

Planning & Development Department
Scanning Cover Sheet

Case No Z-0136-62

APN 138-35-610-001

Location E of Torrey Pines, S of Fremont

Applicant Nevada Development Co., et al

Subject

Reclassification of property legally described as Lots 48 thru 60, Block 3; and Lot 1, Block 8, Charleston Heights Tract 41-C; and that portion of the NE 1/4, Section 35, Township 20 South, Range 60 East, MDB&M, North of Charleston Heights Tract 40-B; Charleston Heights Tract 40-C; Charleston Heights Tract 41-C and Charleston Heights Tract 41-A, except the Easterly 702' and except that portion previously zoned R-3.



CHECK LIST -- FOR PROCESSING APPLICATIONS

	TO BE DONE	CHECK IF DONE	BY
1.	Check the legal and general description with Mel.	✓	RM
2.	Enter in register.	✓	RM
3.	Enter file number and fill in blanks "For Department Use Only" on application.	✓	RM
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.	✓	RM
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.	✓	RM
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. ✓		RM "
12.	Prepare Legal Notice for newspapers. a. Call newspapers and have messenger pick up legals.		
13.	Ask Don regarding Resolutions.		

FILE NO: Z-136-62

MEETING DATE: Dec. 13, 1962

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

NOTICE OF PUBLIC HEARING

DECEMBER 13, 1962

November 28, 1962

Notice is hereby given that on December 13, 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:

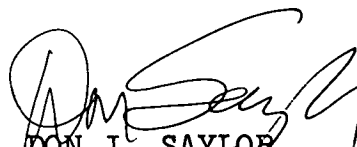
Z-136-62 NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY INC.,
CHARLESTON HEIGHTS BOYS CLUB, AND MOHR DEVELOPMENT CO.

FOR THE RECLASSIFICATION OF PROPERTY LEGALLY
DESCRIBED AS LOTS 48 THROUGH 60, BLOCK 3; AND
LOT 1, BLOCK 8, CHARLESTON HEIGHTS TRACT 40-B;
AND LOT 19, BLOCK 9, CHARLESTON HEIGHTS TRACT 41-C;
AND THAT PORTION OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$),
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M,
NORTH OF CHARLESTON HEIGHTS TRACT 40-B; CHARLESTON
HEIGHTS TRACT 40-C; CHARLESTON HEIGHTS TRACT 41-C
AND CHARLESTON HEIGHTS TRACT 41-A, EXCEPT THE
EASTERLY 702 FEET AND EXCEPT THAT PORTION
PREVIOUSLY ZONED R-3, AND GENERALLY LOCATED
EAST OF TORREY PINES DRIVE AND SOUTH OF WEST
FREMONT STREET,

FROM: R-1 (Single Family Residence)

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

December 13, 1962

Las Vegas Planning Commission

Gentlemen:

As Homeowners at 6325 Shawnee Ave., Charleston Heights, we protest the rezoning of "the western Charleston Heights area" from one-family residential zoning to multiple family dwellings.

When we bought our home in April, 1962, we were given to understand that our neighborhood would consist of homes similar to ours. We are quite disturbed by the proposed rezoning. We feel that it would not be fair to build apartments in this area.

Sincerely,

Billy Joe Haselwood
Billy Joe Haselwood

Orpha L. Haselwood
Orpha L. Haselwood

Dec 13, 1967
Las Vegas, Nevada

Dear Sir

I can not be present at
this meeting on account I go to
work at 5:00 P.M.

So would you please count
my vote as NO on changing the
regoneing. The vote is NO

Thanking you
Joseph E. Covatais
6337 Shawnee Ave.
Las Vegas, Nevada

of property generally located south of Vegas Drive and east of Jones Boulevard from R-1 to R-3 be held in abeyance. Vice-Chairman Tiberti seconded the motion and the vote was unanimous.

4. Z-135-62

Withdrawn

Application of NEVADA DEVELOPMENT CO. for the reclassification of property legally described as lots 34 through 41, inclusive, Block 13, Charleston Heights Tract 41-A, and generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3. The Chairman declared the public hearing continued. Mr. Gilday stated that the Commission Committee recommended denial.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of NEVADA DEVELOPMENT CO. for the reclassification of property generally located on the south side of Elton Avenue between Jones Boulevard and Wallace Drive, from R-1 to R-3 be denied.

Mr. Gilday seconded the motion and the vote was unanimous. Mr. Becker requested that this application be withdrawn and the Chairman so declared.

5. Z-136-62

Withdrawn

Application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO. for the reclassification of property legally described as lots 48 through 60, inclusive, Block 3; and lot 1, Block 8, Charleston Heights Tract 40-B; and lot 19, Block 9, Charleston Heights Tract 41-C; and that portion of the NE 1/4 of Section 35, T20S, R60E, MDB&M, north of Charleston Heights Tract 40-B; Charleston Heights Tract 40-C; Charleston Heights Tract 41-C and Charleston Heights Tract 41-A, except the easterly 702 feet and except that portion previously zoned R-3, and generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3.

The Chairman declared the public hearing continued. Mr. Gilday stated that the Commission Committee recommended denial.

The Chairman declared the public hearing closed. After discussion, Vice-Chairman Tiberti moved that the application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO. for the reclassification of property generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3 be denied. Mr. Uehling seconded the motion and the vote was unanimous. Mr. Becker requested that this application be withdrawn and the Chairman so declared.

6. Z-138-62

Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property legally described as commencing at the southeast corner of Section 26, T20S, R60E, MEB&M; Thence north $01^{\circ}59'39''$ east along the east line of the south half (S 1/2) of said Section 26, a distance of 2520.00 feet to the east one quarter corner of Section 26; Thence north $88^{\circ}19'47''$ west along the east-west center section line of said Section 26 a distance of 800.00 feet to the true point of beginning; Thence continuing north $88^{\circ}19'47''$ west a distance of 1960.00 feet to the center of Section 25; Thence south $0^{\circ}13'50''$ east along the north-south center section line a distance of 2286.00 feet to a point; Thence south $89^{\circ}55'45''$ east a distance of 1500.00 feet to a point; Thence north $0^{\circ}13'50''$ west a distance of 160.00 feet to a point; Thence north $64^{\circ}13'50''$ west a distance of 405.00 feet to a point; Thence south $19^{\circ}50'06''$ west a distance of 100.79 feet to a point; Thence north $70^{\circ}00'54''$ west a distance of 35.50 feet to the point of curvature of a curve concave to the south having a radius of 554.00 feet and subtending a central angle of $15^{\circ}12'38''$; Thence westerly along said curve an arc length distance of 147.07 feet to the point of tangency; Thence

24. Z-136-62
Abeyance

Application of NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY, INC., CHARLESTON HEIGHTS BOYS CLUB, and MOHR DEVELOPMENT CO., for the reclassification of property generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

25. Z-137-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC, and HOMES ON PARADE, INC. for the reclassification of property generally located north of West Charleston Boulevard and east of Rainbow Boulevard, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

26. Z-138-62
Abeyance

Application of NEVSUR INSURANCE AGENCY, INC. for the reclassification of property generally located south of West Washington Avenue and east of Torrey Pines Drive, from R-1 to R-3.

The Chairman declared the public hearing open.

The Chairman declared the public hearing continued.

27. Z-139-62
Denied

Application of BERNARD W. BROWN for the reclassification of property legally described as lots 11 and 12, Block 15, Boulder Addition, and generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5.

Mr. Saylor gave the staff report, reiterating the reasons for the new R-5 zoning and further stated that a spot zone of R-5 would be out of consonance with good zoning practice.

The Chairman declared the public hearing open.

Mr. Bernard Brown appeared in his own behalf.

Mr. Brown's architect also appeared giving a description of the proposed plot plan.

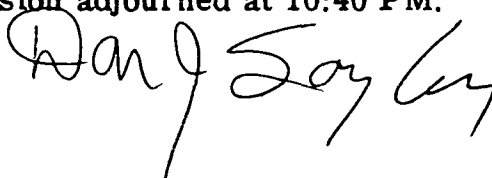
The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of BERNARD W. BROWN for the reclassification of property generally located on the west side of South 3rd Street between Colorado Street and Imperial Avenue, from R-4 to R-5 be denied. Mr. Uehling seconded the motion and the vote was carried unanimously by the Commission.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 10:40 PM.

DON J. SAYLOR
Secretary



DJS:eb

Planning Department
400 Stewart Street

December 17, 1962

Mr. Ernest A. Becker
Nevada Development Company
Nevsur Insurance Agency Inc.
Charleston Heights Boys Club Inc.
Mohr Development Company
5017 Alta Drive
Las Vegas, Nevada

Dear Mr. Becker:

At the regular meeting of the City Planning Commission held on December 13, 1962, consideration was given to your request for reclassification of property generally located east of Torrey Pines Drive and south of West Fremont Street, from R-1 to R-3.

It was voted by the Planning Commission to hold this item in abeyance for further study.

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-136-62

PROPERTY OWNERS

PROTESTS

David & Jean Kallin
116 Jones
L.V.

Petition with approp
315 names.

APPROVALS

File No. Z-136-62

Z-136-62

Generally located east of Torrey Pines
Drive and South of West Fremont St.

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 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:

Lots 48 through 60, Block 3 and Lot 1, Block 8, Charleston Heights Tract 40-B; and Lot 19, Block 9 Charleston Heights Tract 41-C; and that portion of the NE 1/4, Section 35, T20S R60E, MDB&M, North of Charleston Heights Tract 40-B (Bk. 7, P. 30), Charleston Heights Tract 40-C (Bk. 7 p.85), Charleston Heights Tract 41-C and Charleston Heights Tract 41-A (Bk. 7, p.56) (Bk. 7 p.86)/except the easterly 702 feet and except that portion previously zoned R-3.

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Nevada Development Co., Nevsur Insurance Agency Inc., Charleston Heights Boys Club Inc., and Mohr Development Co.

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) 5017 Alta Drive, Las Vegas, Nevada 878-1903
Mailing Address: Nevada Development Nevsur Insurance Charleston Heights Mohr Development
Co. Agency Inc. Boys Club Inc. Co.

Ernest A. Becker, Agent Ernest A. Becker, Pres. Ernest A. Becker, Pres. Ernest A. Becker, Agent
Subscribed and sworn to before me this 19th day of Nov., 1962

Tolliver Nelson
Notary Public in and for said County and State
My Commission Expires September 21, 1963
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: 11/19, 1962
Receipt No.: 50524
By: [Signature]
Director of Planning

Fee: \$ 50.00
Case No.: 2-136-62

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November 28, 1962

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Z-136-62 NEVADA DEVELOPMENT CO., NEVSUR INSURANCE AGENCY INC.,
CHARLESTON HEIGHTS BOYS CLUB, AND MOHR DEVELOPMENT CO.
FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED
AS LOTS 48 THROUGH 60, BLOCK 3 AND LOT 1, BLOCK 8,
CHARLESTON HEIGHTS TRACT 40-B; AND LOT 19, BLOCK 9,
CHARLESTON HEIGHTS TRACT 41-C; AND THAT PORTION OF
THE NORTHEAST QUARTER ($NE\frac{1}{4}$), SECTION 35, TOWNSHIP 20
SOUTH, RANGE 60 EAST, MDB&M, NORTH OF CHARLESTON
HEIGHTS TRACT 40-B (~~BOOK 7, PAGE 80~~), CHARLESTON
HEIGHTS TRACT 40-C (~~BOOK 7 PAGE 85~~), CHARLESTON
AND
HEIGHTS TRACT 41-C (~~BOOK 7 PAGE 80~~), CHARLESTON
HEIGHTS TRACT 41-A (~~BOOK 7 PAGE 56~~) EXCEPT THE
EASTERLY 702 FEET AND EXCEPT THAT PORTION PREVIOUSLY
ZONED R-3, AND GENERALLY LOCATED EAST OF TORREY
PINES DRIVE AND SOUTH OF WEST FREMONT STREET,
FROM: R-1 (Single Family Residence)
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:rm