SUB-954

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Feb. 3, 1982

ITEM	Commission Action	Department Action
IV (h). DEPARTMENT OF PUBLIC SERVICES (Continued)		
*B. SUBSTITUTION OF SUBDIVISION BOND		
65% of the offsite improvements on the following tract have been completed in accordance with agreements and City standards. The developer proposes to post a bond for the remaining 35% ($142,318.40). It is recommended that the major bond with the Lomas and Nettleton Company be released subject to the developer posting a bond for the remaining amount.		
1. Westcliff Heights (Beauty Built Homes - property generally located on the north side of Westcliff Dr., east of Cimarron Rd. - No. of acres: 15, No. of lots: 63, Zoned R-1)	Lurie - APPROVED Unanimous (Woofter excused)	Staff to proceed
D. REPORTS/ACTION		
1. Approval of additional agreement for emergency veterinary services.	Christensen - APPROVED Agreement. Unanimous (Woofter excused)	Staff to proceed
2. Construction Project - Downtown area: Golden Nugget retrofit and construction of an additional floor (temporary encroachment).	Levy - APPROVED as recommended by staff. Motion carried with Christensen voting no and Woofter excused.	Staff to proceed. See note page 16. Verbatim Transcrip of this Item made ed. Part of Minutes
3. Policy statement - extensions of water and sewer lines at City request.	Christensen - APPROVED as recommended by staff. Unanimous (Woofter excused)	Staff to proceed

APPROVED AGENDA ITEM

SUB - 952

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Sept. 17, 1980

Page 18

ITEM	Commission Action	Department Action
IV (h). DEPARTMENT OF PUBLIC SERVICES DONALD E. DONOVAN, DIRECTOR *CONSENT AGENDA All matters listed under Items A, B, and C are considered to be routine by the City Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so requests.		
*A. APPROVAL OF SUBDIVISION MAPS All engineering designs are being processed. 1. Westcliff Heights. (Beauty Built Homes, Inc. - located at the Northeast corner of Westcliff Drive and Cimarron Road. Number of lots: 62, approximately 15.6 acres.) Recommended action: Approve final map subject to posting of bonds and signing of agreement and plans within thirty days.	Christensen - APPROVED Unanimous (Mayor Briare excused)	Staff to proceed
*B. RELEASE OF BOND All work has been completed in accordance with City standards. 1. Location: 501 South Highland Dr. Use: Offsite Improvements Builder: Norman E. Mott Surety Co.: Clark-Leavitt Agency Amount: $3,300.00 Bond No.: 04-714-1277921 Recommended action: Accept the work and release the bond.	Christensen - APPROVED Unanimous (Mayor Briare excused)	Staff to proceed

APPROVED AGENDA ITEM

SUB-954

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
D. ZONE CHANGE - Z-49-80 - BEAUTY BUILT HOMES Property generally located at the northeast corner of Westcliff Drive and Cimarron Road. From: N-U (Non-Urban) To: R-1 (Single Family Residence) Proposed Use: Single Family Residences Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Dedicate 60 ft. of right-of-way for Westcliff Drive and 40 ft. of right-of-way for Cimarron Road and the radius corner at Westcliff Drive and Cimarron Road. 2. Construct full off-site improvements on Westcliff Drive, Cimarron Road and any future interior streets. PROTESTS: 0	Lurie - APPROVED as per recommendations of Planning Commission, Unanimous	Clerk to notify and Planning to proceed
E. TENTATIVE MAP - WESTCLIFF HEIGHTS Property generally located at the northeast corner of Cimarron Road and Westcliff Drive, N-U zone (proposed R-1). Owner/Subdivider: Beauty Built Homes No. of Acres: 15.6 No. of Lots: 62 Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Approval of zoning application Z-49-80. 2. The flood channel alignment and size to be determined and one-half of a drainage structure to be constructed, to the satisfaction of the Department of Public Services.	Lurie - APPROVED as per recommendations of Planning Commission. Unanimous	Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

AGENDA

City of Las Vegas

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

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) 3. The applicant is to obtain the approval of the adjacent property owner, at the northeast corner of the subdivision, for the proper disposition of stormwater run-off. 4. All lots fronting on Cimarron Road shall be of sufficient width to accommodate circular driveways as required by the Traffic Engineer.		
F. ZONE CHANGE - Z-50-80 - JOHN AND EDNA LUCKMAN Property generally located on the northwest corner of 11th Street and Garces Avenue. From: R-3 (Limited Multiple Residence)and C-2 (General Commercial) To: C-2 (General Commercial) Proposed Use: Publishing and Retail Sale of Books Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. PROTESTS: 0	Levy - Motion to hold in abeyance with applicant to apply for Variance, with waiver of fees for Variance application. Motion carried by unanimous vote.	Clerk to notify and Planning to proceed.
G. ZONE CHANGE - Z-53-80 - CHEYENNE, A PARTNERSHIP Property generally located at the northwest corner of Cheyenne Avenue and Jones Boulevard. From: N-U (Non-Urban) To: C-1 (Limited Commercial)and R-D (Single Family Residence, Restricted) Proposed Use: Shopping Center and Low Density Detached Single Family Dwellings	Christensen - APPROVED subject to conditions of Planning Commission, with exceptions to those conditions as follows: No. 2 Cond, applicant to dedicate 30 ft. of right-of-way and align street to existing street to the north as required by Planning; No.3 Cond. Half-street improvements on the street to the west shall not be required. No. 4 Condition shall not be required. Unanimous	Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

City of Las Vegas

AGENDA DOCUMENTATION

Date: August 22, 1980

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGER

SUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
SEPTEMBER 3, 1980 CITY COMMISSION AGENDA

PURPOSE/BACKGROUND

Item A through D - New Zoning Applications (see backup material)

Item E - Tentative Map - Westcliff Heights (see backup material)

Items F through M - New Zoning Applications (see backup material)

Item N - Extension of Time - Z-49-78 - R. F. Robbins Construction Company (see backup material)

Item O - Extension of Time - Z-69-79 - Center Line Electric (see backup material)

Item P - Extension of Time - Z-83-79 - Charles M. Damus

Item Q - Waiver of Lot Size Requirement - PM-34-80 - Albert and Fayetta L. Smith (see backup material)

Item R - Reconsideration of Zone Change - Z-38-80 - Roy Horn and Sigfried Fischbacher (see backup material)

Item S - Zone Change - Z-61-80 - M.C.R. Company, A Nevada Partnership (see backup material)

FISCAL IMPACT: No Funding Requested

RECOMMENDATIONS: See Attached

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

DISPOSITION
Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

79-3-10

Agenda Item
Item X.

To: The Board of City Commissioners August 22, 1980
Re: Community Planning and Development Agenda Items
September 3, 1980 City Commission Meeting Page 4

E. TENTATIVE MAP - WESTCLIFF HEIGHTS

Property generally located at the northeast corner of Cimarron Road and Westcliff Drive, N-U zone (proposed R-1).
Owner/Subdivider: Beauty Built Homes
No. of Lots: 15.6 No. of Acres: 62

This map is tied into Item "D" for a proposed single family subdivision. The map generally meets the requirements of the subdivision regulations. A waiver is being requested to allow a row of lots to front on Cimarron Road, which is a Secondary Street (80' wide), and are less than the required 100' width. The 7 lots range in width from 67' to 85'. The 100' lot width was waived in the subdivision to the south that was approved in the County and then annexed.

PLANNING COMMISSION RECOMMENDATION: Approval - Subject to approval of zoning application Z-49-80, constructing the flood channel improvements along the northwest portion of this subdivision as required by the Department of Public Services and waiving the 100' lot width requirement on Cimarron as long as a circular driveway is provided on each lot.

STAFF RECOMMENDATION: Approval of the subdivision and Denial of the 100' lot width waiver on Cimarron Road.

F. ZONE CHANGE - Z-50-80 - JOHN AND EDNA LUCKMAN

Property generally located on the northwest corner of 11th Street and Garces Avenue, from R-3 and C-2 to C-2.
Proposed Use: Publishing and Retail Sale of Books

The request is located in an area where a commercial pattern exists. There is C-2 to the east and south and a portion of this property is currently C-2. The applicant wishes to construct an addition to his publication and book sale operation which is presently on this property.

PLANNING COMMISSION RECOMMENDATION: Approval - In conformance to the zoning pattern in the area.

STAFF RECOMMENDATION: Approval

PROTESTS: 0

G. ZONE CHANGE - Z-53-80 - CHEYENNE, A PARTNERSHIP

Property generally located at the northwest corner of Cheyenne Avenue and Jones Boulevard, from N-U to C-1 and R-D.
Proposed Use: Shopping Center and Low Density Detached Single Family Dwellings

This land was annexed to the City recently. To the north, west and south is R-E zoning in the County and to the east on the opposite corner is approved C-1 zoning for a shopping center. To the southeast is land that was also annexed recently to the City under the N-U classification and commercial zoning for a shopping center was denied in the County on that site. The area around the approved shopping center to the east is rapidly developing with single family homes. The development plan proposes a shopping center with a row of R-D lots to the west to act as a buffer.

PLANNING COMMISSION RECOMMENDATION; Approval - The site is a logical location for a shopping center to serve this area.

STAFF RECOMMENDATION: Denial - There is sufficient commercial zoning at this location and there is substantial commercial zoning along Rancho Drive approximately 3/4 of a mile to the east.

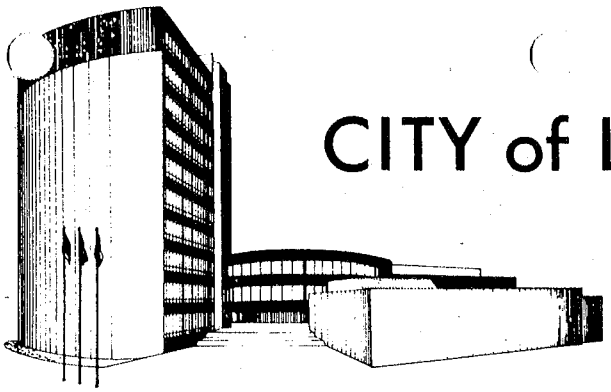
PROTESTS: 0

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFTER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

September 10, 1980

Beauty Built Homes
3355 Spring Mountain Road
Las Vegas, Nevada 89102

Dear Sir:

Re: Westcliff Heights
TENTATIVE MAP

The Board of City Commissioners at a regular meeting held September 3, 1980, APPROVED your Tentative Map for Westliff Heights on property generally located at the northeast corner of Cimarron Road and Westcliff Drive, N-U zone, subject to the following conditions:

1. Approval of zoning application Z-49-80.

2. The flood channel alignment and size to be determined and one-half of a drainage structure to be constructed, to the satisfaction of the Department of Public Services.

3. The applicant is to obtain the approval of the adjacent property owner, at the northeast corner of the subdivision, for the proper disposition of stormwater run-off.

4. All lots fronting on Cimarron Road shall be of sufficient width to accommodate circular driveways as required by the Traffic Engineer.

5. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for

LAS VEGAS DIAMOND JUBILEE 1905 - 1980

the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

6. Street names to be provided in accord with the City's Street Name Policy.

7. Subject to all conditions of City departments and State Subdivision Statutes.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

CAH:mpk

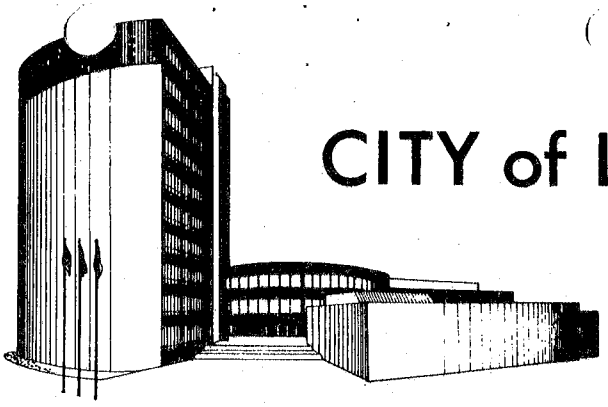
cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFTER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 18, 1980

Beauty Built Homes
3355 Spring Mountain Road
Las Vegas, NV 89102

Re: Tentative Map - Westcliff Heights

Gentlemen:

The Tentative Map for Westcliff Heights was considered by the City Planning Commission on August 14, 1980.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Approval of zoning application Z-49-80.

2. The flood channel alignment and size to be determined and one-half of a drainage structure to be constructed, to the satisfaction of the Department of Public Services.

3. The applicant is to obtain the approval of the adjacent property owner, at the northeast corner of the subdivision, for the proper disposition of stormwater run-off.

4. All lots fronting on Cimarron Road shall be of sufficient width to accommodate circular driveways as required by the Traffic Engineer.

5. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

LAS VEGAS DIAMOND JUBILEE 1905 - 1980

6. Street names to be provided in accord with the City's Street Name Policy.

7. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the Board of City Commissioners on September 3, 1980, at 2:00 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Howard A. Null

HOWARD A. NULL
Supervisor of Planning

HAN:sk

cc: City Clerk