

Planning & Development Department
Scanning Cover Sheet

Case No Z-0011-62

APN 163-01-501-007

Location SWC of Charleston & Wilshire

Applicant Louis Miranti & Charles Lee Horsey, Jr.

Subject

Reclassification of property legally described as (Parcel 1) the North 385' of the East 1/2 of the West 1/2 of the NE 1/4 and all of the East 1/2 of the West 1/2 of the NE 1/4 of Section 1, Township 21 South, Range 60 East, MDB&M, save and except therefrom the North 385' thereof.



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.	✓	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-11-62

MEETING DATE March 8, 1962.

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

75

NOTICE OF PUBLIC HEARING

March 8, 1962

February 26, 1962

Notice is hereby given that on March 8, 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:

LOUIS MIRANTI & CHARLES LEE HORSEY, JR. FOR THE RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS (PARCEL 1) THE NORTH 385 FEET OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) ^(Parcel 2) ~~OF SECTION 1~~ AND ALL OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M. SAVE AND EXCEPT THEREFROM THE NORTH 385 FEET THEREOF. GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST CHARLESTON BOULEVARD AND WILSHIRE STREET.

FROM: R-E (Residence Estate)

to: R-1 (Single Family Residence)

and R-4 (Apartment 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.

FJB

February 23, 1962

Classified Section
Las Vegas Review Journal
989 North Main Street
Las Vegas, Nevada

Gentlemen:

Please publish the attached NOTICE OF PUBLIC HEARING in your classified section on February 26, 1962, and furnish this office with two affidavits of publication.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB:bah
Attachment

2-7-62	2-14-62
2-8-62	2-15-62
2-9-62	2-16-62
2-10-62	2-17-62
2-11-62 ✓	2-18-62
2-12-62	2-19-62
2-13-62	

Pink

City of LAS VEGAS

N E V A D A

February 23, 1962

100 South Main Street
Las Vegas, Nevada

Dear Sir:

Please advise the attached NOTICE OF PUBLIC HEARING
in your scheduled copy for February 23, 1962; inasmuch
this reference is a condition of contract.

Very truly yours,

FRANKLIN J. MILLER
Director of Planning

Attachment

- 2-7-62
- 2-8-62
- 2-9-62
- 2-10-62
- 2-11-62
- 2-12-62
- 2-13-62
- 2-14-62
- 2-15-62

- 2-16-62
- 2-17-62
- 2-18-62
- 2-19-62

VERA K. CLEMENT FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS THE NORTH
160 FEET OF THE EAST 222 FEET OF THE SOUTH
EAST QUARTER (SE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M. D. B. & M. GENERALLY
LOCATED AT THE SOUTHWEST CORNER OF WEST
BONANZA ROAD AND HIGHLAND DRIVE.

FROM: R-E (Residence Estate)

TO: C-2 (General Commercial)

11-02 LOUIS MIRANTI & CHARLES LEE NORSEY, JR. FOR THE
RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS
(PARCEL NO. 1) BEING THE NORTH 385 FEET OF THE
EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) AND (PARCEL NO. 2)
BEING ALL OF THE EAST HALF (E 1/2) OF THE WEST
HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M. D. B. & M. SAVE AND EXCEPT THEREFROM THE
NORTH 385 FEET THEREOF. GENERALLY LOCATED
AT THE SOUTHWEST CORNER OF WEST CHARLESTON
BOULEVARD AND WILSHIRE STREET.

FROM: R-E (Residence Estate)

TO: R-1 (Single Family Residence)
and
R-4 (Apartment Residence)

12-02 ERNEST A. BECKER FOR THE RECLASSIFICATION OF
PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

(PARCEL NO. 1) BEING THE WESTERLY 200 FEET
AND THE SOUTHERLY 200 FEET OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE NORTH WEST QUARTER
(NW 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE
60 EAST, FROM R-E TO R-3, AND (PARCEL NO. 2)
BEING ALL OF THE SOUTHWEST QUARTER (SW 1/4)
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION
25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, EXCEPT
THE WESTERLY 200 FEET AND THE SOUTHERLY
200 FEET, FROM R-E TO R-1. GENERALLY LOCATED
AT THE NORTHEAST CORNER OF JONES BOULEVARD
AND WASHINGTON AVENUE.

FROM: R-E (Residence Estate)

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-E Use District to a R-1 & R-4 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.

The property hereinbefore referred to and in relation to which said changes are hereby applied for is described as follows, to-wit:

Parcel 1

RE TO R4 THE NORTH 385' OF THE EAST HALF OF THE W 1/2 OF THE NE 1/4 SECTION 1, TOWNSHIP 21 S, RANGE 60 E MDB&M LAS VEGAS, NEVADA.

Parcel 2

RE TO R1 ALL OF THE E 1/2, W 1/2 OF THE NE 1/4 SECTION 1, T. 21 S. R-60 E. MDB&M LAS VEGAS, NEVADA SAVE AND EXCEPT THEREFROM THE NORTH 385' THEREOF.

STATE OF NEVADA)
COUNTY OF CLARK)

* I, LOUIS MIRANT

Generally located at the

being duly sworn deposition and that the information herewith submitted is true and correct to the best of my knowledge and belief.

Southwest corner of West Charleston and Wilshire St.

involved in this and the information my knowledge

Signed (In Ink)

Phone No.

Chas. J. [Signature]

OR 855-56

Subscribed and sworn to before me this 8 day of January, 1961

* Anthony Miranti
Notary Public in and for said County and State

May 8, 1965
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 Jan. 23, 1962

Fee \$ 50.00

Receipt No. 41626

Case No. Z-11-62

By [Signature]
DIRECTOR OF PLANNING

ORDINANCE NO. 934-13

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 do 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-1 to M-1 (Z-58-60 amended)

THAT portion of the Northeast Quarter ($NE\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows:

COMMENCING at a point on the west line of the right of way of the San Pedro, Los Angeles and Salt Lake Railroad Company said point being 1823.51 feet south from the intersection of the west line of said right of way with the north line of said Section 4; thence North $88^{\circ}47'32''$ west a distance of 233 feet more or less to a point on the west line of Western Avenue the true point of beginning, thence North $01^{\circ}29'$ west 449.88 feet to a point; thence west a distance of 502.58 feet more or less to a point on the East line of the West half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 4; thence south along said line a distance of 1077.67 feet more or less to a point on the west right of way line of Western Avenue; thence northeasterly along the west right of way line of Western Avenue to the true point of beginning; SAVE AND EXCEPT that portion zoned M-1 and M-2., AND INCLUDING ONLY that portion of the above described property located east of the east line of the proposed Federal Interstate Freeway.

FROM R-1 to C-1 (Z-1-62)

THAT portion of the Southwest Quarter ($SW\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

BEGINNING at the Southwest corner of said Section 6; thence south $89^{\circ}31'42''$ east along the south line thereof a distance of 986.03 feet to a point; thence North $0^{\circ}28'18''$ East a distance of 90.00 feet to a point; thence from a tangent whose bearing is the last described course turning to the right along a curve having a radius of 4,630 feet and subtending a central angle of $7^{\circ}12'04''$ an arc length of 581.91 feet to a point; thence north $89^{\circ}31'42''$ west a distance of 1,029.39 feet to a point on the west line of said Section 6; thence South $0^{\circ}05'04''$ East a distance of 675.03 feet to the point of beginning.

FROM R-E to R-4 (Z-11-62)

North 385 feet of the East one-half ($E\frac{1}{2}$) of the West one-half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.

From R-E to R-1

The East half ($E\frac{1}{2}$) 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, M.D.B. & M., SAVE AND EXCEPT THEREFROM the north 385 feet thereof.

FROM R-1 to R-4 (Z-14-62)

THAT PORTION of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as the North 330 feet SAVE AND EXCEPT the Westerly 40 feet thereof; and the East 311 feet SAVE AND EXCEPT the Southerly 70 feet and the Northerly 330 feet thereof.

FROM R-1 to G-1

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, M.D.B.&M. SAVE AND EXCEPT the North 330 feet and the East 311 feet thereof.

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:

APPROVED:

City Clerk

ORAN K. GRAGSON, Mayor

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 11th day of April, 1962, and referred to the following committee composed of Commissioners Mirabelli and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the ____ day of _____, 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 the following vote:

VOTING "AYE": Commissioners _____

VOTING "NAY":

ABSENT:

APPROVED:

ORAN K. GRAGSON, Mayor

ATTEST:

City Clerk

on property generally located on the northeast corner of 25th Street and Cedar Avenue, in Land Use Zone R-3, be APPROVED subject to the conditions as recommended by the Board of Zoning Adjustment.

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

U-10-62

Approved

USE PERMIT (U-10-62) - APPLICATION OF SAHARA NEVADA CORPORATION to use property for a semi-public area; property legally described as

Lot 10, Block 3, South Fifth Street Tract No. 1,

generally located on the northwest corner of Paradise Road and San Francisco Avenue, in Land Use Zone R-4.

Director of Planning, Franklin J. Bills: You gentlemen may recall some years ago the Sahara Hotel made an application to develop this lot on a temporary basis and received approval thereof. It was never developed. They now make application to use this as a semi-public parking area, which is a permitted use with a Use Permit in an R-4 zone. There were no protests at the Board of Adjustment hearing. The Board recommends your approval subject to:

- 1) Signing an Improvement Agreement and filing a bond for the installation of off-site improvements as required by the Department of Public Works.
- 2) The parking lot be surfaced in accord with the provisions of the Off-Street Parking Ordinance.
- 3) If the use changes to permit more than employee parking, plans should be submitted to the Traffic and Parking Commission to review the ingress and egress pattern.

Commissioner Fountain moved the application of Sahara Nevada Corporation to use property for a semi-public area; property generally located on the northwest corner of Paradise Road and San Francisco Avenue, in Land Use Zone R-4, be APPROVED subject to the conditions as recommended by the Board of Zoning Adjustment.

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

Z-11-62

From: R-E
To: R-1 & R-4

Approved

ZONE CHANGE (Z-11-62) - APPLICATION OF LOUIS MIRANTI AND CHARLES LEE HORSEY, JR., for reclassification of property legally described as

Parcel No. 1, being the north 385 feet of the East Half (E 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) and Parcel No. 2, being all of the East Half (E 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M.D.B. & M., save and except therefrom the north 385 feet thereof,

generally located at the southwest corner of West Charleston Blvd. and Wilshire Street, from R-E to R-1 and R-4.

Director of Planning, Franklin J. Bills: This is an application by Mr. Miranti and Mr. Horsey for the reclassification of property located just west of the Westchester Tract on West Charleston Blvd, a recently annexed parcel which still retains the R-E zoning. The request is for your consideration to zone the northerly portion of that the same distance back as has been left open by the Westchester Tract from R-E to R-4 and the remainder from R-E to R-1. Obviously this is residential property. There's no argument at all about the R-1 and the only question that was discussed at all by the Planning Commission was the degree of density. There is one letter of protest on record and one person appeared in protest. The Planning Commission recommends your approval.

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

Commissioner Fountain moved the application of Louis Miranti and Charles Lee Horsey, Jr., (Z-11-62) for reclassification of property generally located at the southwest corner of West Charleston Blvd. and Wilshire Street, from R-E to R-1 and R-4, be APPROVED.

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

Z-14-62

ZONE CHANGE (Z-14-62) - APPLICATION OF LOUIS MIRANTI for reclassification of property legally described as

From: R-1
To: R-4 and C-1

Approved

Parcel No. 1 being that portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as the north 330 feet save and except the westerly 40 feet thereof; and the east 311 feet save and except the southerly 70 feet and the northerly 330 feet thereof, containing 15.86 acres more or less; and Parcel No. 2 being the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M., save and except the north 330 feet and the east 311 feet thereof, containing 21.44 acres, more or less,

generally located east of Jones Blvd. and north of Harmony Street, from R-1 to R-4 and C-1.

Director of Planning, Franklin J. Bills: The 80 acres to the east and northeast of this property is in the form of a subdivision which has been approved by this Commission. The tentative map of this area has been approved. The proposal here is for a shopping center of approximately 21 acres and a frame around the shopping center of R-4 of approximately 15 acres. There were no protests at the public hearing and the Planning Commission recommends approval.

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

Commissioner Mirabelli moved the application of Louis Miranti (Z-14-62) for reclassification of property generally located east of Jones Boulevard and north of Harmony Street from R-1 to R-4 and C-1, be APPROVED.

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

April 9, 1962

City Attorney

Assistant Director of Planning

Z-1-62, Z-11-62, Z-14-62

Be advised that the proper legals for the above are as follows.

Z-1-62 From: R-1 To: C-1

Please see attached sheet.

Z-11-62 From: R-E To: R-4

North 385 feet of the East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, N.D.B.&M.

From: R-E to: R-1

The East half (E $\frac{1}{2}$) 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, N.D.B.&M. Save and except therefrom the North 385 feet thereof.

Z-14-62 From: R-E To: R-4

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, N.D.B.&M., more particularly described as the North 330 feet save and except the Westerly 40 feet thereof; and the East 311 feet save and except the Southerly 70 feet and the Northerly 330 feet thereof.

From: R-E To: R-1

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, N.D.B.&M., save and except the North 330 feet and the East 311 feet thereof.

DONALD J. SAYLOR
Assistant Director
of Planning

DJS:gem

March
Thirtieth
1962

Mr. Louis Miranti
Mr. Charles Lee Horsey, Jr.
P.O. Box 1333
Las Vegas, Nevada

Re: Zone Change (Z-11-62)

Gentlemen:

At a regular meeting of the Board of City Commissioners held March 28, 1962, consideration was given your application for reclassification of property generally located at the southwest corner of West Charleston Blvd. and Wilshire Street from R-E to R-1 and R-4.

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.



Z-11-62

From: R-E
To: R-1 & R-4

Abeyance

ZONE CHANGE (Z-11-62) - APPLICATION OF LOUIS MIRANTI AND CHARLES LEE HORSEY, JR. , for reclassification of property legally described as

Parcel No. 1, being the north 385 feet of the East Half (E 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) and Parcel No. 2, being all of the East Half (E 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. & M. , save and except therefrom the north 385 feet thereof,

generally located at the southwest corner of West Charleston Blvd. and Wilshire Street, from R-E to R-1 and R-4.

Z-14-62

From: R-1
To: R-4 & C-1

Abeyance

ZONE CHANGE (Z-14-62) - APPLICATION OF LOUIS MIRANTI for reclassification of property legally described as

Parcel No. 1, being that portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M. , more particularly described as the north 330 feet save and except the westerly 40 feet thereof; and the east 311 feet save and except the southerly 70 feet and the northerly 330 feet thereof, containing 15.86 acres more or less; and Parcel No. 2, being the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East, M.D.B. & M. , save and except the north 330 feet and the east 311 feet thereof, containing 21.44 acres more or less,

generally located east of Jones Blvd. and north of Harmony Street, from R-1 to R-4 and C-1.

Director of Planning, Franklin J. Bills: On items Z-11-62 and Z-14-62 the principal applicant, Louis Miranti, called me and asked me to ask the Commission to defer action on these. Apparently he couldn't be here and is not entirely satisfied with something or other.

Commissioner Levy moved that Z-11-62, application of Louis Miranti and Charles Lee Horsey, Jr. , for reclassification of property generally located at the southwest corner of West Charleston Blvd. and Wilshire Street, from R-E to R-1 and R-4, and Z-14-62, application of Louis Miranti for reclassification of property generally located east of Jones Blvd. and north of Harmony Street, from R-1 to R-4 and C-1, be held in ABEYANCE.

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

TENTATIVE MAP -
NORTHRIDGE

Approved

TENTATIVE MAP - NORTHRIDGE - SUBMITTED BY LOUIS MIRANTI for property legally described as

A portion of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East,

generally located on the west side of Michael Way between West Fremont and Washington.

Page 2
Minutes
3/14/62

Director of Planning, Franklin J. Bills: Regarding the school site, I would suggest that the Commission continue that condition just in

March
Fifteenth
1962

Mr. Louis Miranti
Mr. Charles Lee Horsey, Jr.
P.O. Box 1333
Las Vegas, Nevada

Re: Zone Change (Z-11-62)

Gentlemen:

At a regular meeting of the Board of City Commissioners held March 14, 1962, consideration was given your application for reclassification of property generally located at the southwest corner of West Charleston Blvd. and Wilshire Street from R-E to R-1 and R-4.

Upon motion duly made, seconded and carried, this application was held in abeyance. This application will be on the agenda of the regular meeting of March 28, 1962, at 4:00 p.m.

Very truly yours,

(Mrs.) Sigrid Dodgson
Assistant City Clerk

SD/k

cc: Planning Dept.

MINUTES

CITY PLANNING COMMISSION

March 8, 1962

A regular meeting of the City Planning Commission was called to order by Chairman Cahlan at 7:30 P. M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Cahlan, Messrs. Uehling, Longley, Gilday, Johnston Mirabelli.

ABSENT: Vice-Chairman Tiberti, Mr. Empey.

STAFF PRESENT: Director of Planning Franklin J. Bills, Assistant Director of Planning Don J. Saylor and Recording Secretary Barbara Hagin.

MINUTES: Upon motion by Mr. Johnston and seconded by Mr. Uehling the minutes of the regular meeting of February 27, 1962, were approved as mailed.

OLD BUSINESS: None.

NEW BUSINESS:

1. Z-11-62

From: R-E

To: R-1 & R-4

Approved

Application of LOUIS MIRANTI & CHARLES LEE HORSEY, JR. for the reclassification of property legally described as (Parcel No. 1) being the north 385 feet of the east half (E 1/2) of the west half (W 1/2) of the northeast quarter (NE 1/4) and (Parcel No. 2) being all of the east half (E 1/2) of the west half (W 1/2) of the northeast quarter (NE 1/4) of Section 1, Township 21 South, Range 60 East, M. D. B. & M. save and except therefrom the north 385 feet thereof, and generally located at the southwest corner of West Charleston Boulevard and Wilshire Street, from R-E to R-1 and R-4.

Mr. Bills gave the staff report and indicated the area on the map. He stated that the request for R-4 zoning is exactly the same depth of land which is left open between West Charleston and the Westchester Tract. It has been the thinking of the Commission that where a major street is located that this type of zoning is feasible. The staff recommends that the R-1 zoning be granted and that some type of multi-family zoning be granted along West Charleston. The question arises as to the amount of the density for this zone change. One letter of protest is on record from Mr. and Mrs. H. C. Luttrell, 1522 Hastings Avenue. Discussion followed. The Chairman declared the Public Hearing open. No one appeared in behalf of the applicant. Mrs. John Gutman, 4716 Alpine, appeared in protest. The Chairman declared the Public Hearing closed.

Mr. Gilday moved that the application of LOUIS MIRANTI & CHARLES LEE HORSEY, JR. for the reclassification of property generally located at the southwest corner of West Charleston Boulevard and Wilshire Street 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.

2. Z-14-62

From: R-1

To: R-4 & C-1

Approved

Application of LOUIS MIRANTI for a reclassification of property legally described as (Parcel No. 1) being that portion of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 25, Township 20 South, Range 60 East, M. D. B. & M., more particularly described as the north 330 feet save and except the westerly 40 feet thereof; and the east

PROPERTY OWNERS

PROTESTS

Mr & Mrs. W.C. Luttrell
1522 Hostage Ave.

APPROVALS

File No. Z-11-62

March 5, 1962
Las Vegas, Nev.

City Planning Commission
City Hall, 400 Stewart St.
Las Vegas, Nevada.

Dear Sirs:

We hereby object to the reclassification of property described as Parcel #1 and Parcel #2 of S1, Township 21S, Range 60E, M.D.B. & M., except the north 385 ft. generally located at the SW corner of W. Charleston Boulevard and Wilshire street.

We feel it would be short-sightedness and poor planning for the commission to allow apartments to be built in an area zoned for homes. This "spot" zoning for apartment building always makes the surrounding real estate less desirable for home owners. We are living in such an area now, and feel the injustice of such zoning.

Our once quiet neighborhood is now resounding with the endless traffic, the barking of dogs, (which use our lawn as their owners live in apartments and do not have adequate lawn space for dogs) and the yelling of playing children who have no place to play except on neighboring lawns and in streets. Although the property described for reclassification seems far removed now, it will only be a short time until all the area is filled with homes.

Please have the foresight to keep our city well-planned and beautiful by insisting that apartments be built in an apt. community, and homes be built in a residential area. Thus, friction between the home owner and apartment dweller is eliminated, and the city is more uniformly planned for all.

Respectfully yours,

Mr. and Mrs. H. C. Lathrell
1522 Hastings Ave.

March 9, 1962

CERTIFIED MAIL

Mr. Louis Miranti
Mr. Charles Lee Horsey, Jr.
P. O. Box 1333
Las Vegas, Nevada

Gentlemen:

At the regular meeting of the City Planning Commission held on March 8, 1962, consideration was given to your request for the reclassification of property generally located at the southwest corner of West Charleston Boulevard and Wilshire Street, from R-E to R-1 and R-4.

The Planning Commission unanimously voted 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 14, 1962, at 4:00 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

Very truly yours,

FRANKLIN J. BELLS
Director of Planning

FJB:ssm

Z-11-62

March 12, 1962

Honorable Mayor and
Board of City Commissioners

Director of Planning

Z-11-62

For City Commission Agenda
March 14, 1962

City Clerk
City Attorney
Dept. of Public Works

At the regular meeting of the City Planning Commission held on March 8, 1962, consideration was given to the request of LOUIS MIRANTI & CHARLES LEE HORSEY, JR. for the reclassification of property generally located at the southwest corner of West Charleston Boulevard and Wilshire Street, from R-E to R-1 & R-4.

The Planning Commission voted unanimously to refer this item to the Board of City Commissioners with the recommendation that it be approved.

FRANKLIN J. BILLS
Director of Planning

FJB:bah