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A G E N D A

CITY PLANNING COMMISSION

SEPTEMBER 25, 1979

CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A TENTATIVE MAP  
(Abeyance Item from 9/13/79)  
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.  
Owner: George L. Cote  
Subdivider: Anthony W. Mendenhall and Robert Rosequist  
No. of Acres: 0.8 No. of Lots: 5
2. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A FINAL MAP  
(Abeyance Item from 9/13/79)  
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.  
Owner/Subdivider: Anthony W. Mendenhall and Robert Rosequist  
No. of Acres: 0.8 No. of Lots: 5
3. Z-65-79  
Plot Plan Review  
(Abeyance Item from 9/13/79)  
Request of C. H. SIEFERT for a Plot Plan Review to allow recreational vehicle storage on property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street, R-4 zone (under ROI to C-2).
4. Z-85-79  
(Abeyance Item from 9/13/79)  
Application of MOREY AMSTERDAM for reclassification of property generally located at the northwest corner of Luning Drive and Vegas Drive, from R-E to R-1 and R-T.  
Proposed Use: Mobile Home Park and Detached Single Family Residences
5. VAC-18-79  
(Abeyance Item from 9/13/79)  
Petition of Vacation submitted by JACK K. ANDERSON to vacate Nebraska Avenue commencing at Minnesota Street and extending westerly 120 feet.
6. VAC-19-79  
(Abeyance Item from 9/13/79)  
Petition of Vacation submitted by CENTRAL TELEPHONE COMPANY to vacate the west 50 feet of Lorenzi Boulevard located between Rancho Drive and Lone Mountain Road.

NEW BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS  
LORENZI BLVD. Amend the Master Plan of Streets and Highways to remove that portion of Lorenzi Boulevard between Rancho Drive and Lone Mountain Road.
  
2. EXTENSION OF TIME  
SUNWOOD  
TENTATIVE MAP. Request of NEVADA LAND COMPANY for an Extension of Time on property generally located on the northwest corner of Bonanza Road and Marion Drive, R-1 zone.
  
3. TENTATIVE MAP  
ELMWOOD Property generally located on the north side of Bonanza Road, west of Sunny Place, R-3 zone.  
Owner/Subdivider: Marlene Michaels  
No. of Acres: 4.6 No. of Lots: 148
  
4. TENTATIVE MAP  
LOS ARBOLES  
SUBDIVISION Property generally located on the south side of Hinkle Drive between 22nd Street on the west and 23rd Street on the east, R-3 zone.  
Owner: Nevada Properties, a General Partnership  
Subdivider: Patricia L. Keyte  
No. of Acres: 1.46 No. of Lots: 8
  
5. TENTATIVE MAP  
TARA I Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 zone (proposed R-PD14).  
Owner: Arville Estates Ltd., a Partnership  
Subdivider: Consolidated Realty and Management, Inc.  
No. of Acres: 2.3 No. of Lots: 8
  
6. FINAL MAP  
TARA I Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 zone (proposed R-PD14).  
Owner: Arville Estates Ltd., a Partnership  
Subdivider: Consolidated Realty and Management, Inc.  
No. of Acres: 2.3 No. of Lots: 8
  
7. A-18-79 (A) Petition of Annexation submitted by NEVADA ESCROW SERVICE, INC., TRUSTEE to annex property generally located at the northwest corner of Vegas Drive and Fairhaven Street containing approximately 1.23 acres of land.
  
8. A-19-79 (A) Petition of Annexation submitted by THE CITY OF LAS VEGAS to annex property generally located on the south side of Westcliff Drive, west of Durango Drive, containing approximately 120 acres of land.

9. VAC-20-79 . Petition of Vacation submitted by FOUR QUEENS INC., A NEVADA CORPORATION to vacate a portion of the east/west alley commencing at the west right-of-way line of 3rd Street and extending westerly a distance of 150 feet.
10. Z-96-79 . Application of GUILLERMO AND LINDA L. GALLEGOS, ET AL for reclassification of property located at 1901 Sunrise Avenue and 101 North 20th Street, from R-1 to P-R.  
Proposed Use: Offices
11. Z-97-79 . Application of CLARK D. AND DOROTHY ANN LEE for reclassification of property located at 2000 Santa Rita Avenue, from R-1 to P-R.  
Proposed Use: Office
12. Z-98-79 . Application of ALAN AND SHIRLEY RUSHING for reclassification of property located at 2010 Palomino Lane, from R-1 to P-R.  
Proposed Use: Office and Parking
13. Z-99-79 . Application of PETE KUVELIS, ET AL for reclassification of property located at 1201-1203 Phillips, from R-2 to C-1.  
Proposed Use: Commercial Child Nursery
14. Z-100-79 . Application of RICHARD E. CAROON for reclassification of property located at 1501 and 1505 South Eastern Avenue, from R-1 to P-R.  
Proposed Use: Offices

DIRECTOR'S BUSINESS:

1. Subdivision Ord. Amendment  
(Abeyance Item. from 9/13/79)
- Revision to the Subdivision Ordinance relative to minor land divisions.

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Documents Section

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MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 25, 1979

**CALL TO ORDER:** A regular meeting of the City Planning Commission was called to order by Chairman Swessel at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

**PRESENT:** Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

**STAFF PRESENT:** Harold P. Foster, Director, Community Planning & Development  
Don W. Brown, Supervisor of Zoning  
Howard A. Null, Supervisor of Planning  
Rick Sweet, Planner  
Linda McIntosh, Recording Secretary

**ANNOUNCEMENT:** MR. NULL stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

OLD BUSINESS:

1. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A TENTATIVE MAP  
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.  
Owner: George L. Cote  
Subdivider: Anthony W. Mendenhall and Robert Rosequist  
No. of Acres: 0.8 No. of Lots: 5

(Abeyance Item from 9/13/79)

ABEYANCE

2. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A FINAL MAP  
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.  
Owner/Subdivider: Anthony W. Mendenhall and Robert Rosequist  
No. of Acres: 0.8 No. of Lots: 5

(Abeyance Item from 9/13/79)

ABEYANCE

MR. NULL stated these items were held in abeyance so the applicant could revise the site plan. They are now working on it; and, it will be available at the next meeting.

MRS. COLEMAN made a Motion for ABEYANCE of the Resubdivision of a portion of Northridge 1A Tentative and Final Map.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for ABEYANCE carried unanimously.

3. Z-65-79  
PLOT PLAN REVIEW  
Request of C.H. SIEFERT for a Plot Plan Review to allow recreational vehicle storage on property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street, R-4 zone (under ROI to C-2).

(Abeyance Item from 9/13/79)

APPROVED.

MR. BROWN stated the Commission would recall that the applicant initially applied for a storage zone which would not be in concert with the motor cycle shop. The Planning Commission recommended approval to the City Commission and they accepted the recommendation to rezone. The applicant is now requesting recreational vehicle storage on the property. This is not in keeping with the suggestions made at the original rezoning. In view of the R-1 across the street, staff thinks this would be incompatible, but would not object if all the access was from Fremont. To have access on Sunrise would not be fair to the R-1. Denial is recommended.

LEE SIEFERT represented the application, and stated that if there is a problem with the traffic on Sunrise, the RV's could be brought in from Fremont. The gates on Sunrise would not be used for the RV's. He added they would like to fence the property, put oleanders up and pave it for employee parking. The use would be RV storage. The primary purpose of this request is for the paving.

MR. MILLER asked if the RV's would be on the property.

MR. SIEFERT replied that if it was going to cause a problem with the paving and landscaping, they would not.

MR. BROWN stated this request was not necessary for the paving for employee parking.

CHAIRMAN SWESSEL asked if any RV's would be parked there.

MR. SIEFERT stated there are no immediate plans for that, and that they wished to pave, landscape and use it for employee parking.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-65-79, to use this area for an employee parking lot only, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. Conformance to the plot plan.
4. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-85-79  
(Abeyance Item  
from 9/13/79)

DENIED

Application of MOREY AMSTERDAM for reclassification of property generally located at the northwest corner of Luning Drive and Vegas Drive, from R-E to R-1 and R-T.

Proposed Use: Mobile Home Park and Detached Single Family Residences

MR. BROWN presented the staff report and stated this item has been before the Commission previously for discussion with the developers and the applicant. The latest submission is for R-1 and R-3. The plot plan is as shown. The General Plan calls for a maximum density of 240 dwelling units in this area. This plan is suggesting 260. Staff is concerned about the development of the southwest area with R-3. Staff would also suggest that the southwest 5 acres be PUD, so it would be home ownership and further, the R-PD density of 15/20 would be compatible with the R-1. The present submittal of R-3 and R-1 and the density of 260 per acres is contrary to the General Plan and staff would recommend denial.

ANDY BEN-TACHAVTCHAVADZE represented the application and stated this is the sixth version of the plan. He added they would agree to change the R-3 to an R-PD 20. He also stated that Leonard Mason had met with the people in the area and that he did not think anything would be presented would make them happy.

CHAIRMAN SWESSEL stated the latest submission was better than the last time, if they would go to the R-PD15.

MR. BROWN described the density of the R-PD 15 as compared to single family to the audience.

MR. BEN-TACHAVTCHAVADZE stated that the reason they wanted R-3 instead of R-PD was because they did not want a home owners association as it could not be supported. He added they would like to accept R-PD with a ceiling maximum of 15 units per acres.

MR. BROWN stated that petitions had been received with 50 and 75 signatures respectively, in opposition to the request.

CHAIRMAN SWESSEL asked those present in protest to stand. Fifty-seven persons were present in opposition.

ELWOOD TURNER, 1704 Ludwig, appeared in protest and presented a petition containing 452 signatures of protest. He stated everyone is united in the protest to anything that is being offered at this time. The R-1 homes proposed, it is felt, would be similar to the 235I housing. The density would be increased as well as the crime rate and they do not want a duplication of the townhouses in North Las Vegas. He added they do not want R-3, R-1 or R-PD.

KENNETH McGEE, 1909 Ludwig, appeared in protest.

LANELL THOMAS, 1900 Leonard Street, appeared in protest.

BILL MORRIS, 1924 Luning Way, appeared in protest.

MR. BEN-TACHAVTCHAVADZE appeared in rebuttal. He stated that once the subdivision is approved, they would hire a corporation to do a feasibility study on the size of the homes and that they would be similar to those in the area. He added the high cost of development prevented them from going totally R-1.

MR. KENNEDY stated that if developers would put a pencil to the property prior to purchasing, they would know whether they needed a higher density or not.

MR. MILLER made a Motion for DENIAL of the R-3 and APPROVAL of the R-1.

LEONARD MASON stated the plan is what was recommended to them and that he had worked with the developer and Planning to come up with this.

NORMA ANDERSON, 3005 Holly Drive, appeared in protest.

MR. MILLER withdrew his original motion and made a Motion for DENIAL of Z-85-79 because the developer was not in agreement to develop the entire property on a R-1 basis.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Jones, Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

CHAIRMAN SWESSEL was excused at this time and VICE CHAIRMAN JONES assumed the Chair.

5. VAC-18-79  
(Abeyance Item  
from 9/13/79)

APPROVED

Petition of Vacation submitted by JACK K. ANDERSON to vacate Nebraska Avenue commencing at Minnesota Street and extending westerly 120 feet.

MR. NULL stated this item was held in abeyance in order for the applicant to work out improvements with his abutting neighbor. Public Services requires the curb, gutter and sidewalk. The utility companies and City departments do not object and staff would recommend approval with the normal conditions.

JACK ANDERSON stated he had talked to his neighbor, Mrs. Cooper; and, that she agreed to the vacation if he would put a drive into her property. He added he would also put in the curb and gutter as requested on his half and Mrs. Cooper's half.

MRS. COLEMAN made a Motion for APPROVAL of VAC-18-79, subject to the following conditions:

1. The applicant to assume the cost of constructing the curb, gutter and sidewalk for the vacated portion along the west side of Minnesota for the abutting property owner on the north as required by the Department of Public Services.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to Code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 3, 1979, at which time a date for public hearing would be set.

6. VAC-19-79  
(Abeyance Item  
from 9/13/79)

DENIED

Petition of Vacation submitted by CENTRAL TELEPHONE COMPANY to vacate the west 50 feet of Lorenzi Boulevard located between Rancho Drive and Lone Mountain Road.

MR. NULL stated this item was held in abeyance at the request of staff because staff wished to introduce a companion item being Lorenzi Boulevard. We want to remove this section of Lorenzi from the Master Plan of Streets and Highways and reduce it to a 60' right-of-way. The utility companies and City departments have no objections. There should be some conditions attached if this is approved: deletion of the portion of Lorenzi from the Master Plan of Streets and Highways and also the normal conditions. Traffic indicates in the future that they plan to deadend or cul-de-sac Lorenzi to keep Rancho and Lorenzi from intersecting. Nevada Southern Escrow has sent in a letter protesting this vacation. They are concerned that when the intersection of Lorenzi and the Freeway takes place, there will be no access to their property. They feel they may lose some of their property value if the vacation is approved. They would have about 480' of access on Rancho and complete access on Lone Mountain.

RALPH SMITH, 3740 Alice Lane, represented the application. He stated they have no plans for the property and that they are building a new switching center at that location and are in the process of building a block wall on the present property lines.

MR. NULL suggested that perhaps the application could be denied and the company could reapply when it is determined how the area is developing.

MR. SMITH stated they would not object to that.

MRS. COLEMAN made a Motion for DENIAL of VAC-19-79 on the basis the request is premature on determining the access needs for the abutting properties.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 3, 1979 at which time a date for public hearing would be set.

NEW BUSINESS:

1. Z-38-77

REVIEW OF  
LANDSCAPING

ABEYANCE

Request of LEONARD A.J. TANCREDI, ET AL for a Review of Landscaping on property located at 1414 South Eastern Avenue, P-R zone.

MR. BROWN presented the staff report and stated the applicant is requesting a review of landscaping along Eastern. The landscaping was approved as shown. In the process of landscaping, some was deleted. The applicant is requesting this be approved. Staff does not agree and would recommend at least this strip be retained.

RON MILLER, 1414 South Eastern, represented the application, and stated the initial plans were submitted by a pool company and they were wrong on the footage that was shown. The area is too narrow for a car to drive through and a circle driveway is needed. With the new proposal, customers will not have to back out onto Eastern.

ACTING CHAIRMAN JONES asked the purpose of the building.

MR. MILLER stated it was for a real estate company, investment company and insurance.

MRS. COLEMAN stated there had been a condition there would be no access from Bracken.

ACTING CHAIRMAN JONES suggested that the plot plan be revised.

MR. MILLER stated they were trying to get approval due to the safety factor.

MR. BROWN stated there had been no condition preventing access from Bracken.

MRS. COLEMAN stated there would be a compromise on the long planter where it is close to the wall. Perhaps that planter could be shortened. And, this is too much use for the property.

COMMISSIONER MILLER stated he was concerned about the parking.

MR. MILLER stated they felt the parking was adequate for the use and are concerned about safety.

MRS. COLEMAN stated the whole answer to this is to take the carport out and park in the back and drive around the building.

COMMISSIONER MILLER made a Motion for ABEYANCE of the Review of Landscaping under Z-38-77 pending discussion with staff on acceptable alternatives for landscaping this property.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for ABEYANCE carried unanimously.

2. AMENDMENT TO THE  
MASTER PLAN OF  
STREETS & HIGHWAYS

LORENZI BOULEVARD

APPROVED

Amend the Master Plan of Streets and Highways to remove that portion of Lorenzi Boulevard between Rancho Drive and Lone Mountain Road.

MR. NULL presented the staff report and stated staff has no objection to removing this from the Master Plan of Streets and Highways and having a 60' right-of-way.

MR. GUTHRIE made a Motion for APPROVAL to amend the Master Plan of Streets and Highways to remove that portion of Lorenzi Boulevard between Rancho Drive and Lone Mountain Road.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

3. EXTENSION OF TIME

SUNWOOD  
TENTATIVE MAP

APPROVED

Request of NEVADA LAND COMPANY for an Extension of Time on property generally located on the northwest corner of Bonanza Road and Marion Drive, R-1 zone.

MR. NULL presented the staff report and stated staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Extension of Time for Sunwood Tentative Map for a one year time period.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP

ELMWOOD

APPROVED

Property generally located on the north side of Bonanza Road, west of Sunny Place, R-3 zone.

Owner/Subdivider: Marlene Michaels  
No. of Acres: 4.6 No. of Lots: 148

MR. NULL presented the staff report and stated staff would recommend approval with the normal conditions.

BOB McNUTT, 325 Falcon, represented the application.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map of Elmwood, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map, or a series of final maps is/are not recorded on all of the area embraced by the tentative map within the 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.
2. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

5. TENTATIVE MAP

LDS ARBOLES  
SUBDIVISION

APPROVED

Property generally located on the south side of Hinkle Drive between 22nd Street on the west and 23rd Street on the east, R-3 zone.

Owner: Nevada Properties, a General Partnership  
Subdivider: Patricia L. Keyte  
No. of Acres: 1.46 No. of Lots: 8

MR. NULL presented the staff report and stated staff would recommend approval with the normal conditions. It should be noted that the City Commission will have to approve use of joint access.

KARSTEN BRONKEN represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Los Arboles Subdivision, subject to the following conditions:

1. Joint access agreement be approved by the City Commission.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map, or a series of final maps is/are not recorded on all of the area embraced by the tentative map within the 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.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

6. TENTATIVE MAP  
TARA I  
APPROVED

Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 zone (proposed R-PD14).

Owner: Arville Estates Ltd., a Partnership  
Subdivider: Consolidated Realty and Management, Inc.  
No. of Acres: 2.3 No. of Lots: 8

MR. NULL presented the staff report and stated staff would recommend approval with the following conditions: approval of the request for a reinstatement and extension of time for Z-53-78 plus the normal conditions. The City Commission will have to approve the joint access to these parcels.

RICHARD BOGG represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Tara I, subject to the following conditions:

1. Approval of reinstatement and extension of time for zoning case Z-53-78.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map, or a series of final maps is/are not recorded on all of the area embraced by the tentative map within the 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.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.
5. Joint access agreement be approved by the City Commission.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

7. FINAL MAP  
TARA I  
APPROVED

Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 zone (proposed R-PD14).  
Owner: Arville Estates Ltds., a Partnership  
Subdivider: Consolidated Realty and Management, Inc.  
No. of Acres: 2.3 No. of Lots: 8

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to: approval of the tentative map and conformance to the conditions of approval of the tentative map.

MR. KENNEDY made a Motion for APPROVAL of the Final Map of Tara I, subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

8. A-18-79(A)  
APPROVED

Petition of Annexation submitted by NEVADA ESCROW SERVICE, INC., TRUSTEE, to annex property generally located at the northwest corner of Vegas Drive and Fairhaven Street containing approximately 1.23 acres of land.

MR. NULL presented the staff report and stated the property in question consists of a little more than 1 acre and is zoned County R-E. There is an ROI to C-1 for a child care center. The City equivalent is N-U with an ROI to C-1. Staff would recommend approval.

BOB McNUTT represented the application and described the proposed use of the property.

MRS. COLEMAN made a Motion for APPROVAL of A-18-79(A), subject to the following condition:

1. The Planning Commission will require a plot plan review of the proposed development on the property.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

9. A-19-79(A)  
APPROVED

Petition of Annexation submitted by the CITY OF LAS VEGAS to annex property generally located on the south side of Westcliff Drive, west of Durango Drive, containing approximately 120 acres of land.

MR. NULL presented the staff report and stated this is an extension of the annexation that has been taking place for Sproul Homes. This area is a portion of Angel Park. There are 120 acres zoned County R-E and the City equivalent is N-U. Staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of A-19-79(A).

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

10. VAC-20-79

APPROVED

Petition of Vacation submitted by FOUR QUEENS, INC., A NEVADA CORPORATION to vacate a portion of the east/west alley commencing at the west right-of-way line of 3rd Street and extending westerly a distance of 150 feet.

MR. NULL presented the staff report and stated the utility companies and City departments do not object and approval is recommended subject to: that approval of VAC-2-69 be expunged and the normal conditions.

DENNIS SIMMONS represented the application and stated that in 1969 there was a vacation with respect to the west half of this alley which has never been acted upon. It is now planned to extend the hotel facilities south on the east side of the alley. He submitted letter of approval from all of the landowners asking the vacation be granted. He said he did not object to the expungement of the earlier order.

OTTO WESTLAKE, 410 South 3rd, stated if VAC-2-69 is vacated, he would be in favor of this application.

MR. CANUL made a Motion for APPROVAL of VAC-20-79, subject to the following conditions:

1. That the approval of VAC-2-69 be expunged.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to Code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M., at which time a date for public hearing would be set.

11. Z-96-79

DENIED

Application of GUILLERMO AND LINDA L. GALLEGOS, ET AL for reclassification of property located at 1901 Sunrise and 101 North 20th Street, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lots 13 and 14, Block 4, Amended Plat of Church Tract.

Proposed Use: Offices

MR. BROWN presented the staff report and stated this request would be an encroachment into the existing R-1 neighborhood and it is across the street from R-3. Staff feels the request would not be compatible with the established character of the neighborhood. P-R should be on a primary or secondary street and not this type and denial is recommended.

ACTING CHAIRMAN JONES declared the public hearing open.

MARY SHIRLING & LINDA GALLEGOS represented the application. Photographs of the area were presented to the Commission. It was stated both houses face Sunrise and that the uses proposed were real estate or insurance. It was also stated that the properties in question were being used as a buffer zone for other residential areas, and due to the traffic, the children cannot go out on the street. There is a used car lot across the street with cars going in and out at night, and motorcycles are tested in the back alley.

FRANK DOYLE, 108 North 20th, appeared in protest and stated this is a residential area and there is insufficient parking. He presented a petition with 11 signatures thereon. He added this would be spot zoning.

ACTING CHAIRMAN JONES asked those present in protest to stand. Eleven persons were present in opposition.

MR. MILLER asked the applicants if they were going to keep the properties or sell them.

MS. GALLEGOS indicated the property would be sold.

VEDA MILLER, 113 North 20th, appeared in protest.

CHARLES CONLAN, 100 North 20th, appeared in protest.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. MILLER made a Motion for DENIAL of Z-96-79 because the introduction of P-R zoning in this R-1 neighborhood would not be compatible.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

ACTING CHAIRMAN JONES stated this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

12. Z-97-79

APPROVED

Application of CLARK D. AND DOROTHY ANN LEE for reclassification of property located at 2000 Santa Rita Avenue, from R-1 (Single Family Residence), to P-R (Professional Offices and Parking). The above property is legally described as Lot 24, Paradise Village Tract #3.

Proposed Use: Office

MR. BROWN presented the staff report and stated in view of the fact there is R-4 across the street, staff feels it would be consistent to go ahead and rezone the south side of St. Louis to P-R. Approval is recommended subject to the sign which is presently there being replaced as it is in the public right-of-way and the parking should be redesigned; the normal conditions and access be limited from Santa Rosa.

ACTING CHAIRMAN JONES declared the public hearing open.

CLARK LEE represented the application and stated the requested rezoning would be for a very nice office.

MRS. COLEMAN stated the street is a good buffer between the R-4 and the R-1. She added it was the feeling that from Santa Rosa on down, it would be held.

MR. LEE stated the adjoining property owner does not object to this request.

DOROTHY EISENBERG, 557 East. St. Louis, appeared in protest.

MR. BROWN stated there is one letter of protest with 18 signatures.

MRS. EISENBERG stated it was the understanding that the zoning would be stopped at that area and if this request is approved, it would set a precedent. She added there are plenty of office buildings in the area and this would ruin the integrity of the neighborhood. She added there is a buffer of offices on one side and apartments on the other.

MR. MILLER stated he has seen some P-R that has been very compatible and that the decision tonight was whether or not to stop it.

MRS. COLEMAN stated she thought the first plan was the best one. The zoning should be no farther than the first street from Paradise.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. CANUL made a Motion for APPROVAL of Z-97-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Relocate the sign which is in the right-of-way as required by the Department of Community Planning and Development.
3. There be only one driveway opening to Santa Rita.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. Conformance to the plot plan as amended to reflect the above conditions.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Voting was as follows:

"AYES" Acting Chairman Jones, Mr. Guthrie, Mr. Kennedy and Mr. Canul  
"NOES" Mrs. Coleman and Mr. Miller

Motion for APPROVAL carried by a 4/2 vote.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M.

13. Z-98-79

APPROVED

Application of ALAN AND SHIRLEY RUSHING for reclassification of property located at 2010 Palomino Lane, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Office and Parking

MR. BROWN presented the staff report and stated on the front part of this lot a variance was granted for a child care center. The applicant only wishes the north 80' of the property rezoned to P-R. The new plot plan is as shown, and there is a new elevation. Staff would recommend approval for the north 80' and denial of the south 200' and would ask that the elevation be redesigned and that future development be subject to plot plan review by the Planning Commission plus the normal conditions.

ACTING CHAIRMAN JONES declared the public hearing open.

SHIRLEY RUSHING, 2010 Palomino, represented the application. She stated she had sold the back part of her lot and would put this money into her center. She added that they did not use the back part of the lot.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-98-79, subject to the following conditions:

1. Approval is limited to the north 80 feet only.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. The building elevations shall be approved as required by the Department of Community Planning and Development.
4. This action shall constitute an amendment to the approved plot plan under Z-2-79 and Planning Commission review shall be necessary for the future development area shown on the plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

14. Z-99-79  
DENIED

Application of PETE KUVELIS, ET AL for reclassification of property located at 1201-1203 Phillips, from R-2 (Two Family Residence ) to C-1 (Limited Commercial). The above property is legally described as Lot 36, Block 1, Francisco Park.

Proposed Use: Commercial Child Nursery

MR. BROWN presented the staff report and stated the property is already resolution of intent to P-R with R-2 adjacent to the east. Staff thinks the request for rezoning to C-1 in the middle of P-R and R-3 and C-D would not be compatible with the zoning and the established development of the neighborhood. There is C-1 south and if such a use is needed, it might be located there. Staff would recommend the line be held to P-R and would recommend denial.

ACTING CHAIRMAN JONES declared the public hearing open.

PETE KUVELIS represented the application and stated the reason for the request was to allow this use. He added he had put in the necessary papers for a child care center and was approved. He stated that this would only be a 16-hour operation.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for DENIAL of Z-99-79 because it was felt that P-R (Professional Offices) is the proper zoning for this property.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the  
City Commission on October 17, 1979 at 2:00 P.M.

15. Z-100-79  
APPROVED

Application of RICHARD E. CAROON for reclassification of property  
located at 1501 and 1505 South Eastern Avenue, from R-1 (Single Family  
Residence) to P-R (Professional Offices & Parking). The above property  
is legally described as Lots 10 and 11, Block 13, Amended Eastwood  
Tract #1.

Proposed Use: Office

MR. BROWN presented the staff report and stated this is simply a  
request for two more lots to be zoned P-R. It is in concert with  
the development of the area and is compatible. Staff would recom-  
mend approval.

ACTING CHAIRMAN JONES declared the public hearing open.

RICK WAGNER represented the application.

ACTING CHAIRMAN JONES asked if anyone else wished to be heard;  
there being no one, he declared the public hearing closed.

MR. GUTHRIE made a Motion for APPROVAL of Z-100-79, subject to the  
following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month  
time limit.
2. Landscaping and a permanent underground sprinkler system shall  
be provided as required by the Planning Commission and shall be  
permanently maintained in a satisfactory manner. Failure to  
properly maintain required landscaping and underground sprinkler  
systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time  
application is made for a building permit, license or prior to  
occupancy.
4. All mechanical equipment, air conditioners and trash areas shall  
be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction  
of City Code requirements and design standards of all City  
departments.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the  
City Commission on October 17, 1979 at 2:00 P.M.

16. FINAL MAP  
CYPRESS ESTATES  
REVISED  
APPROVED

Property generally located on the south side of Vegas Drive,  
east of Cherokee Lane, R-1 zone.

Owner/Subdivider: Billy J. Sloat

No. of Acres: 1.8 No. of Lots: 6

MR. NULL presented the staff report and stated the final map of  
Cypress Estates is in substantial conformity with the tentative  
map and staff would recommend approval subject to conformance to  
the conditions of approval of the tentative map.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Cypress Estates, subject to the following condition:

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

17. AV-15-79

APPROVED

Request of J.A. EWING for an Administrative Variance to allow deviations in the front yard setback on property located at 130 Palm Lane, R-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. The applicant wants to bring two lots together and the building will not conform to the setbacks. Staff would recommend approval with the stipulation there will only be one kitchen.

BERTIE EWING represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of AV-15-79, subject to the following conditions:

1. There shall be only one kitchen in the entire structure.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-78-78

REINSTATEMENT AND  
EXTENSION OF TIME

ABEYANCE

Request of JERRY D. HOLTZ for a reinstatement of a resolution of intent to R-3 and an extension of time on property located at 2600 East Bonanza Road, R-E zone.

MR. BROWN stated there was no reason given in the request for reinstatement and extension of time and staff would defer to the applicant for the reason.

The applicant or a representative was not present.

MR. GUTHRIE made a Motion for ABEYANCE of Z-78-78.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for ABEYANCE carried unanimously.

19. AV-16-79

APPROVED

Request of METTA JUAN VIGNA for an Administrative Variance to allow a deviation in the front yard setback on property generally located on the south side of El Campo Grande Avenue between Rebecca Road and Torrey Pines Drive, R-1 zone.

MR. BROWN presented the staff report and stated the lot in question is on a cul-de-sac and staff would recommend approval.

METTA VIGNA represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of AV-16-79, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

20. C2-1-79

C-2 USE REVIEW

DENIED

Request of TASS HARDIN TRENCHING for a C-2 Use Review on property generally located in the 4500 block of North Rancho Road, C-2 zone.

MR. BROWN presented the staff report and stated the request is for a C-2 use review for a trenching operation. Staff discussed this at length. Staff is sensitive to the use of industrial machinery in a commercial district and would recommend the use be approved with the limitation of the vehicles; specifically, there be no vehicles over 8000 lbs. If they are more than that you are getting into major equipment that is an industrial use and would not be compatible with the commercial zoning businesses.

TASS HARDIN represented the application and stated that all of his equipment is larger than 8000 lbs.

MR. BROWN stated that staff would suggest the applicant then go to an industrial district.

MR. HARDIN stated there is the same use across the road on the south side.

MR. FOSTER stated that is an industrial zone and was approved when the land was in North Las Vegas.

MRS. COLEMAN stated the property in question is located at the entrance to the City and she did not think that entrances to the City should look like this.

MR. HARDIN stated he would have a 6' block wall.

MR. MILLER asked where the operation was now located.

MR. HARDIN stated at 6640 West Cheyenne and that he has a use permit which expires in December of 1980. He added he would also like to build an office and shop on this property.

MRS. COLEMAN stated this request would be precedent setting.

MR. GUTHRIE made a Motion for DENIAL of C2-1-79 because industrial uses of the magnitude requested should not be permitted in a commercial district.

Voting was as follows:

"AYES" Acting Chairman Jones, Mr. Coleman, Mr. Miller, Mr. Guthrie and Mr. Kennedy  
"NOES" Mr. Canul

Motion for DENIAL carried by a 5/1 vote.

DIRECTOR'S BUSINESS:

1. SUBDIVISION ORD.  
AMENDMENT

(Abeyance Item  
from 9/13/79)

APPROVED

Revision to the Subdivision Ordinance relative to minor land divisions.

MR. FOSTER stated this item had been discussed at the previous meeting. Staff has contacted Dave Weir relative to some questions he had raised, specifically the fee which is to off-set the cost of grading access to the land and also to the size of the sub-

division maps which are submitted. The proposed fee has now been removed and the City is currently studying all of its fees and this will be considered at that time. There is no fee increase on the submittal of the maps. It has been used over the years and has been very successful and feasible. He added this is basically an ordinance dealing with air quality standards and is similar to one recently adopted by the County.

MRS. COLEMAN made a Motion for APPROVAL of the Subdivision Ordinance Amendment.

Voting was as follows:

"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

/lm