

AGENDA

CITY PLANNING COMMISSION

December 10, 1959

CALL TO ORDER:

ROLL CALL:

MINUTES:

Approval of Minutes of Regular Meeting of
November 24, 1959

OLD BUSINESS:

1. Z-5-59 Application of Lewis J. and Katie Abrahams for reclassification of property legally described as Lots 19, 20, and 21, Block 3, Church Addition, and generally located on the South side of Sunrise Avenue between Eighteenth and Nineteenth Streets.
FROM R-3 TO R-4
2. MADISON ESTATES - TENTATIVE MAP
(Formerly named Sunset Manor #4)

NEW BUSINESS:

1. Z-39-59
Public Hearing Franklin Realty & Development Co. for reclassification of property legally described as a portion of the East 843.03 feet of the South 683.7 feet of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 3, T21S, R61E, MDB&M, generally located on the Northwest corner of San Francisco Ave. and Maryland Parkway and containing approx. 10 acres.
FROM R-1 and R-2 TO C-C
2. A-4-59 Petition for Annexation to the City of Las Vegas by the National Dollar Stores, Ltd. of property generally located South of San Francisco Avenue and West of the Union Pacific Railroad property, known as the Golden Gate Tract, comprising approximately 20 acres.
3. GOLF RIDGE TERRACE UNIT #3 - TENTATIVE MAP
4. TWIN LAKES COUNTRY CLUB ESTATES - TENTATIVE MAP
5. North Las Vegas Referral Recommendation from Planning Commission of Las Vegas regarding proposed rezoning of property generally located along the West Side of Pecos between College and Owens.

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M I N U T E S
C I T Y P L A N N I N G C O M M I S S I O N

December 10, 1959

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Cahlan in the Council Chambers of the City Hall, Las Vegas, Nevada, on December 10, 1959.

PRESENT: Chairman Cahlan, Messrs. Phelps, Empey, Longley and Crawford.

ABSENT: Vice Chairman Tiberti, Messrs. Sharp and Garth.

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

OTHERS PRESENT: Assistant City Attorney L. Primeaux

MINUTES: Upon motion made by Mr. Phelps and seconded by Mr. Empey, the minutes of the Regular Meeting of November 24, 1959 were approved as mailed.

OLD BUSINESS:

Z-5-59
Abrahams

Amended application of Lewis J. and Katie Abrahams for reclassification of property legally described as Lots 15 through 23 inclusive, Block 3, Church Addition, and generally located on the South side of Sunrise Avenue between Eighteenth and Nineteenth Streets, From R-3 to R-4.

Mr. Bills gave the staff report on this application which included a review of the circumstances which had held it in abeyance for many months and advised that the Planning Staff recommended approval. The Commission noted that the land at the present time was not a pleasant view for the property owners facing it and that the plot plan as submitted by the applicant would greatly improve the appearance of the area. Mr. Empey moved that the application of Lewis J. and Katie Abrahams for reclassification of property legally described as Lots 15 through 23 inclusive, Block 3, Church Addition, from R-3 to R-4 be recommended to the Board of City Commissioners for approval. Mr. Phelps seconded the motion and it was passed unanimously.

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MADISON ESTATES
TENTATIVE
MAP

Mr. Bills presented the Tentative Map of Madison Estates to the Commission. He explained this was a map which had been previously presented under the name of Sunset Manor #4 and which had been held in abeyance for corrections.

After examination of the map by the Commission, Mr. Phelps moved that the Tentative Map of Madison Estates be approved subject to the vacation of "M" Street between Madison and Jefferson. Mr. Empey seconded the motion and it was passed unanimously.

NEW BUSINESS:

Z-39-59
Franklin Realty
& Development

The application of Franklin Realty & Development Co. for the reclassification of property legally described as a portion of the East 843.03 feet of the South 683.7 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 3, T21S, R61E, MDB&M, was presented. Mr. Bills gave the staff report recommending approval. The Chairman declared the public hearing open. No one was present in protest. Mr. George Franklin was present on behalf of the developers. The Chairman declared the public hearing closed. Discussion followed.

Mr. Phelps introduced RESOLUTION NO. 169, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF FRANKLIN REALTY & DEVELOPMENT CO. FOR RECLASSIFICATION OF PROPERTY FROM R-1 AND R-2 TO C-C; this property legally described as:

A portion of the East 843.03 feet of the South 683.7 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 3, T21S, R61E, MDB&M,

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

(THIS RESOLUTION IS ON FILE AS RESOLUTION NO. 169, DOCUMENT NO. 172).

A-4-59
Petition of
National Dollar
Stores, Ltd.

Petition for Annexation to the City of Las Vegas by the National Dollar Stores, Ltd. of property generally located South of San Francisco Avenue and West of the Union Pacific

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A-4-59
(contd)

Railroad property, comprising approximately 90 acres.

The Planning Director explained that due to various factors, one of which was the need to personally contact property owners in the area, the Planning Staff recommended that this petition be held in abeyance for further study.

The Chairman suggested that consideration should also be given to the triangular shaped property which would be caught between the property recently annexed and the property now being proposed for annexation. The Chairman declared the petition by National Dollar Stores, Ltd. be held in abeyance for further study.

GOLF RIDGE
TERRACE UNIT
3
TENTATIVE MAP

The Tentative Map of Golf Ridge Terrace, Unit #3 was presented for examination. The Commission noted that a number of lots were of substandard size.

Mr. Phelps moved that the Tentative Map of Golf Ridge Terrace, Unit #3 be approved subject to the condition that the Final Map will show all lots to be of standard widths.

Mr. Empey seconded the motion and passed unanimously.

TWIN LAKES
COUNTRY CLUB
ESTATES
TENTATIVE MAP

The Tentative Map of Twin Lakes Country Club Estates was presented for examination.

Mr. Phelps moved that the Tentative Map of Twin Lakes Country Club Estates be approved subject to the following conditions:

1. That the sub-divider install full street improvements on Country Club Drive at the time the subdivision is developed.
2. The reclassification of the property from R-E to R-1.
3. Street names in conflict with or similar to existing streets be changed.

Mr. Empey seconded the motion and it was passed unanimously.

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North Las Vegas
Referral

Mr. Bills presented the referral from the North Las Vegas Planning Commission regarding proposed rezoning of property generally located along the West Side of Pecos between College and Owens. Mr. Bills said that this referral was in accordance with an agreement between the Planning Commissions of North Las Vegas, Clark County and Las Vegas.

After discussion the Planning Commission decided that the proposed rezoning was not feasible -- in fact, it appeared to be very undesirable. In lieu thereof, they recommended to the North Las Vegas Planning Commission that a suitable shopping center site, together with a multi-family residential area be considered if the proper controls can be exercised.

Cancellation
of meeting.

The Planning Commission agreed that, unless a matter of urgency should arise, the meeting of December 22, 1959 would be cancelled.

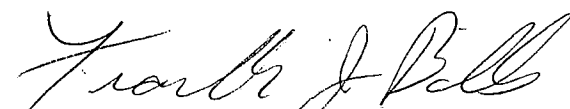
Smog Threat

Mr. Joe Blasco, 2760 Highland Drive, address the Commission on the problem of the growing menace of smoke over the City of Las Vegas. He said that in the past few weeks, the city had been covered over with smoke and each time a different reason had been given which was supposed to be a temporary inconvenience. He said that after a while many "temporary" smoke-producing activities bring about a permanent irritating situation and that measures should be taken now to prevent a duplication of the Los Angeles situation.

The Chairman declared that the Planning Commission would take up the matter and call a meeting of the interested and responsible agencies and persons.

Adjournment

Upon motion duly made and seconded the meeting was adjourned at 9:30 P.M.


FRANKLIN J. BILLS
Secretary