

Planning & Development Department
Scanning Cover Sheet

Case No PM-18-77

APN ?

Location SEE BELOW

Applicant JAYLAR CIRCLE

Subject

REQUEST FOR WAIVER OF STREET IMPROVEMENTS
FOR ROLL CURB AND GUTTER, ELIMINATION OF
SIDEWALKS AND STREET LIGHTING ON JAYLAR
CIRCLE LOCATED ON THE SOUTH SIDE OF ELLIS
AVE, EAST OF SHADOW LANE



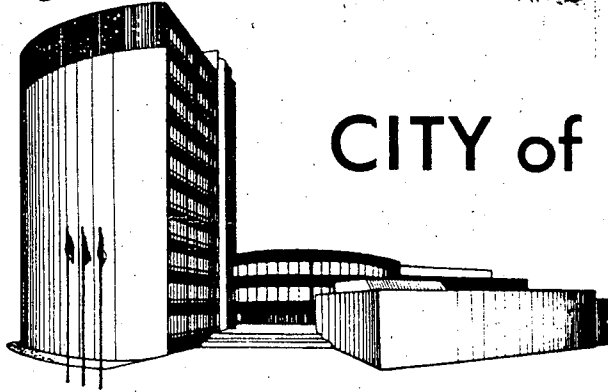
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MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 6, 1983

Alca Engineering and Surveying, Inc.
2765 S. Highland Drive
Las Vegas, Nevada 89109

Re: REQUEST FOR WAIVER OF STREET IMPROVEMENTS
Jaylar Circle

Gentlemen:

The Board of City Commissioners at a regular meeting held June 1, 1983, APPROVED your request for Waiver of Street Improvements for roll curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Building and Safety
Dept. of Fire Services
Dept. of Engineering Services



AGENDA

City of Las Vegas

June 1, 1983

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 31

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

REQUEST FOR WAIVER OF STREET IMPROVEMENTS - JAYLAR CIRCLE

Request for waiver of street improvements for roll curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.

Planning Commission unanimously recommends APPROVAL.

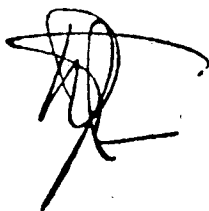
Staff Recommendation: APPROVAL - Except for street lighting

Lurie -
APPROVED as recommended by Planning Commission.
Unanimous
(Christensen excused).

Clerk to notify and Planning to proceed.

Richard Baines
216 Spanish Dr.
appeared on behalf of Request.

APPROVED AGENDA ITEM



1. FINAL MAP "AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
(Continued) "NOES" None

Motion for APPROVAL carried unanimously.

2. REQUEST FOR WAIVER OF STREET IMPROVEMENTS Request of ALCA ENGINEERING AND SURVEYING, INC. for roll-type curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone.
JAYLAR CIRCLE
(PM-18-77)

APPROVED

MR. NULL stated Charleston Boulevard is to the north. This is an existing cul-de-sac containing four lots. The applicant is requesting the use of roll-type curb and gutter and elimination of the sidewalks and street lighting. Staff would recommend approval of the use of roll-type curb and gutter and elimination of the sidewalks, but object to the waiver of street lighting for safety reasons.

KIRK ANDERSON, ALCA Engineering, 2765 South Highland Drive, appeared for the application. There is a street light at the entrance to the cul-de-sac. The cul-de-sac is 180 feet deep and the street lighting is only 100 feet back from the light that will have to be put in on Ellis Avenue. They plan to put in area lights at the cul-de-sac that will be controlled by sensor.

RICHARD BAINES, 216 Spanish Drive, appeared as the developer. There will be three area lights per lot and Malibu lights placed in the yards.

MR. JOHNSTON made a Motion for APPROVAL of the Request for Waiver of Street Improvements on Jaylar Circle (PM-18-77) as requested by the applicant.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on June 1, 1983 at 2:00 P.M.

3. AV-2-83 Request of SUN SURVEY, INC. for an Administrative Variance on property generally located on the south side of Owens Avenue, west of Nellis Boulevard, R-2 Zone (under Resolution of Intent to R-3).
ADMINISTRATIVE VARIANCE

APPROVED

MR. FOSTER stated this is an apartment development. They have one small portion of a balcony on the second story that protrudes 2 feet into the required setback area. Staff would recommend approval, subject to: 1) Conformance to the plot plan.

DICK BRANT, Sun Survey, 2300 East Desert Inn Road, appeared for the application. They are in agreement with staff's condition.

MR. GUTHRIE made a Motion for APPROVAL of AV-2-83, Administrative Variance, subject to staff's condition.

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
June 1, 1983 City Commission Agenda

X.

A. REQUEST FOR WAIVER OF STREET IMPROVEMENTS - JAYLAR CIRCLE

The request is to waive the sidewalks and street lighting and to allow roll curb and gutter in lieu of "L" type. Jaylar Circle is a short cul-de-sac in an area that contains relatively large homes and has a rural type atmosphere. There will only be four lots on this cul-de-sac and only one street light would be required. The developer proposes to have decorative street lamps on each property that would be light sensed.

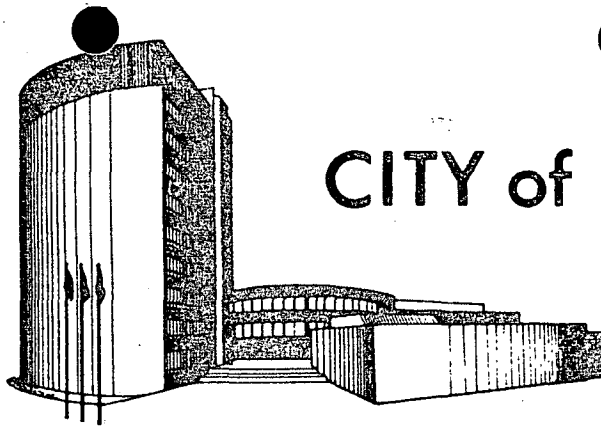
PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL - Except for the street lighting.

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 16, 1983

Alca Engineering and Surveying, Inc.
2765 S. Highland Drive
Las Vegas, Nevada 89109

Re: Jaylar Circle - Request For Waiver of Street Improvements

Gentlemen:

Your request for waiver of street improvements for roll type curb and gutter, elimination of sidewalks and street lighting on Jaylar Circle generally located on the south side of Ellis Avenue, east of Shadow Lane, R-1 Zone, was considered by the City Planning Commission on May 12, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL.

This item will be considered by the Board of City Commissioners on June 1, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HPT:HAN:hb
cc: Dept. of Engineering Services ✓



INTER-OFFICE MEMORANDUM

May 9, 1983

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

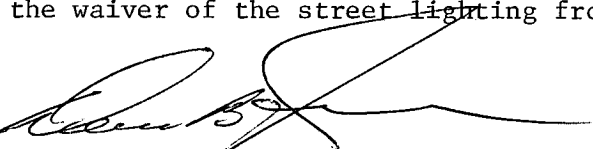
Jaylar Circle
Waiver of Street Improvement

COPIES TO:

Right-of-Way
Traffic Engineering
Permits
Doug Peterson

Your memorandum dated April 29, 1983 requested comments from this Department as soon as possible concerning a request for the waiver of improvements on Jaylar Circle.

This Department will have no objections to waiving the sidewalk requirement nor to the use of roll type curb and gutter on Jaylar Circle only. We do object to the waiver of the street lighting from a public safety aspect.



DENNES B. JENSEN, P.E.
Chief, Land Development & Flood Control

DBJ: bc

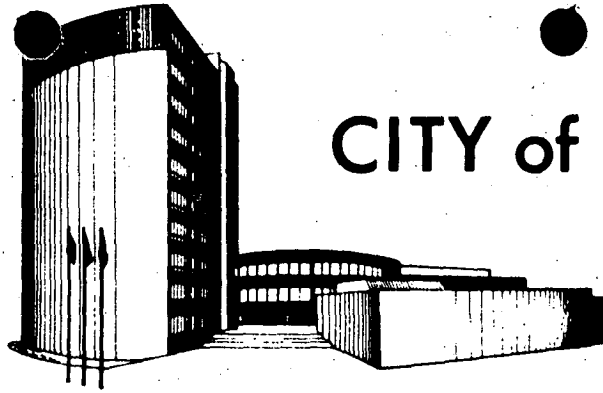
RECEIVED
MAY 10 1983
PLANNING AND
DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 6, 1983

Alca Engineering & Surveying In.
2765 S. Highland Drive #103
Las Vegas NV 89109

RE: Jaylar Circle

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on May 12, 1983.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:ame
attachment

INTER-OFFICE MEMORANDUM

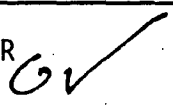
Date

April 29, 1983

TO:

ENGINEERING SERVICES

FROM:

ROBERT S. GENZER
Senior Planner 
Department of Community Planning
and Development

SUBJECT:

Waiver of Street Improvements
JAYLAR CIRCLE (PM-18-77)

COPIES TO:

Please review the attached request for waiver of improvements on Jaylar Circle on PM-18-77 recorded in file 15, page 28 of Parcel Maps. A set of improvement plans is attached for your reference. Please return your comments as soon as possible as this item is scheduled for the May 12, 1983 Planning Commission meeting and will be discussed at the May 5th Interdepartmental meeting.

RSG:jk



Alca Engineering & Surveying, Inc.

2765 SO. HIGHLAND DRIVE • SUITE 103
LAS VEGAS, NEVADA 89109
PHONE: (702) 732-2105

KIRK S. ANDERSON P.E. 3214
WILLIAM T. CUDDY R.L.S. 2897

April 27, 1983

City of Las Vegas
Dept. of Planning and
Urban Development
400 Stewart Ave.
Las Vegas, Nv 89101

Attention: Harold Foster
Planning Director

Reference: Ellis Ave.

Dear Sir;

One of our clients intends to construct homes on Lots 1,2,3, and 4 of PM 18-77, shown in File 15, Page 28 of Parcel Maps in the Clark County Records Office. Improvement plans for Ellis Ave. and Jaylar Circle have been completed by our office and approved by the governing agencies.

It is requested that a waiver of the standard requirements, for the improvement of Jaylar Circle be granted for the following items:

1. Use of roll type curb and gutter.
2. Eliminate the street light and allow private area lights to be used. *WHAT TYPE?*
3. Eliminate sidewalk requirement.

It must be emphasized that these requests are for Jaylar Circle only. Improvements on Ellis Avenue will be done per plans.

If there are any questions, please contact me.

Sincerely yours,

ALCA ENGINEERING & SURVEYING, INC.

BY:

Kirk S. Anderson
Kirk S. Anderson, P.E.

KSA/pb

FOR 5/12 P.C. MTG.

RECEIVED 38562

4/28/83 GV