST - FOR PROCESSING

## APPLICATIONS

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

FILE NO. 2-28-62

MEETING DATE May 10, 1962

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

*FJB*

NOTICE OF PUBLIC HEARING

May 10, 1962

April 30, 1962

Notice is hereby given that on May 10, 1962, 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:

NASH N. FERRENDELLI FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., EXCEPTING THEREFROM THE NORTH 150 FEET OF THE WEST 180 FEET THEREOF:

RESERVING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE HEREINABOVE DESCRIBED PROPERTY.

GENERALLY LOCATED BETWEEN HIGHLAND DRIVE AND DESERT LANE NORTH OF PINTO LANE.

FROM: R-3 (Limited Multiple Residence)

TO: C-1 (Limited or Neighborhood Commercial)

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.

FJB



conditioned upon the fact that this property should be zoned C-1 in accordance with the C-1 provision which allows you to limit the use to a specific use as shown represented by the applicant, in this case a bank building for a branch bank of Bank of Las Vegas, generally in conformity with plans which have been submitted.

Mayor Gragson: Is there anyone present who cares to be heard on this application? Hearing none, what's your pleasure?

Commissioner Whipple moved the application of Bank Building, Inc., (Z-46-62) for reclassification of property generally located on the southwest corner of Decatur Blvd. and West Charleston Blvd., from R-E to C-1, be APPROVED subject to the condition that this parcel be developed for a bank in accord with the plot plans.

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

3-28-62

ZONE CHANGE (Z-28-62) - APPLICATION OF NASH N. FERRENDELLI for reclassification of property legally described as

From: R-3  
To: C-1

Approved

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M. D. B. & M., excepting therefrom the north 150 feet of the west 180 feet thereof; reserving therefrom a right-of-way and easement for road purposes over and across the south 30 feet of the hereinabove described property,

generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 to C-1.

Director of Planning, Franklin J. Bills, stated that there were no protests to this application at the public hearing and that the Planning Commission recommended approval.

Mayor Gragson asked if there was anyone present who wished to offer any protest, to which there was no response.

Commissioner Fountain moved the application of Nash N. Ferrendelli (Z-28-62) for reclassification of property generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 to C-1, be APPROVED.

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

Z-29-62

ZONE CHANGE (Z-29-62) - APPLICATION OF E. R. HERBST for reclassification of property legally described as

From: R-1  
To: C-1

Denied

Lot 1, Block 5, Westleigh Tract No. 1,

generally located on the south side of West Charleston Blvd. between Melville Drive and Valley View Blvd., from R-1 to C-1.

At the Planning Commission public hearing, 2 persons appeared in protest and a petition of protest with 42 signatures was presented.

ORDINANCE NO. 934-16

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 CLASSIFICATION 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 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-1 to C-1 (Z-21-62)

The east 312.5 feet of the north 330 feet of Section 26, Township 20 South, Range 61 East, save and except the east 40 feet and the north 30 feet thereof; also excepting the west 125 feet of the east 165 feet of the south 125 feet of the north 155 feet of the above described parcel.

From R-1 to R-1 (Z-24-62)

The west 320 feet of the east 1120 feet of the southeast quarter (SE $\frac{1}{4}$ ) of Section 35, Township 20 South, Range 61 East, M.D.B. & M., generally located between Salem Drive and Monticello Drive and between Charleston Boulevard and Alta Drive on that portion of the proposed Flood Control Channel as defined by the corps of Army Engineers which lies between Charleston Boulevard and Alta Drive; and the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 26, Township 20 South, Range 60 East, SAVE AND EXCEPT that portion now zoned R-1.

From R-1 to R-1 (Z-26-62)

The north 330 feet of the south 619.73 feet of the west 1091 feet of the east 1274.8 feet of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

From R-1 to R-1 (Z-27-62)

The West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 1, Township 21 South, Range 60 East, Excepting therefrom the North Half (N $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 1.

From R-1 to C-1 (Z-28-62)

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., excepting therefrom the North 150 feet of the west 180 feet thereof; RESERVING therefrom a right of way and easement for road purposes over and across the south 30 feet of the hereinabove described property.

From R-1 & C-C to R-3 (Z-31-62)

That portion of the south 1028.91 feet of the west 1113.28 feet of Section 4, Township 21 South, Range 61 East, M.D.B. & M., lying west of the west right of way line of U.S. Interstate Route 15 (freeway)

From R-1 to R-3 (Z-32-62)

Lots 10 and 10, and the north 20 feet of Lot 14, Block 14, Wardie Addition.

From R-1 to R-3 (Z-34-62)

Lot 7 and the East Half (E $\frac{1}{2}$ ) of Lot 8, Block 1, Artesian Acres.

From R-E to R-3 (Z-35-62)

Lot No. 8, Block No. 7, Artesian Acres

From R-1 to R-3 (Z-38-62)

The West 95 feet of the East 347 feet of the North 128 feet and the East 250 feet, save and except the West 58 feet of the South 121 feet, of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 20 South, Range 61 East, M.D.B. & M.

From C-1 to C-2 (Z-39-62)

Lot 7, Mackley Subdivision, as shown by map thereof on page 2 of Plat. Map 21, in the Office of the County Recorder, Clark County, Nevada.

From R-3 to R-4 (Z-42-62)

Irregular Lot 12, Block 7, Ladd's Addition and Lot 6, Block 8, Fairview Tract.

From R-1 to R-3 (Z-43-62)

(Paper No. 1), the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 25, Township 20 South, Range 61 East, save and except the North 350 feet of the West 350 feet.

From R-E to C-1 (Z-46-62)

That portion of the East 200 feet of the West 519.90 feet of the North 450 feet of Government Lot 4, in Section 6, Township 21 South, Range 61 East, M.D.B. & M., lying west of the West right-of-way line of Decatur Boulevard.

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.

ATTEST:

Assistant City Clerk  
Assistant City Clerk

APPROVED:

/s/ Oran K. Gragson  
ORAN K. GRAGSON, Mayor

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 13th day of June, 1962, and referred to the following committee composed of Commissioners Levy and Fountain for recommendation; thereafter the said committee reported favorably on said ordinance on the 27th day of June, 1962, 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

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APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

APPROVED:

APPROVED:

/s/ [Signature]  
[Name]

[Signature]  
K. CRAGSON, Mayor

Mr. Uehling moved that the application of ERNEST A. BECKER for the reclassification of property generally located west of Wilshire Street between Charleston Boulevard and Oakey Boulevard, from R-E to R-1, be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Longley seconded the motion and it was carried unanimously by the Commission.

10. Z-28-62  
Approved

Application of NASH N. FERRENDELLI for the reclassification of property legally described as

the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the north 150 feet of the west 180 feet thereof; reserving therefrom a right of way and easement for road purposes over and across the south 30 feet of the hereinabove described property, and

generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 (Limited Multiple Residence), to C-1 (Limited or Neighborhood Commercial).

Mr. Bills gave the staff report and stated that this was a parcel of land situated at a local street and Highland Drive and the proposed use of this land will be a filling station. At the intersection of Alta and Highland a parcel was rezoned for a filling station and these are two primary major streets. The staff does not have any firm recommendation on this application.

The Chairman declared the Public Hearing open. George Dickerson, Attorney, appeared in behalf of the applicant. No one appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Johnston moved that the application of NASH N. FERRENDELLI for the reclassification of property generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 to C-1, be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Gilday seconded the motion and it was carried unanimously by the Commission.

11. Z-29-62  
Denied

Application of E. R. HERBST for the reclassification of property legally described as

Lot 1, Block 5, Westleigh Tract No. 1, and

generally located on the south side of West Charleston Boulevard between Melville Drive and Valley View Boulevard, from R-1 (Single Family Residence), to C-1 (Limited or Neighborhood Commercial).

Mr. Bills gave the staff report and stated that this was on the southeast corner of the Westleigh Tract. He stated that this parcel of land was not on a major street intersection. Also, it was the desire of the staff to keep commercial zoning out of the Westleigh Tract so the property owners would be protected on all sides. The staff recommends denial. There was one letter of protest on record from Frank Brush, 1116 Douglas Drive.

The Chairman declared the Public Hearing open. George Dickerson, Attorney, appeared in behalf of E. R. Herbst. Mrs. J. J. Colvin, 1110 Melville Drive, appeared in protest and presented a petition of protest with approximately 42 signatures of property owners in the area. The Chairman declared the Public Hearing closed.

Mr. Longley moved that the application of E. R. HERBST for the reclassification of property generally located on the south side of West Charleston Boulevard between Melville Drive and Valley View Boulevard, from R-1 to C-1, be referred to the Board of City Commissioners with the recommendation that it be denied. Mr. Johnston seconded the motion and it was carried unanimously by the Commission.

May  
Twenty-fifth  
1962

Mr. Nash N. Ferrendell  
2013 Linden Avenue  
Las Vegas, Nevada

Re: Zone Change - (Z-28-62)

Dear Mr. Ferrendell:

At a regular meeting of the Board of City Commissioners held May 23, 1962, consideration was given your application for reclassification of property generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 to C-1.

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

Very truly yours,

(Mrs.) Sigrid Dodgson  
Assistant City Clerk

SD/k

cc: Planning Dept.

PROPERTY OWNERS

PROTESTS

APPROVALS

File No. Z-28-62

TO: City Clerk

DATE: May 15, 1962

FROM: Planning Department

ITEM FOR CITY COMMISSION AGENDA ON May 23, 1962

ZONE CHANGE -- Z- **28-62**

Appli cation of **Nash N. Ferrendalli, 2013 Linden Avenue, Las Vegas, Nevada**  
(Name and Address)

for reclassification of property legally described as:

**see attached sheet**

Generally located:

**between Highland Drive and Desert Lane north of Pinto Lane.**

From: **R-3**

To: **C-1**

Planning Commission recommends **approval** on the basis of \_\_\_\_\_

subject to the following conditions:

Number of protests: **0**

**cc: City Attorney  
Public Works**

3-62

PLANNING DEPARTMENT

BY: **Don J. Saylor**

May 14, 1962

**CERTIFIED MAIL**

**Mr. Nash N. Ferrendelli  
2013 Linden Avenue  
Las Vegas, Nevada**

**Dear Mr. Ferrendelli:**

**At the regular meeting of the City Planning Commission held on May 10, 1962, consideration was given to your request for the reclassification of property generally located between Highland Drive and Desert Lane north of Pinto Lane, from R-3 to C-1.**

**It was unanimously 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 May 23, 1962, 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**

**Z-28-62**

Z-28-62

NASH N. FERRENDELLI FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M., EXCEPTING THEREFROM THE NORTH 150 FEET OF THE WEST 180 FEET THEREOF; RESERVING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE HEREINABOVE DESCRIBED PROPERTY. GENERALLY LOCATED BETWEEN HIGHLAND DRIVE AND DESERT LANE NORTH OF PINTO LANE.  
FROM: R-3 (Limited Multiple Residence)  
TO: C-1 (Limited or Neighborhood Commercial)

Z-29-62

E. R. HERBST FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS LOT 1, BLOCK 5, WESTLEIGH TRACT NO. 1. GENERALLY LOCATED ON THE SOUTH SIDE OF WEST CHARLESTON BOULEVARD BETWEEN MELVILLE DRIVE AND VALLEY VIEW BOULEVARD.  
FROM: R-1 (Single Family Residence)  
TO: C-1 (Limited or Neighborhood Commercial)