

Planning & Development Department
Scanning Cover Sheet

Case No Z-0157-62

APN 162-06-811-021

Location W of Valley View btw La Pasada & El Cam

Applicant Aloha Construction Company

Subject

Reclassification of property legally
described as Lots 31- 47 inclusive, Block 3,
Las Verdes Heights Subdivision Unit #5.



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.	et	

FILE NO: *L-157-63*

MEETING DATE: *February 14, 1963*

PLACE THIS SHEET UNDER PROPERTY OWNER LIST WHEN COMPLETED.

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NOTICE OF PUBLIC HEARING

February 14, 1963

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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-157-62

ALOHA CONSTRUCTION COMPANY FOR THE RECLASSIFICATION
OF PROPERTY ~~XXXXXX~~ LEGALLY DESCRIBED AS LOTS 31 - 47
INCLUSIVE, BLOCK 3, LAS VERDES HEIGHTS SUBDIVISION
UNIT #5, ~~XXX~~ AND GENERALLY LOCATED ON THE NORTH SIDE
OF EL CAMINO AVENUE BETWEEN LAS VERDES STREET AND
VALLEYVIEW, AND ON THE WEST SIDE OF VALLEYVIEW
BETWEEN LA PASADA AVENUE AND EL CAMINO AVENUE,

FROM: R-1 (Single Family Residence)

TO: ~~R-1 (Apartment Residence)~~
R-2 (Two Family 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: mb

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.

21. Z-157-62

Denied

Application of ALOHA CONSTRUCTION COMPANY for the reclassification of property legally described as lots 31-47 inclusive, Block 3, Las Verdes Heights Subdivision Unit No. 5, and 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.

Mr. Saylor gave the Staff report pointing out the general location. Staff stated there were no compelling reasons to recommend either approval or denial. The record indicates two protests.

The Chairman declared the public hearing open.

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

Chairman Cahlan asked how many other protestants were in the audience, with a count of 11 present.

Mr. Bills, representing First Western Savings and Loan Assn. appeared. He stated that they do own the property directly adjacent to the north/south portion across the street from this parcel. He agreed completely with Staff that there is no proven need that there has to be apartments so-called buffering a shopping center. None-the-less, because of a precedent that has been set around here, he agreed and stated he would not make too much issue with the east/west strip that actually does buffer the shopping center. However, he would certainly register a protest to the strip which is the north edge of the "L" along Valley View. He recognized that it is only R-2 and did not intend to test the Commission's credence by stating this would ruin the density or anything of that kind, but stated it would introduce into an area of single family homes the beginning of renters, or people who do not own their property. Further, he stated that their plans were in tentative formation, however, felt that directly across the street they could place some very fine homes, comparable to those in the Las Verdes Heights area. Consequently, Mr. Bills stated he would not like to see any of this R-2, but would not raise any serious objection to the R-2 zoning along El Camino, but would request that it be denied stretching up Valley View.

Mr. Bob Thomas appeared representing the applicant.

The Chairman declared the public hearing closed.

After discussion, Mr. Johnston moved that the application of ALOHA CONSTRUCTION COMPANY for the 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 Ave. and El Camino Avenue, from R-1 to R-2, be denied.

Mr. Uehling seconded the motion and upon roll call the vote was as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>
Longley, Sr.	Empey	
Uehling	Mirabelli	
Johnston		
Cahlan		

The motion carried.

RECESS:

Chairman Cahlan declared a five minute recess.

22. Z-158-62

Approved

Application of E. F. LIED for the reclassification of property legally described as the north 200 feet of Government Lot No. 1, Section 6, T21S, R61R, MDB&M, except the westerly 1035 feet thereof, and generally located on the south side of West Charleston Blvd. between Valley View Blvd. and Hinson Street, from R-E to R-4.

Mr. Saylor gave the Staff report pointing out the general location. He stated the reason for the R-4 request is for the proposed purpose to permit a professional office building. Staff recommended approval on the basis of a resolution of intent for a professional office building only.

The Chairman declared the public hearing open.

Mr. J. J. Caldwell appeared, objecting to multiple-family

February
Twenty-Eighth
1963

Aloha Construction Company
609 Northrup Avenue, Suite 4
Las Vegas, Nevada

Re: Zone Change - Z-157-62

Gentlemen:

At the regular meeting of the Board of City Commissioners held February 27, 1963, consideration was given your application 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.

Upon motion duly made, seconded and carried, this application was denied.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - Public Works
cc - Planning

TO: City Clerk
FROM: Planning Department

DATE: February 19, 1963

ITEM FOR CITY COMMISSION AGENDA ON February 27, 1963

ZONE CHANGE -- Z - **157-62**

Application of Aloha Construction Co., 609 Northrup Avenue, Suite No. 4
(Name and Address)

for reclassification of property legally described as:

see attached

Generally located:

From: R-1 (Single Family Residence)

To: R-2 (Two Family Residence)

Planning Commission recommends Denial on the basis of _____

subject to the following conditions:

Number of protests: 15

PLANNING DEPARTMENT

BY: _____

DON J. SAYLOR
Director of Planning

DJS:eb

cc: City Attorney

Planning Department
400 Stewart Street

February 15, 1963

Mr. Sam Len, President
Aloha Construction Company
609 Northrup Avenue, Suite #4
Las Vegas, Nevada

Dear Mr. Len:

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 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.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be denied.

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

Very truly yours,

Don J. Saylor
Director of Planning

DJS:mb

Z-157-62

L. S. Whaley and Sons, Inc.

SUBDIVIDERS AND BUILDERS

217-B South Fourth St.
LAS VEGAS, NEVADA

5 February 1963

2-157-65
Protest

City Planning Commission
City Hall
400 Stewart Street
Las Vegas, Nevada

Attention: Mr. Don J. Saylor

Dear Sirs:

We would like to object to the proposal of Aloha Construction Company for reclassification of the property legally described as Lots 31 through 47, Block 3, Las Verdes Heights, Subdivision Unit #5.

We feel that the reclassification of this property from R-1 to R-2 would be unjust to the present homeowners in this subdivision. It is also in violation of the restrictions filed on this subdivision.

Yours very truly,

L. S. WHALEY & SONS, INC.



Robert Banks
Vice-President

RB/pjg



5 February 1963

City Planning Commission
City Hall
400 Stewart Street
Las Vegas, Nevada

Attention: Mr. Don J. Saylor

Dear Sirs:

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L. S. WHALEY & SONS, INC.

Robert Banks
Vice-President

RB/pjg

5 February 1963

City Planning Commission
City Hall
400 Stewart Street
Las Vegas, Nevada

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Yours very truly,

L. S. WHALEY & SONS, INC.

Robert Banks
Vice-President

RB/pjg

Z-157-62

Generally located on the north side
of El Camino Ave between Las Verdes St
and Valley ^(one word) View, and on the west side of
Valley View between La Pasada Ave and
El Camino Ave

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 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 \$ 130.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is de

LAS VERDES HEIGHTS SUBDIVISION UNIT #

35, 36, 37, 38, 39, 40, 41, 42, 43, 44

This map has been recorded; CLARK COUNTY

STATE OF NEVADA)
COUNTY OF CLARK) ss:

OWNER'S

I, SAM LEN, President ALOHA CONSTRUCTION CO.

being duly sworn, depose and say that I am the owner of the property involved in this application and that the information herein contained is true and correct to the best of my knowledge.

Signed: (In Ink) Mailing

ALOHA CONSTRUCTION CO. 609 NORTH

Las Vegas

By: SAM LEN, President

Subscribed and sworn to before me this

Notary Public in and for said County

Applied for:

from R-1 to R-4

wants to change it to:

from R-1 to R-2

Bob Thomas

RE-5-8271

Stewart

Clemmer

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: 12/20, 19 62

Receipt No.: 50556

By: Director of Planning

Fee: \$ 130.00

Case No.: 2-157-62

2/14/62

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NOTICE OF PUBLIC HEARING

February 14, 1963

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Notice is hereby given that on January 31, 1963
in the Council Chambers of the City Hall, Las Vegas, Nevada, February 14, 1963, at 7:30 PM
Commission will hear the application of: The City Planning

Z-157-62

ALOHA CONSTRUCTION COMPANY FOR THE RECLASSIFICATION
OF PROPERTY ~~GENERAL~~ LEGALLY DESCRIBED AS LOTS 31 - 47
INCLUSIVE, BLOCK 3, LAS VERDES HEIGHTS SUBDIVISION
UNIT #5, ~~AND~~ AND GENERALLY LOCATED ON THE NORTH SIDE
OF EL CAMINO AVENUE BETWEEN LAS VERDES STREET AND
VALLEYVIEW, AND ON THE WEST SIDE OF VALLEYVIEW
BETWEEN LA PASADA AVENUE AND EL CAMINO AVENUE,

FROM: R-1 (Single Family Residence)

TO: ~~R-4~~ (Apartment Residence)
R-2 (Two Family 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:mb