

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0008-61

APN                139-22-301-003

Location           Btw College & Cadillac Arms Sub

Applicant           Palomar Associates

Subject

Reclassification of property legally described as the West 95' of the East 347' of the North 128' and the East 250'; save and except the West 58' of the South 121' of the above mentioned East 250' all in the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 61 East, MDB&M.



CHECK LIST - FOR PROCESSING *Rezoning*

APPLICATIONS

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

FILE NO. *Z-8-61*

MEETING DATE *3-9-61*

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

NOTICE OF PUBLIC HEARING

March 9, 1961

February 24, 1961


Notice is hereby given that on March 9, 1961, 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:

PALOMAR ASSOCIATES, FOR A RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS 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 ABOVE MENTIONED EAST 250 FEET ALL IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE SOUTH-WEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M. GENERALLY LOCATED BETWEEN COLLEGE AVENUE AND CADILLAC ARMS SUBDIVISION WEST OF THE CITY LIMITS BOUNDARY.

FROM: R-1 (Single Family Residence)

TO: R-2-T (Two Family Residence - Trailer)

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. BILES  
Director of Planning

March 23, 1961

Palomar Associates  
Fifth Avenue at University  
San Diego 3, California

Gentlemen:

At the regular meeting of the City Planning Commission held on March 9, 1961, consideration was given to your application for the reclassification of property legally described as 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 above mentioned east 250 feet all in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 20 South, Range 61 East, and generally located between College Avenue and Cadillac Arms Subdivision west of the City Limits boundary from R-1 to R-2-T.

It was voted unanimously by the Planning Commission to hold this application in abeyance until more concise plans were submitted.

Yours very truly,

FRANKLIN J. BILLS  
Director of Planning

dy

for the development of this area. Mr. Uehling seconded the motion and it was carried unanimously by the Commission.

9. Z-7-61

The application of Pardee-Phillips for a reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 25, Township 20 South, Range 61 East. Generally located at the southwest corner of the intersection of Owens Avenue and Pecos Road, from R-1 to C-1.

Mr. Bills gave the staff report and stated that the Master Plan indicates the desirability of a shopping center at this location; therefore, the staff recommended approval of this application. The Chairman declared the Public Hearing open. Earl Hartke appeared representing Pardee-Phillips. No one appeared in protest. The Chairman declared the Public Hearing closed. Mr. Garth moved that the application of Pardee-Phillips for a reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 25, Township 20 South, Range 61 East, from R-1 to C-1, be referred to the Board of City Commissioners with the recommendation that it be approved. Mr. Tiberti seconded the motion and it was carried unanimously by the Commission.

10. Z-8-61

The application of Palomar Associates for a reclassification of property legally described as 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 above mentioned east 250 feet all in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 22, Township 20 South, Range 61 East, and generally located between College Avenue and Cadillac Arms Subdivision west of the City Limits boundary from R-1 to R-2-T.

Mr. Bills gave the staff report and stated that the staff recommended that this application be held in abeyance until more concise plans could be submitted. The Chairman declared the Public Hearing open. Mr. W. K. Bennett, manager of Cadillac Arms, appeared in protest. No one appeared in approval. The Chairman declared the Public Hearing closed. Mr. Phelps moved that the application of Palomar Associates be held in abeyance until more concise plans were submitted. Mr. Uehling seconded the motion and it was carried unanimously by the Commission.

11. Z-11-61

The application of Frances H. Meehan for a reclassification of property legally described as Lot 13, Block 10, Boulder Addition. Generally located on the west side of Second Street between Imperial and Utah, from R-4 to C-2.

Mr. Bills gave the staff report and stated that the applicant had proposed to build a hotel on this property. He further stated that the Master Plan indicates the desirability of a Commercial use in

PROPERTY OWNERS

PROTESTS

APPROVALS

Milton Crane + Julius Nyrin  
627 S. Lorraine 2075, Calif.

File No. 2-8-61

MILTON CRANE

627 SOUTH LORRAINE BLVD.

LOS ANGELES 5, CALIFORNIA

File  
2B

2-8-61  
PROTEST  
March 2, 1961

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

Dear Mr. Bills:

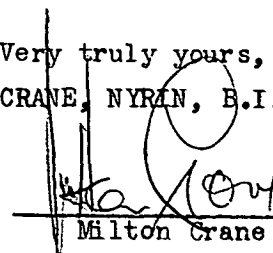
We are the owners and operators of the Cadillac Arms Tract consisting of 80 duplex buildings, 160 apartments.

This letter is in connection with the Palomar Associates application for a reclassification of the property adjoining the northeast corner of our tract. The hearing for such reclassification to come before the Planning Commission at 7:30 PM, March 9, 1961.

We oppose the reclassification from R-1 (Single Family Residence) to R-2-T (Two Family Residence - Trailer). The reasons for our opposition are:

- 1) We believe a development such as is contemplated would depreciate the value of our property and the surrounding property and contribute to an over congested area.
- 2) We feel that such a development would crowd a relatively small parcel of land with transients and families having numerous children, which would give the area a squalid appearance.
- 3) We feel that such a development would tend to be unsanitary.
- 4) As taxpayers we feel that developments of this type do not bear their fair share of the tax burden, in that they make far greater demands upon the Fire Department, the Police Department and the schools, then the amount of tax paid would properly cover.

Very truly yours,  
CRANE, NYREN, B.I.C. TRUST

  
Milton Crane

MC/dm

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 R-2-T Use District, as established by Section 10, Chapter 24, of the Las Vegas City Code, as amended, for the following reasons, to-wit: For use as

Trailer Park

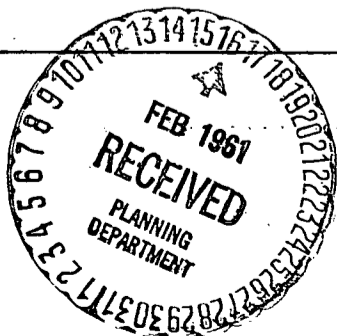
Attached hereto and filed herewith is a map showing the boundaries of the property proposed to be reclassified, in sufficient size, scale and clarity to enable the Planning Commission to easily determine the location of this property and its relationship to the general neighborhood. Also accompanying 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:

- KASPER PARK UNIT NO. 4 -

That portion 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, Mount Diablo Base and Meridian, in the City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 22, said point being the TRUE point of beginning; thence North 89° 57' 25" West along the South line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 22 a distance of 183.33 feet to a point; thence North-00° 02' 35" East a distance of 120.98 feet to a point; thence North 89° 57' 25" West a distance of 58.98 feet to a point; thence North 00° 02' 35" East a distance of 25.50 feet to a point; thence North 00° 06' 56" East a distance of 428.69 feet to a point; thence North 01° 59' 49" East a distance of 51.03 feet to a point; thence North 00° 28' 31.5" East a distance of 503.96 feet to a point; thence North 00° 06' 56" East a distance of 25.50 feet to a point; thence North 89° 53' 04" West a distance of 93.26 feet to a point; thence North 00° 06' 56" East a distance of 127.11 feet to a point; thence North 00° 06' 00" West a distance of 50.00 feet to a point on the north line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 22; thence North 89° 54' 00" East along said north line a distance of 347.86 feet to the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 22; thence South 00° 50' 07" West along the east line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 22 a distance of 1333.84 feet to a point; said point being the TRUE point of beginning.



OWNER'S AFFIDAVIT

CALIFORNIA  
STATE OF ~~XXXXXXXX~~  
SAN DIEGO  
COUNTY OF ~~XXXXXX~~

WE, Palomar Associates,  
\_\_\_\_\_  
\_\_\_\_\_

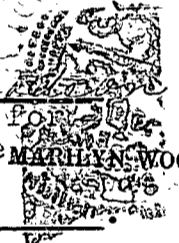
being duly sworn depose and say that ~~XXXX~~ (we are) an owner of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed (In Ink) Mailing Address  
PALOMAR ASSOCIATES 5th Ave. at University, San Diego 3, California

BY Muriel [Signature]  
Partner  
BY Robert [Signature]  
Partner

Phone No. CY 7-4051  
\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn to before me this 14th day of February, 19 61.

Marilyn [Signature]  
Notary Public in and for  
said County and State  
  
MARILYN WOODSON

My Commission expires My Commission Expires Jan. 4, 1965

PETITIONER NOT TO WRITE IN THIS SPACE  
  
This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 27, Chapter 24, of the Las Vegas City Code.  
  
Filed 2-17-61 1961  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Case No. Z-8-61  
  
By \_\_\_\_\_  
DIRECTOR OF PLANNING