

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0155-62

APN 162-06-301-002

Location E of Decatur btw Oakley & Sahara

Applicant Westgate Builders

Subject

See Notice of Public Hearing.



CHECK LIST -- FOR PROCESSING APPLICATIONS

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

FILE NO: *I-155-62*

MEETING DATE: *February 14, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

OK Description
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NOTICE OF PUBLIC HEARING

D
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February 14, 1963

January 31, 1963

Notice is hereby given that on February 14, 1963, at 7:30 PM
in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning
Commission will hear the application of:

- Z-155-62 WESTGATE BUILDERS FOR THE RECLASSIFICATION OF PROPERTY
LEGALLY DESCRIBED AS A PART OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$),
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M,
Parcel A THE WESTERLY 400.00 FEET OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$),
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, EXCEPT THE
SOUTHERLY 995.00 FEET THEREOF;
Parcel B THE SOUTHERLY 415.00 FEET OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$),
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, EXCEPT THE
WESTERLY 1350.00 FEET THEREOF;
Parcel C THE SOUTHERLY 995.00 FEET OF THE WESTERLY 1350.00 FEET OF
THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, EXCEPT THAT PART ZONED COMMERCIAL AND
DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF ~~THE~~
Said Section 6, ~~SECTION~~, THENCE S $89^{\circ}31'42''$ E 986.03 FEET; THENCE N
 $0^{\circ}28'18''$ E 90.00 FEET; THENCE ON A CURVE TO THE RIGHT
WHOSE RADIUS IS 4630.00 FEET SUBTENDING A CENTRAL ANGLE
OF $7^{\circ}12'04''$, AN ARC ^{Length of} 581.90 FEET: THENCE N $89^{\circ}31'42''$ W
1029.39 FEET; THENCE S $0^{\circ}05'04''$ E 675.03 FEET TO THE
TRUE POINT OF BEGINNING. GENERALLY LOCATED ON THE EAST
SIDE OF DECATUR BLVD. BETWEEN OAKLEY AND ^{Sahara Ave} (SAN FRANCISCO) *→ Sub in Paranthese*
AND ON THE NORTH SIDE OF ^{Sahara Ave} (SAN FRANCISCO) BETWEEN DECATUR
BLVD. AND ARVILLE, (Montclair)
- FROM: R-1 (Single Family Residence)
TO: 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.

DON J. SAYLOR
Director of Planning

1. That a determined effort to be made to construct another street for ingress/egress into Jones Boulevard, and that Aberdeen Lane be made into a cul-de-sac.

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

Mayor Gragson: Let's do everything possible to work this out to provide this street. This type of cooperation is real good.

ZONE CHANGE
Z-155-62

Approved, as
amended

ZONE CHANGE (Z-155-62) - APPLICATION OF WESTGATE BUILDERS for reclassification of property generally located on the east side of Decatur Boulevard, between Oakey and Sahara Avenue, and on the north side of Sahara Avenue, between Decatur Boulevard and Arville, from R-1 to R-4, legally described as follows:

Part of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, MDB&M.,
Parcel A - the westerly 400.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61, East, except the southerly 995.00 feet thereof;
Parcel B - the southerly 415.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, except the westerly 1350.00 feet thereof;
Parcel C - the southerly 995.00 feet of the westerly 1350.00 feet of the Southwest Quarter (SW-1/4) of Section 6, Township 21 South, Range 61 East, except that part zoned Commercial and described as commencing at the southwest corner of said Section 6, thence S 89°3' 42" E 986.03 feet; thence N 0°28'18" E 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of 7°12'04", an arc length of 581.90 feet; thence N 89°31'42" W 1029.39 feet; thence S 0°05'04" E 675.03 feet to the true point of beginning.

The Director of Planning, Mr. Donald J. Saylor: This parcel across the street is one we recently annexed. It is presently zoned R-4 and is being developed that way. There were several protests and after discussions, the owner's representative and the protestants agreed that the first 1320 feet from Arville west along Sahara Avenue would remain R-1, and that the R-4 be changed to R-3 along Decatur and around the shopping center or commercial zoning. The applicant did advise the Planning Commission that he might want to discuss the possibilities of R-4 zoning across from the existing R-4.

Mr. Charles Miles, legal counsel for Westgate Builders, asked that the Board give consideration to R-4 zoning in the area directly across from the now existing R-4; and the fact that 1320 feet as a buffer zone might be too much -- that perhaps 300 feet would be adequate. He further stated that Westgate Builders were in agreement and had indicated that the recommendations as they had been made were agreeable; and that these suggested changes were merely for consideration.

Commissioner Levy: It wouldn't be fair to change this, when the protestants are not here.

Mr. Miles: We don't want to do anything to prejudice these parties, if that is the feeling of the Commission.

An unidentified lady, and Mr. R. E. Hill against voiced their protests to these proposed changes and stated that they felt the applicant should stand behind the agreement made and that the buffer zone of 1320 feet should definitely be maintained.

Mr. Miles: We will withdraw the suggested changes.

Commissioner Levy moved that the application of Westgate Builders (Z-155-62) for reclassification of property generally located on the east side of Decatur Boulevard, between Oakey and Sahara Avenue; and on the north side of Sahara Avenue, between Decatur Boulevard and Arville, be APPROVED AS AMENDED, to wit:

1. That the R-4 be changed to R-3 along Decatur and around the perimeter of the shopping center (or commercial zoning).
2. That from Arville west along Sahara Avenue for 1320 feet remain R-1.

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

ZONE CHANGE
Z-157-62

Denied

ZONE CHANGE (Z-157-62) - APPLICATION OF ALOHA CONSTRUCTION CO. for reclassification of property generally located on the north side of El Camino Avenue between LasVerdes Street and Valley View, and on the west side of Valley View, between La Pasada Avenue and El Camino Avenue, from R-1 to R-2, legally described as follows:

Lots 31 to 47 inclusive, Block 3, Las Verdes Heights
Subdivision Unit #5.

The Director of Planning, Mr. Donald J. Saylor: This property is located generally to the north of Fantastic Fair. They have requested R-2 zoning on several lots along Valley View and across from the shopping center. The Planning Commission recommends denial.

Mayor Gragson asked whether the applicant was present and wanted to be heard, to which there was no response.

Commissioner Mirabelli moved that the application of Aloha Construction Co. (Z-157-62) for reclassification of property generally located on the north side of El Camino Avenue, between Las Verdes Street and Valley View, and on the west side of Valley View between La Pasada Avenue and El Camino Avenue from R-1 to R-2 be DENIED.

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

side of College Avenue and west of the Tonopah Highway, as shown on the plat of College Heights No. 1, from R-1 to R-4, be denied, and further recommended approval if amended to read from R-1 to R-3.

Mr. Johnston seconded the motion and the vote was unanimous.

20. Z-155-62

Approved (amended)

Application of WESTGATE BUILDERS for the reclassification of property legally described as part of the southwest quarter (SW 1/4) Section 6, T21S, R61E, MDB&M.

Parcel No. 1 - The westerly 400 feet of the southwest quarter (SW 1/4, Section 6, T21S, R61E, except the southerly 995 feet thereof;

Parcel No. 2 - The southerly 415 feet of the southwest quarter (SW 1/4), Section 6, T21S, R61E, MDB&M, except the westerly 1350 feet thereof;

Parcel No. 3 - The southerly 995 feet of the westerly 1350 feet of the southwest quarter (SW 1/4) of Section 6, T21S, R61E, MDB&M, except that part zoned commercial and described as commencing at the southwest corner of said Section 6, thence S 89° 31' 42" E 986.03 feet; thence N 0° 28' 18" E 90 feet; thence on a curve to the right whose radius is 4630 feet subtending a central angle of 7° 12' 04", an arc length of 581.90 feet; thence N 89° 31' 42" W 1029.39 feet; thence S 0° 05' 04" E 675.03 feet to the true point of beginning. Generally located on the east side of Decatur Blvd. between Oakey and Sahara (San Francisco) and on the north side of Sahara Avenue between Decatur (Montclair) Blvd. and Arville Drive, from R-1 to R-4.

Mr. Saylor gave the Staff report pointing out the general location. In essence, the developer is requesting high density (R-4) along Sahara (San Francisco) Avenue, adjacent to the shopping center, and along Decatur. He stated that he saw no need for this high of density in this area. Staff presented the tentative map which the developer had previously submitted for this area, which was for R-1 zoning, pointing out that the street pattern does not fit the proposed high density zoning in the present application. Staff recommends that if the Commission feels there is any credence to the multi-family reclassifications, that they hold this item in abeyance until an amended tentative map is submitted showing the proposed development plan.

The Chairman declared the public hearing open.

Mr. R. E. Hill appeared to protest this application.

Mrs. Wm. T. Dolan appeared to protest the rezoning.

Mr. Bob McNutt appeared in behalf of the applicant.

Mr. Hawkins appeared to protest the application.

Mr. Brian Lynch appeared to protest.

Mr. Andy Snell appeared to protest.

Mr. Mitchell appeared to protest.

Mrs. Phyllis Hawkins appeared to protest.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of WESTGATE BUILDERS for the reclassification of property generally located on the east side of Decatur Blvd. between Oakey and Sahara and on the north side of Sahara between Decatur (Montclair) Blvd and Arville Drive, from R-1 to R-4 be denied, and further recommended approval if amended as follows:

- (1) That the R-4 be changed to R-3 along Decatur and around the perimeter of the shopping center or Commercial zoning.
- (2) That from Arville west along Sahara Avenue for 1320 feet remain R-1.

Mr. Mirabelli seconded the motion and the vote was unanimous. This was acceptable to Mr. McNutt, representing the applicant, and the protestors present.

145.00 feet to a point on a curve concave to the Southwest having a radius of 2345.00 feet; thence South-Easterly along said curve an arc length distance of 950.00 feet to a point; thence North $0^{\circ}57'20''$ East a distance of 420.00 feet to the true point of beginning.

Subject to effort to put street through to Jones.

FROM R-1 to R-3 (Z-155-62)

Parcel #1-

The Westerly 400.00 feet of the Southwest Quarter ($SW\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, except the Southerly 995.00 feet thereof.

FROM R-1 to R-3 (Z-155-62)

Parcel #2-

The Southerly 995.00 feet of the Westerly 1350.00 feet of the Southwest Quarter ($SW\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, except that part zoned commercial and described as commencing at the Southwest corner of the Section 6; thence South $89^{\circ}31'42''$ East a distance of 986.03 feet; thence North $0^{\circ}28'18''$ East a distance of 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of $7^{\circ}12'04''$, an arc 581.90 feet; thence North $89^{\circ}31'42''$ West a distance of 1029.39 feet; thence South $0^{\circ}05'04''$ East a distance of 675.03 feet to the true point of beginning.

FROM R-2 to R-3 (Z-160-62)

The East Half ($E\frac{1}{2}$) of the unnumbered lot of Block 2, Amended Plat of Tankel's North Addition together with the following parcel described as beginning at the Southwest corner of Block 2, Amended Plat of Tankel's North Addition; thence South $0^{\circ}27'$ West a distance of 60 feet; thence South $89^{\circ}31'$ East a distance of 171.27 feet; thence North $0^{\circ}13'$ East a distance of 9.86 feet; thence along a curve to the right having a radius of 625.79 feet subtending a central angle of $4^{\circ}35'42''$ an arc length of 50.19 feet to a point; thence North $89^{\circ}31'$ West a distance of 173.40 feet to the point of beginning.

March 7, 1963

City Attorney

Director of Planning

Page 4 - Cont'd.

88°19'47" West a distance of 59.12 feet to a point; thence North 01°40'13" East a distance of 60.00 feet to a point; thence North 00°13'52" West a distance of 1545.00 feet to a point; thence South 88°19'47" East a distance of 860.00 feet to a point; thence North 01°40'13" East a distance of 145.00 feet to a point on a curve concave to the Southwest having a radius of 2345.00 feet; thence South-Easterly along said curve an arc length distance of 950.00 feet to a point; thence North 0°57'20" East a distance of 420.00 feet to the true point of beginning. Note: Subject to effort to put street thru to Jones.

Z-155-62
(Parcel #1)

From R-1 (Single Family Residence) to R-3 (Limited Multiple Residence) The Westerly 400.00 feet of the Southwest Quarter (SW $\frac{1}{4}$), Section 6, Township 21 South, Range 61 East, except the Southerly 995.00 feet thereof. *From R-1 (S.F. Residence) to R-3 (Limited Multiple Residence)*
(Parcel #2) The Southerly 995.00 feet of the Westerly 1350.00 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, except that part zoned commercial and described as commencing at the Southwest corner of the Section 6; thence South 89°31'42" East a distance of 986.03 feet; thence North 0°28'18" East a distance of 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of 7°12'04", an arc 581.90 feet; thence North 89°31'42" West a distance of 1029.39 feet; thence South 0°05'04" East a distance of 675.03 feet to the true point of beginning.

TO: City Clerk
FROM: Planning Department

DATE: February 20, 1963

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - 155-62

Application of Westgate Builders, (Christina Hixson, Pres.,) 1700 Rexford Dr., Apt 210
(Name and Address) Las Vegas, Nevada
for reclassification of property legally described as:

see attached

Generally located:

From: R-1 (Single Family Residence)

To: R-4 (Apartment Residence)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

with further recommendation of approval if application is amended as follows:

- (1) That the R-4 be changed to R-3 along Decatur and around the perimeter of the shopping center (or commercial zoning).
- (2) That from Arville west along Sahara Avenue for 1320 feet remain R-1.

The applicant's representative agreed with the recommendation of the Planning Commission.

Number of protests: 7 to the original application
0 to the amended

PLANNING DEPARTMENT

BY: _____

DJS:eb
cc: City Attorney

DON J. SAYLOR

Planning Department
400 Stewart Avenue

February 19, 1963

Christina Hixson, President
Westgate Builders
1700 Rexford Drive, Apt. 210
Las Vegas, Nevada

Dear Mrs. Hixson,

At the regular meeting of the City Planning Commission held on February 14, 1963, consideration was given to your request for the reclassification of property generally located on the east side of Decatur Blvd between Oakey and Sahara Avenue and on the north side of Sahara Avenue between Decatur and Arville, from R-1 to R-4.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied, with further recommendation that it be approved if amended as follows:

- (1) That the R-4 be eliminated and changed to R-3. along Decatur and around the perimeter of the shopping center (or commercial zoning).
- (2) That from Arville along Sahara for 1320 feet remain R-1.

This item will be heard by the Board of City Commissioners on February 27, 1963 at 4:00 PM in the Council Chambers of the City Hall, Las Vegas, Nevada.

Yours truly,

DON J. SAYLOR
Director of Planning

DJS:eb

Z-155-62

MAYFLOWER CONSTRUCTION CO.,
5017 Alta Drive
Las Vegas, Nevada

February 5, 1963

Mr. Don J. Saylor
Director of Planning
City Hall
Las Vegas, Nevada

Dear Mr. Saylor:

Re: Case #Z-155-62

Concerning the hearing on February 14,
1963 for a zone change from R-1 to R-4, be
advised that we are in favor of such change and
request your favorable consideration.

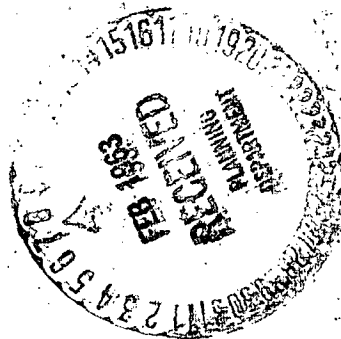
Yours very truly

MAYFLOWER CONSTRUCTION



L. M. Laule

lml/
hg



5017 Alta Drive
Las Vegas, Nevada

10648 MAGNOLIA BLVD.

POplar 2-1613

TRiangle 7-9804

NORTH HOLLYWOOD, CALIF.

BUILDER DEVELOPER REALTOR

February 1, 1963

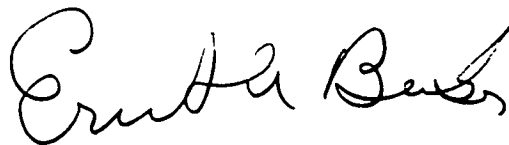
Mr. Don J. Saylor
Director of Planning
City Planning Commission
Las Vegas, Nevada

Dear Mr. Saylor:

With regard to application No.
Z-155-62 to change the zoning from R-1 to
R-4, please be advised that I am in favor of it.

Your consideration of this
application toward this end will be appreciated.

Yours very truly



Ernest A. Becker

eab/
hg



Z-155-62

Generally located on the ~~the~~ east side
of Decatur Blvd between Oakley and San Fran-
cisco and on the north side of San Francisco
between Decatur Blvd and Avilla

MOOTE, KEMPA & GALLOWAY, INC.

Consulting Civil Engineers, Land Planners & Land Surveyors

RICHARD G. KEMPA
VOLNEY N. MOOTE
PAUL A. MOOTE
ROBERT H. KEMPA
ROBERT M. GALLOWAY

DESCRIPTION OF LANDS TO BE RE-ZONED FROM R-1 to R-4
Westgate Builders, Arville Road

A part of the SW $\frac{1}{4}$ Section 6, T21S R61E, M D B & M, Clark County, Nevada

PARCEL A: The Westerly 400.00 feet of the SW $\frac{1}{4}$ Sec 6, T21S R61E except the southerly 995.00 feet thereof.

PARCEL B: The Southerly 415.00 feet of the SW $\frac{1}{4}$ Sec 6, T21S R61E except the westerly 1350.00 feet thereof.

PARCEL C: The Southerly 995.00 feet of the Westerly 1350.00 feet of the SW $\frac{1}{4}$ of Sec 6, T21S R61E except that part zoned Commercial and described as Commencing at the South-west corner of the Section, thence S 89° 31' 42" E 986.03 feet; thence N 0° 28' 18" E 90.00 feet; thence on a curve to the right whose radius is 4630.00 feet subtending a central angle of 7° 12' 04", an arc ^{curve} 581.90 feet; thence N 89° 31' 42" W 1029.39 feet; thence S 0° 05' 04" E 675.03 feet, to the point of beginning.

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-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 \$ 50.00.

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

See attached sheet

OWNER'S AFFIDAVIT

STATE OF NEVADA)
COUNTY OF CLARK) ss:

I, Westgate Builders

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) Christina Hixson Mailing Address: 1700 Rexford Drive, Apt. 210 Phone No.: 878-3903
Christina Hixson President

Subscribed and sworn to before me this 19th day of December, 19 62

Sandra Ann Jones January 19th, 1966
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: 12/19, 19 62

Receipt No.: 50555

By: D.J.S.
Director of Planning

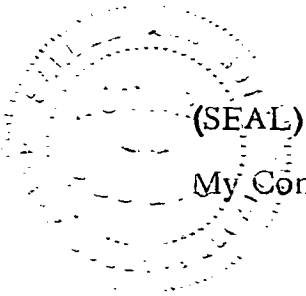
Fee: \$ 50⁰⁰

Case No.: 155-62

2/14/62

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On this 19th day of December, A. D. 1962, before me, the undersigned, a Notary PUBLIC IN and for said County and State, personally appeared CHRISTINA HIXSON, known to me to be the PRESIDENT of Westgate Builders, the corporation that executed the foregoing instrument, and upon oath, did depose that she is the officer of said corporation as above designated; that she is acquainted with the seal of said corporation and that the seal affixed to said INSTRUMENT is the corporate seal of said corporation; that the signature to said instrument was made by an officer of said corporation, as indicated after said signature; and, that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.



Sandra Ann Goss
NOTARY PUBLIC in and for said County
and State.

My Commission Expires: JANUARY 19th, 1966.