

TENTATIVE AGENDA  
PLANNING COMMISSION

October 8, 1959

CALL TO ORDER:

ROLL CALL:

MINUTES: Approval of Minutes of September 22, 1959

OLD BUSINESS:

1. Z-26-59 Application of Thomas T. Beam for reclassification of the Southwest corner of Bonanza & 25th Street FROM R-1 and R-3 to C-1.

NEW BUSINESS:

1. Charleston Estates #1 - Tentative Map
2. County Referral - Curtis Park Manor #3 - Tentative Map
3. VAC-5-59 Application of Charleston Plaza, Inc. for vacation of Charleston Village Tract #1, with the exception of Lots 9, 10, 11 and 12, in Block 7, and that portion of Peyton Drive commencing at Burnham Avenue and extending 240 feet westerly.
4. Planning for "Downtown" - Further discussion
5. Set date for meeting on Urban Renewal Plan for Madison School Urban Renewal Project.

M I N U T E S  
CITY PLANNING COMMISSION

October 8, 1959

A regular meeting of the City Planning Commission was called to order by Chairman Cahlan in the Council Chamber of the City Hall, Las Vegas, Nevada, at 7:35 P.M. on October 8, 1959.

**PRESENT:** Chairman Cahlan, Vice Chairman Tiberti, Messrs. Sharp, Phelps, Empey, Garth, Longley, Crawford.

**ABSENT:** City Manager A. H. Kennedy

**OTHERS PRESENT:** Assistant City Attorney L. Primeaux

**STAFF PRESENT:** Planning Director Franklin J. Bills, Deputy Director Donald J. Saylor, Planner George W. Charchallis, Recording Secretary Rose B. Brown.

**MINUTES:** Upon motion made by Mr. Tiberti and seconded by Mr. Garth, the Minutes of the Regular Meeting of September 22, 1959 were unanimously approved.

**OLD BUSINESS:**

Z-26-59  
Thomas Beam

The application of Thomas T. Beam for reclassification of property generally described as the Southwest corner of Bonanza and 25th Street, From R-1 and R-3 to C-1 was introduced. The Planning Director noted that this was the third time this application had been brought before the Commission. Mr. Bills also stated that the Planning Staff was again recommending denial of the application.

The Chairman declared the public hearing open.

Attorney Francis Horsey was present in support of the application and reiterated his previous statements to the effect that because of the growth and development of this area there was justification for reclassification for service station purposes. Also, that there was an intensive commercial area on the opposite side of

Z-26-59  
(contd)

the street which previously had been a residential zone. Mr. Tiberti said that if the proposed service station had been part of a large commercial plan over an extended area, favorable consideration might be given to the application. However, inasmuch as it was an isolated lot on the corner in a residential zone, it did not seem to be appropriate to rezone the corner to commercial use.

The Chairman declared the public hearing closed.

Mr. Tiberti introduced RESOLUTION NO. 161, A RESOLUTION RECOMMENDING DENIAL OF THE APPLICATION OF THOMAS T. BEAM, FOR RECLASSIFICATION OF PROPERTY GENERALLY DESCRIBED AS THE SOUTHWEST CORNER OF BONANZA AND 25TH STREET FROM R-1 and R-3 to C-1; this property legally described as follows:

The North 150 feet of the East 155 feet of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 35, T20S, R61E, M.D.B.&M.,

and moved its adoption. This motion was seconded by Mr. Empey and it was passed unanimously.

The Chairman thereupon declared the motion carried and said Resolution adopted.

(THIS RESOLUTION IS ON FILE AS RESOLUTION NO. 161, DOCUMENT NO. 164).

NEW BUSINESS:

Charleston  
Estates #1  
- Tentative  
Map

The Commission examined the submitted Tentative Map of Charleston Estates #1. The Planning Staff reported that everything appeared to be in order with the condition that the drain pipe under Falcon Lane be a minimum of 12 inches in size, and recommended approval. Mr. Empey made a motion that Charleston Estates #1 - Tentative Map be approved with the above condition. The motion was seconded by Mr. Tiberti and it was passed unanimously.

County  
Referral  
- Curtis Park  
Manor #3  
Tentative Map

The Commission examined the submitted Tentative Map of Curtis Park Manor #3. Mr. Bills said that in line with both the City's and the County's General Master Plan, the staff recommended that provision be made for a 1/2 street, 50', dedication on College

Curtis Park  
Manor #3  
(contd)

Avenue, and a 1/2 street, 40', dedication on Michael Way.

Mr. Al Swartz, owner, agreed to the dedications.

Mr. Tiberti moved that the City Planning Commission recommend to the Clark County Planning Commission that the Tentative Map of Curtis Park Manor #3 be approved subject to the changes recommended by the Planning Staff. Mr. Phelps seconded the motion and it was passed unanimously.

VAC-5-59  
Charleston  
Plaza, Inc.

Mr. Bills presented a report on the petition of Charleston Plaza, Inc. for the vacation of Charleston Village Tract #1, with the exception of lots 9, 10, 11 and 12, in Block 7, and that portion of Peyton Drive commencing at Burnham Avenue and extending 240' westerly. It was the recommendation of the Planning Staff that this vacation be approved subject to the following provisions:

1. The dedication of utility easements as requested by the Southern Nevada Power Company.
2. Dedication and improvement of a cul-de-sac as shown on the westerly end of Peyton Drive.
3. Easements to the Las Vegas Valley Water District for existing water mains.
4. Dedication and improvement of the perimeter roads as public streets.
5. A street drainage design on the westerly edge of the property to provide for proper drainage of the Hillside Terrace area including the dedication and improvement of Peyton Drive across the power company easement; all to be done in a manner satisfactory to the City Engineering Department.
6. Installation of fire hydrants in accordance with the requirements of the Fire Department.
7. Dedication and improvement of the street frontage on East Charleston Blvd. as shown on the plan as a frontage road with openings from the main artery into the frontage road, and openings from the frontage road into the parking area, to be approved by the Traffic Engineer and the Traffic and Parking Commission.

After considerable discussion by the Commission with Mr. William Peccole who represented the owners, Mr. Phelps moved that the vacation of the above described property be approved in accordance with the following conditions:

1. The dedication of utility easements as requested by the Southern Nevada Power Company.

WAC-5-59  
(contd)

2. Dedication and improvement of a cul-de-sac as shown on the westerly end of Peyton Drive.
3. Easements to the Las Vegas Valley Water District for existing water mains.
4. A street drainage design on the westerly edge of the property to provide for proper drainage of the Hillside Terrace area including the dedication and improvement of Peyton Drive across the power company easement; all to be done in a manner satisfactory to the City Engineering Department.
5. Installation of fire hydrants in accordance with the requirements of the Fire Department.

Motion was seconded by Mr. Tiberti and it was passed unanimously.

Planning  
for  
"Downtown"

Mr. Bills stated that the next move regarding the plans for "Downtown" was to make active contact with the Traffic and Parking Commission and the Retail Merchants Bureau of the Chamber of Commerce and requested authorization to officially contact these agencies and set a date for a meeting with the Planning Commission. Mr. Phelps moved that the Planning Director be granted the authorization to arrange for such a meeting. Mr. Sharp seconded the motion and it was passed unanimously.

Carter St.  
Dedication  
Petition

Mr. Bills presented an Engineering Dept. drawing indicating the proposed Carter St. cul-de-sac generally located between Washington St. and Bonanza, and Dyke Lane and Tonopah Drive. The property owners in this area have petitioned the City to accept dedication of this street as a public right of way.

The Commission noted that the cul-de-sac as proposed would be approximately 900 feet long and therefore would defeat its purpose. It was decided to defer action on this matter pending further study by the Planning and Engineering Departments.

Urban  
Renewal

Mr. Bills reported that studies by the Consultants for the Madison School Project had reached the point when a meeting with the Planning Commission was urgent in order to determine whether the present plans were to be finalized.

The Commission agreed to meet with the Consultants and the Urban

Urban  
Renewal  
(contd)

Renewal Area Advisory Committee at 4 P.M. on Wednesday, October  
14.

Upon motion duly made and seconded the Chairman declared the  
meeting adjourned at 9:50 P.M.



FRANKLIN J. BILLS  
Secretary