

Planning & Development Department
Scanning Cover Sheet

Case No Z-0021-62

APN 139-36-505-002

Location S of Owens, W of 25th

Applicant Earl Hartke

Subject

Reclassification of property legally described as the East 312.5' of the North 330' of Section 26, Township 20 South, Range 61 East, save and except the East 40' and the North 30' thereof: also excepting the West 125' of the East 165' of the South 125' of the North 155' of the above described parcel.



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.	(color) Make up folder with 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.	✓	bah
10.	Prepare rough draft of Legal Notice for newspapers along with other notices for same meeting.		
11.	Ask Don regarding possible resolutions.		

FILE NO. *Z-21-62*MEETING DATE *May 10, 1962*

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

ZB

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:

EARL HARTKE FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS 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. GENERALLY LOCATED *South of Owens Ave and West of 25th St.* ~~BETWEEN CHARLESTON BOULEVARD AND ALTA DRIVE, SALEM AND MONTICELLO DRIVE.~~

FROM: R-1 (Single Family 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,

↓↓ etc.

2-21-62

Z-21-62

EARL HARTKE FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS 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 185 FEET OF THE SOUTH 125 FEET OF THE NORTH 155 FEET OF THE ABOVE DESCRIBED PARCEL. GENERALLY LOCATED SOUTH OF OWENS AVENUE AND WEST OF 25TH STREET.

FROM: R-1 (Single Family Residence)

TO: C-1 (Limited or Neighborhood Commercial)

Z-24-62

NEVSUR INSURANCE AGENCY, INC. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE WEST 520 FEET OF THE EAST 1120 FEET OF THE SOUTHEAST QUARTER (SE 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 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, SAVE AND EXCEPT THAT PORTION NOW ZONED R-1. GENERALLY LOCATED BETWEEN FREMONT AND WASHINGTON AVENUE AND JONES BOULEVARD AND TORREY PINES DRIVE.

FROM: R-E (Residence Estate)

TO: R-1 (Single Family Residence)

Generally located between Chaperling Blvd.
and Alta Drive - Salton & Monticello

Legal: The east 312.5 feet of the
north 330' of section 26-~~R20~~ T20S R61E
save and except the east 40' and the
north 30 feet thereof, also excepting
the West 125 feet of the east 165 feet of the
south ~~155~~¹²⁵ feet of the north 155 feet of
the above described parcel.

Generally located ~~on~~ south of
Owens Ave and West of 25th St.

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-1 Use District to a C-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:

An undivided 1/4 interest in that portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, 15368 & M., described as follows:
COMMENCING at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26; thence South 89° 52' 00" West along the North line thereof a distance of 165.00 feet to the true point of beginning; thence South 0° 11' 30" East and parallel to the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26 a distance of 155.00 feet to a point; thence North 89° 52' 00" East a distance of 125.00 feet to a point; thence South 0° 11' 30" East and parallel to the said East line a distance of 175.00 feet to the Northeast corner of that certain parcel of land conveyed by George Cobb et ux to Frank J. Kaminmayer et ux by deed recorded December 23, 1948 as Document No. 302831, Clark County, Nevada records; thence South 89° 52' 00" West along the North line of the said conveyed parcel a distance of 272.5 feet to a point; thence North 0° 11' 30" West and parallel to the said East line a distance of 330.00 feet to a point on the North line of said Section 26; thence North 89° 52' 00" East a distance of 147.5 feet to the true point of beginning.
RESERVING THEREFROM the North 30.00 feet thereof for road purposes,
FURTHER EXCEPTING therefrom the West 12.5 feet thereof for alley purposes.

being duly sworn depose and say that the foregoing is a true and correct statement of the facts and circumstances of 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) Lore Harcke Mailing Address 2606 East College Phone No. M12-4656
N.L.U.

Subscribed and sworn to before me this 16 day of March, 1962

Robert M. Nelson April 5 1963
Notary Public in and for said County and State My Commission expires

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 March 19, 1962 Fee \$ 50.00

Receipt No. 46002 Case No. Z-21-62

By Fred J. Hill
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-1 Use District to a C-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:

An undivided 1/4 interest in that portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 11 East, N.D.B. & M., described as follows:
COMMENCING at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26; thence South 89°52'00" West along the North line thereof a distance of 165.00 feet to the true point of beginning; thence South 0°11'30" East and parallel to the East line of the Northeast Quarter (NE 1/4) of said Section 26 a distance of 155.00 feet to a point; thence North 89°52'00" East a distance of 125.00 feet to a point; thence South 0°11'30" East and parallel to the said East line a distance of 175.00 feet to the Northeast corner of that certain parcel of land conveyed by George Cobb et ux to Frank J. Clinkhamer et ux by deed recorded December 23, 1946 as Document No. 302831, Clark County, Nevada recording; thence South 89°52'00" West along the North line of the said conveyed parcel a distance of 275.00 feet to a point; thence North 0°11'30" West and parallel to the said East line a distance of 330.00 feet to a point on the North line of said Section 26; thence North 89°52'00" East a distance of 147.5 feet to the true point of beginning.
I, EXCEPTING THEREFROM the North 30.00 feet thereof for road purposes.
FURTHER EXCEPTING therefrom the West 12.5 feet thereof for alley purposes.

STATE OF NEVADA

being 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) [Signature] Mailing Address _____ Phone No. _____

Subscribed and sworn to before me this 16 day of March, 1962

[Signature] Notary Public in and for said County and State My Commission expires April 5, 1963

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 _____, 19 _____ Fee \$ _____

Receipt No. _____ Case No. _____

By _____ DIRECTOR OF PLANNING

Z-21-62

From: R-1
To: C-1

Approved

ZONE CHANGE (Z-21-62) - APPLICATION OF EARL HARTKE for reclassification of property legally described as

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, generally located south of Owens Avenue and west of 25th Street, from R-1 to C-1.

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

Commissioner Levy moved the application of Earl Hartke (Z-21-62) for reclassification of property generally located south of Owens Avenue and west of 25th Street, from R-1 to C-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-24-62

From: R-E
To: R-1

Approved

ZONE CHANGE (Z-24-62) - APPLICATION OF NEVSUR INSURANCE AGENCY, INC., for reclassification of property legally described as

The west 520 feet of the east 1120 feet of the Southeast Quarter (SE 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 Blvd. and Alta Drive on that portion of the proposed flood control channel as defined by the corps of army engineers which lies between Charleston Blvd. and Alta Drive; and the Southeast Quarter (SE 1/4) of Section 26, Township 20 South, Range 60 East, save and except that portion now zoned R-1, generally located between Fremont and Washington Avenue and Jones Blvd. and Torrey Pines Drive,

from R-E to R-1.

Director of Planning, Franklin J. Bills, that this application was for the area largely constituting that which up to recently has been reserved for the flood control channel; that it covers two parcels, one of which is Charleston Heights #20 and the other Charleston Heights #40; that there were no protests at the public hearing and the Planning Commission recommended approval.

Commissioner Mirabelli moved the application of Nevsur Insurance Agency, Inc., (Z-24-62) for reclassification of property from R-E to R-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.

ORDINANCE NO. 8-10-62

ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 1, OF THE 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 THEREIN.

MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, AND LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, NEVADA, 1960, IS HEREBY AMENDED TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN AREAS THEREIN.

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 1, of the City of Las Vegas, Nevada, 1960, is hereby amended to read as follows:

Section 1. From C-1 (Z-21-61)

The east 115 feet of the north 330 feet of Section 26, Township 20 South, Range 61 East, save and except the east 115 feet and the north 30 feet thereof; also excepting 125 feet of the east 165 feet of the south 125 feet of the east 155 feet of the above described parcel.

Section 2. From R-1 (Z-24-62)

The east 115 feet of the east 1150 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 Alta Drive and between Charleston Boulevard and the original portion of the proposed Flood Control Channel defined by the Corps of Army Engineers which runs between Charleston Boulevard and Alta Drive; and the South Quarter (S $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, SAVE AND EXCEPT that portion now zoned R-1.

Section 3. From R-1 (Z-26-62)

The east 115 feet of the south 619.73 feet of the west 1087 feet of the east 1274.8 feet of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

Section 4. From 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, Nevada, 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.

Section 5. From R-1 (Z-28-62)

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 35, 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.

Section 6. From 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., north of the west right of way line of U.S. Interstate Highway 15 (freeway)

... of Lot 14, Block

Block 1, Artesian

... feet of the East 347 feet of the North 128 feet, save and except the West 58 feet ... of the Northeast Quarter (NE 1/4) ... of Section 22, Township ... East, M.D.B. & M.

(Z-35-62)

... Subdivision, as shown by map thereof on ... of Plates, Page 24, in the Office of the ... Clark County, Nevada.

(Z-42-62)

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

(Z-43-62)

... the Northwest Quarter (NW 1/4) of the ... Quarter (SW 1/4) of the Southwest Quarter ... Township 20 South, Range 61 East. ... the North 350 feet of the West 350 feet.

(Z-46-62)

... the East ... of the West 519.90 ... with 450 feet ... Lot 4, in ... Township 21 South, Range 61 East, M.D.B. & M., ... the West side of the West 1/2-way line of Decatur Boulevard.

All ordinances, parts of ordinances, chapters, sections, paragraphs, sentences, clauses or phrases contained in the ... City of Las Vegas, Nevada, 1960, in conflict herewith.

APPROVED:

/s/ Oran K. Cragson
ORAN K. CRAGSON, Mayor

... ordinance was first proposed and read by title to ... on the 13th day of June, 1962, and referred to ... composed of Commissioners Levy and Forder. ... thereafter the said committee reported favorably on ... day of ... 1962, which was a regular ... held regular meeting the proposed ordinance was ... by Commissioner as first introduced and accepted.

May
Twenty-fourth
1-9-62

Mr. Earl Hartke
2606 East College Avenue
North Las Vegas, Nevada

Re: Zone Change (Z-21-62)

Dear Mr. Hartke:

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 south of Owens Avenue and west of 25th Street from R-1 to C-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.

5. Z-20-62

Application of SYBIL DAVIDSON & WANDA HUGHES for the reclassification of property legally described as

Denied

Lot 12 and the north 10 feet of Lot 13, Block 10, Clark's Las Vegas Townsite, and

generally located at 523 South First Street between Clark Avenue and Bonneville Avenue, from R-4 (Apartment Residence), to C-2 (General Commercial).

Z-36-62

Application of F. LORIN RONNOW for the reclassification of property legally described as

Denied

Lots 30, 31 and 32, Block 7, Clark's Las Vegas Townsite, and

generally located on the southwest corner of First Street and Clark Avenue, from R-4 (Apartment Residence), to C-2 (General Commercial).

Mr. Bills stated that he would discuss these two applications at the same time as they were generally in the same location. He pointed out several factors to the Commission. First, it is industrial zoning along Main St. and the Ronnow property backs up to this industrial property and it is possible that this will be used in conjunction with the industrial on Main St. Also, it is a considerable distance to any downtown commercial zoning. He stated further that it is possible Mr. Ronnow proposes to remove the structures on the lot and develop it for parking. If this is so, the applicant should have applied for a use permit instead of the reclassification as parking is allowed in an R-4 zone by means of a use permit. Mr. Bills stated that the staff would give favorable action to the Ronnow application, but it is difficult to give the same action for the Hughes property although it is still in the same neighborhood. At this time we do not know what the Hughes property is being proposed for. He stated that there were four letters of approval for (Z-36-62) and also one letter of approval for (Z-20-62). No protests were on record.

The Chairman declared the Public Hearings open. Mrs. Sybil Davidson, 517 South First Street, appeared in her own behalf. She stated that the proposed use would be a beauty shop. Mr. Lorin Ronnow, 512 South Main Street, appeared in his own behalf. George T. Enomoto, 523 South Main Street, appeared in protest. The Chairman declared the Public Hearings closed.

Mr. Gilday moved that the application of SYBIL DAVIDSON & WANDA HUGHES for the reclassification of property generally located at 523 South First Street between Clark Avenue and Bonneville Avenue, from R-4 to C-2, 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.

Mr. Gilday moved that the application of F. LORIN RONNOW for the reclassification of property generally located on the southwest corner of First Street and Clark Avenue, from R-4 to C-2, 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.

Mr. Gilday stated that Mr. Ronnow could be allowed to put parking on the existing zoning without hurting the development in the area.

6. Z-21-62

Approved

Application of EARL HARTKE for the reclassification of property legally described as

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, and

generally located south of Owens Avenue and West of 25th Street, from R-1 (Single Family Residence), to C-1 (Limited or Neighborhood Commercial).

Mr. Bills gave the staff report and stated there is a filling station on this corner but it is not in the same ownership as this application and not included in this zone change. It is suggested when the new map is adopted that this parcel be included in the same zone. The staff recommends approval. There are two letters of approval on record.

The Chairman declared the Public Hearing open. Mr. Earl Hartke appeared in his own behalf. No one appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Gilday moved that the application of EARL HARTKE for the reclassification of property generally located south of Owens Avenue and west of 25th Street, from R-1 to C-1, be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Uehling seconded the motion and it was carried unanimously by the Commission.

7. Z-24-62

Approved

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property legally described as

the west 520 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

Parcel No. 2, 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, and

generally located between Fremont and Washington Avenue and Jones Boulevard and Torrey Pines Drive, from R-E (Residence Estate), to R-1 (Single Family Residence).

Mr. Bills gave the staff report and stated that this application is in two separate parcels and he indicated the location on the map. This property has not been subdivided as it was in the proposed flood control channel. At a recent meeting the Planning Commission approved a subdivision map subject to rezoning and subject to the validity of the flood control district. This was also approved by the City Commission and is now ready for a subdivision. The northern parcel was originally part of the flood control and discussions have been held as to the feasibility of subdividing this area. Since this will not be used for the flood control channel it is logical to use this for residential development. There were no protests on record.

The Chairman declared the Public Hearing open. Clarence Rosa, 601 Salem Drive, inquired as to what type of construction would be in this area. Mr. Bills stated that it would be residential homes as in the same neighborhood. No one appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Johnston moved that the application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property 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 generally located between Fremont and Washington Avenue and Jones Boulevard and Torrey Pines Drive, from R-E to R-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.

May 24, 1962

Mr. George Lievre
211 South Beverly Drive
Beverly Hills, California

Dear Mr. Lievre:

Your letter of May 10 asked me to advise you whether or not the property located south of Owens Avenue and west of 25th Street had been rezoned.

The Board of City Commissioners did approve this change to land use zone C-1 on May 23, 1962.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

SSM

2-21
Lievre

TELEPHONE
CREATVIEW 4-6536
BRADSHAW 2-2466

REAL ESTATE
INSURANCE
INVESTMENTS

GEORGE LIEVRE
LICENSED REAL ESTATE BROKER
211 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CALIFORNIA

Ans on May 24



May 10, 1962

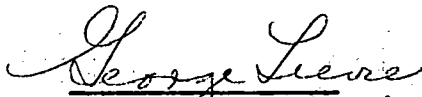
Mr. Franklin J. Bills
Director of Planning
City Hall
400 Stewart Street
Las Vegas, Nevada

Dear Mr. Bills:

Kindly advise whether or not the rezoning of
the property located south of Owens Avenue and west
of 25th Street has been approved.

The courtesy of your reply will be appreciated,
and enclose for your convenience a self-addressed, stamped
envelope.

Very truly yours,


George Lievre 20

for George and Edna Lievre
and
Lloyd S. and Louise Ackerman

Encl.

PROPERTY OWNERS

PROTESTS

APPROVALS

1. George Lievre
Edna Lievre
Lloyd S. & Louise Ackerman
(owners of s/w corner
of 25th & Owens)

2. Frank & Alice Klinkhammer
1713 S. Fourteenth St.

3. *Edith V. Jansen*
1320 Lanke, Reno.

File No. Z-21-62

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:

EARL HARTKE FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS 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. GENERALLY LOCATED SOUTH OF OWENS AVENUE AND WEST OF 25TH STREET.

FROM: R-1 (Single Family 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.

Dear Mr. Bills: Have no objection whatever in fact I am in favor. Will you kindly read this in the record of meeting?

*Franklin J. Bills
Frank J. Bills
5-1-62
1320 Lyden
Reno, Nevada*



FRANKLIN J. BILLS
Director of Planning

Z-21-62

File
2-21-62
783

J. V. Nevada
5/7/62

Franklin Pills
Director of Planning

Dear Sir: —

This note is to inform
the Commission that I am in
favor of the rezoning of
property described and owned
by Mr. Hartsch, from R-1 to C-1
Classification.

Respectfully Yours

F. H. Flinkhammer
Alice R. Flinkhammer



NOTICE OF PUBLIC HEARING

May 10, 1962

April 30, 1962

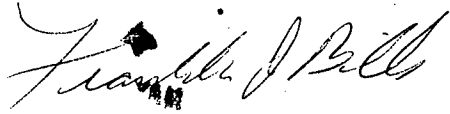
Notice is hereby given that on May 10, 1962, at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

EARL HARTKE FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS 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. GENERALLY LOCATED SOUTH
OF OWENS AVENUE AND WEST OF 25TH STREET.

FROM: R-1 (Single Family 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.


FRANKLIN J. BILLS
Director of Planning

GEORGE LIEVRE
LICENSED REAL ESTATE BROKER
211 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CALIFORNIA

File

7-21-62

May 8, 1962

Mr. Franklin J. Bills
Director of Planning
City Hall
400 Stewart Street
Las Vegas, Nevada

Dear Mr. Bills

As owners of the southwest corner of 25th Street and Owens Avenue, and since we are unable to attend your meeting on May 10, we wish to express our approval for the rezoning of -

Property legally described as 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. Generally located south of Owens Avenue and west of 25th Street.

From: R-1 (Single Family Residence)

To: C-1 (Limited or Neighborhood Commercial)

Very truly yours,


George Lievre

for George and Edna Lievre
and
Lloyd S. and Louise Ackerman,
Owners



TO: City Clerk
FROM: Planning Department

DATE: May 14, 1962

ITEM FOR CITY COMMISSION AGENDA ON May 23, 1962

ZONE CHANGE -- Z- **21-62**

Application of **Earl Hartke, 2606 East College Avenue, North Las Vegas, Nevada**
(Name and Address)

for reclassification of property legally described as: **the east 312.5 feet of the north 330 feet of Section 26, Township 20 South, Range 01 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.**

Generally located: **south of Owens Avenue and west of 25th Street.**

From: **R-1**
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
Agenda file
Applicant's file

3-62

PLANNING DEPARTMENT

BY: _____

Don J. Saylor

CERTIFIED MAIL

May 14, 1962

Mr. Earl Hartke
2606 E. College Ave.
Las Vegas, Nevada

Dear Mr. Hartke:

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 south of Owens Avenue and West of 25th Street, from R-1 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:rm

Z-21-62