

**VERBATIM  
TRANSCRIPT  
ATTACHED  
AFTER  
MEETING  
MINUTES**

99133-869  
6:980-8-14

A G E N D A

CITY PLANNING COMMISSION

AUGUST 14, 1980

Nevada State Library  
Documents Section

AUG 8 1980

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

MINUTES:

Approval of the Minutes of the City  
Planning Commission held April 24, 1980  
and May 8, 1980

OLD BUSINESS:

1. PROPOSED NEW  
ZONING DISTRICT

(Abeyance Item  
From 7/10/80)

Consideration of a proposed new Zoning  
District P-RR, Professional Offices  
Restricted, for the area south of Las  
Vegas High School and generally located  
from Clark to Garces Avenues between  
7th and 10th Streets.

NEW BUSINESS:

1. Z-49-80

Application of BEAUTY BUILT HOMES for  
reclassification of property generally  
located at the northeast corner of  
Westcliff Drive and Cimarron Road, from  
N-U to R-1.

Proposed Use: Single Family  
Residences

2. TENTATIVE MAP  
WESTCLIFF HEIGHTS

Property generally located at the north-  
east 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

3. FINAL MAP  
WESTCLIFF HEIGHTS

Property generally located at the north-  
east 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

4. PM-34-80  
WAIVER OF LOT  
SIZE REQUIREMENT

Request of ALBERT AND FAYETTA L. SMITH  
for a Waiver of Lot Size Requirements on  
four parcels of land generally located  
at the southwest corner of Jones Boule-  
vard and Grand Teton Drive, R-E zone.

5. VAC-8-80

Petition of Vacation submitted by  
CAPITOL HOLDING COMPANY, TRUSTEE, to  
vacate a portion of Shelby Street  
generally located north of Bonanza  
Road between Eastern Avenue and  
McKnight Street.

6. VAC-10-80  
Petition of Vacation submitted by KENNETH J. HOLLOWAY, to vacate a portion of Bonanza Way lying east of Encanto Drive.
7. VAC-11-80  
Petition of Vacation submitted by TOM M. STRAWN, JR. AND KAREN STRAWN to vacate a 20 ft. wide drainage easement located 265 ft. south of Owens Avenue between "A" Street on the west and the Union Pacific Railroad right-of-way on the east.
8. VAC-12-80  
Petition of Vacation submitted by REX C. EWING, JR., ET AL, to vacate a 20 ft. wide drainage easement located approximately 1287 ft. north of Washington Avenue between "A" Street on the west and the Union Pacific Railroad right-of-way on the east.
9. VAC-13-80  
Petition of Vacation submitted by FRANK BERTA to vacate the 20 ft. wide vehicular and pedestrian easements located to the rear of 2401 and 2407 West Charleston Boulevard.
10. VAC-14-80  
Petition of Vacation submitted by BEDFORD CONSTRUCTION COMPANY, ET AL, to vacate a restrictive covenant prohibiting vehicular access to lots which adjoin the west side of Decatur Boulevard, between Del Rey Avenue on the north and Doe Avenue on the south.
11. A-10-80(A)  
Petition of Annexation submitted by THE BIBLE WAY FELLOWSHIP CHURCH, to annex property generally located on the north side of Bevvie Drive west of Decatur Boulevard, containing approximately 1.5 acres of land.
12. A-11-80(A)  
Petition of Annexation submitted by BERT RAPP to annex property generally located on the west side of Tonopah Drive, south of Beatty Lane, containing approximately 2.49 acres of land.

13. A-12-80(A)

Petition of Annexation submitted by ALTON M. AND ALICE E. CARTER to annex property generally located on the west side of Simmons Street, approximately 249 ft. south of Lake Mead Boulevard, containing approximately .95 acres of land.

14. Z-47-80

Application of DWIGHT JORY for reclassification of a strip of land approximately 24 ft. wide along the north and west sides of the land presently zoned R-3 (Limited Multiple Residence) which is generally located on the northwest corner of Pecos Road and Washington Avenue, from R-1 to R-3.

Proposed Use: Medium High Density  
Apartment Development

15. Z-48-80

Application of L. H. ODEGAARD, ET AL, for reclassification of property generally located on the west side of Redwood Street between Holmby Avenue and Oakey Boulevard, from N-U to R-3.

Proposed Use: Medium High Density  
Apartments

16. Z-50-80

Application of JOHN AND EDNA LUCKMAN for reclassification of 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

17. Z-51-80

Application of GEORGE E. GRAZIADEI, TRUSTEE, ON BEHALF OF THE LAS VEGAS HOUSING AUTHORITY for reclassification of property generally located on the northwest corner of Brush Street and Alpine Place, from R-1 to R-5.

Proposed Use: Four Story - 220 Unit  
Apartment Complex for  
Senior Citizens

18. Z-53-80

Application of CHEYENNE, A PARTNERSHIP, for reclassification of 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

19. Z-54-80  
Application of ALBERT S. GOH, ET AL,  
for reclassification of property  
generally located at the northeast  
corner of Sandhill Road and Washington  
Avenue, from R-E to R-T.  
Proposed Use: Mobile Home Park
20. Z-55-80  
Application of ROBERT J. GALLAGHER  
for reclassification of property  
generally located on the south side  
of West Sahara Avenue between Arville  
Street and Las Verdes Street, from R-3  
to C-1.  
Proposed Use: Retail Stores
21. Z-56-80  
Application of DONALD C. BIVINS for  
reclassification of property generally  
located on the southeast corner of  
Washington Avenue and Pecos Drive,  
from R-1 to R-PD12.  
Proposed Use: Townhouses (Medium  
Density Residential)
22. Z-57-80  
Application of BURTON H. NICHOLAS, ET AL,  
for reclassification of property generally  
located northwest of Smoke Ranch Road and  
Torrey Pines Drive, from N-U to R-1.  
Proposed Use: Single Family Homes
23. Z-58-80  
Application of LEWIS HOMES OF NEVADA for  
reclassification of property generally  
located on the south side of O'Bannon  
Drive between Torrey Pines Drive and  
Rainbow Boulevard, from N-U to R-3 and  
R-1.  
Proposed Use: Single Family Dwellings  
and Apartments (Medium  
High Density)
24. Z-59-80  
Application of GARY VAUSE for reclassifi-  
cation of property generally located on  
the south side of West Charleston Boulevard  
between Rancho Drive and Strong Drive at  
2319 West Charleston Boulevard, from R-1  
to C-D.  
Proposed Use: Child Care Facility  
and Kindergarten
25. Z-60-80  
Application of TANDEM EQUITIES, INC., ET AL,  
for reclassification of property generally  
located on the west side of Torrey Pines  
Drive, 1300 ft. south of Smoke Ranch Road,  
from N-U to R-PD14.  
Proposed Use: Medium Density Residen-  
tial Condominium  
Development

34. Z-53-79

Plot Plan  
Review

Request of FREDERICK J. PERAZZO for  
a Plot Plan Review on property located  
at 2022 West Bonanza Road, P-R zone  
(under Resolution of Intent to R-3).

DIRECTOR'S BUSINESS:

1. Consideration of a proposed Ordinance Amendment to Off-street Parking Regulations.

(Abeyance Item from 7-10-80)

2. Proposed Ordinance Amendment on Building Height Regulations in Residential Zones, limiting the maximum building height to 35 feet.

Linda O.

July 30, 1980

NOTICE OF PUBLIC HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-47-80 DWIGHT JORY FOR RECLASSIFICATION OF A STRIP OF LAND APPROXIMATELY 24 FEET WIDE ALONG THE NORTH AND WEST SIDES OF THE LAND PRESENTLY ZONED R-3 (LIMITED MULTIPLE RESIDENCE). WHICH IS GENERALLY LOCATED ON THE NORTHWEST CORNER OF PECOS ROAD AND WASHINGTON AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

*Harold P. Foster*

HAROLD P. FOSTER, DIRECTOR

HPF:sk

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

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Z-48-80 L. H. ODEGAARD, ET AL, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF REDWOOD STREET BETWEEN HOLMBY AVENUE AND OAKLEY BOULEVARD.

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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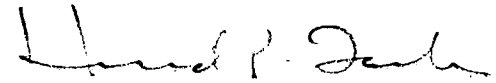
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Z-49-80 BEAUTY BUILT HOMES FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED AT THE NORTHEAST CORNER OF WESTCLIFF  
DRIVE AND CIMARRON ROAD.  
FROM: N-U (NON-URBAN)  
TO: R-1 (SINGLE FAMILY RESIDENCE)  
PROPOSED USE: SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF  
THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ )  
OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



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Notice is hereby given that on August 14, 1980, at 7:30 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-50-80 JOHN AND EDNA LUCKMAN FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE NORTHWEST CORNER OF 11TH STREET  
AND GARCES AVENUE.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE) AND  
C-2 (GENERAL COMMERCIAL)

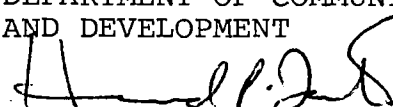
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: PUBLISHING AND RETAIL SALE  
OF BOOKS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS TWENTY-  
NINE (29) THROUGH THIRTY TWO (32), BLOCK TWENTY-FOUR (24)  
OF PIONEER HEIGHTS ADDITION AND LOTS SIXTEEN (16) THROUGH  
NINETEEN (19) IN BLOCK TWENTY-THREE (23) WARDIE ADDITION  
EXCEPTING THE WEST 40 FEET THEREOF.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
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Z-51-80    GEORGE E. GRAZIADEI, TRUSTEE, ON BEHALF OF THE LAS VEGAS HOUSING AUTHORITY FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF BRUSH STREET AND ALPINE PLACE.

FROM:    R-1 (SINGLE FAMILY RESIDENCE)

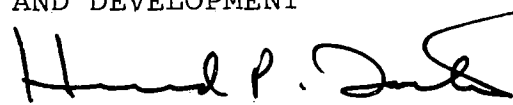
TO:       R-5 (DOWNTOWN APARTMENT DISTRICT)

PROPOSED USE:    FOUR STORY - 220 UNIT APARTMENT COMPLEX FOR SENIOR CITIZENS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
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Z-53-80

CHEYENNE, A PARTNERSHIP, FOR RECLASSIFICATION OF  
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

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ) OF SECTION 11, TOWNSHIP 20 SOUTH,  
RANGE 60 EAST, M.D.B. & M.

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DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



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Z-54-80 ALBERT S. GOH, ET AL, FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED AT THE NORTHEAST CORNER OF SANDHILL  
ROAD AND WASHINGTON AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-T (TRAILER RESIDENCE)

PROPOSED USE: MOBILE HOME PARK

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF  
THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼)  
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 30, TOWNSHIP  
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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Z-55-80      ROBERT J. GALLAGHER FOR RECLASSIFICATION OF PROPERTY  
                    GENERALLY LOCATED ON THE SOUTH SIDE OF WEST SAHARA  
                    AVENUE BETWEEN ARVILLE STREET AND LAS VERDES STREET  
                    FROM: R-3 (LIMITED MULTIPLE RESIDENCE)  
                    TO: C-1 (LIMITED COMMERCIAL)  
                    PROPOSED USE: RETAIL STORES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS  
FIFTEEN (15) AND SIXTEEN (16), IN BLOCK TWELVE (12)  
OF LAS VERDES HEIGHTS 6, UNIT NO. 4.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



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Z-56-80 DONALD C. BIVINS FOR RECLASSIFICATION OF PROPERTY

GENERALLY LOCATED ON THE SOUTHEAST CORNER OF  
WASHINGTON AVENUE AND PECOS DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: TOWNHOUSES (MEDIUM DENSITY RESIDENTIAL)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 30, TOWNSHIP  
20 SOUTH, RANGE 62 EAST, M.D.B.

Any and all interested persons may appear before the Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

  
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Z-57-80 BURTON H. NICHOLAS, ET AL, FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED NORTHWEST OF SMOKE RANCH  
ROAD AND TORREY PINES DRIVE.  
FROM: N-U (NON-URBAN)  
TO: R-1 (SINGLE FAMILY RESIDENCE)  
PROPOSED USE: SINGLE FAMILY HOMES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER  
(SW $\frac{1}{4}$ ) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 60 EAST,  
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



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Z-58-80 LEWIS HOMES OF NEVADA FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE SOUTH SIDE OF O'BANNON DRIVE  
BETWEEN TORREY PINES DRIVE AND RAINBOW BOULEVARD.

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE USE) AND  
R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS AND  
APARTMENTS (MEDIUM HIGH DENSITY)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF  
THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF  
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY  
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Z-59-80 GARY VAUSE FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF WEST CHARLESTON BOULEVARD BETWEEN RANCHO DRIVE AND STRONG DRIVE AT 2319 WEST CHARLESTON BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

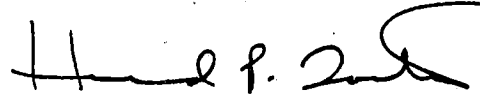
TO: C-D (DESIGNED COMMERCIAL)

PROPOSED USE: CHILD CARE FACILITY AND  
KINDERGARTEN

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT  
NINE (9), IN BLOCK ONE (1) OF MCNEIL TRACT NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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Z-60-80 TANDEM EQUITIES, INC., ET AL, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE, 1300 FEET SOUTH OF SMOKE RANCH ROAD.

FROM: N-U (NON-URBAN)

TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL  
CONDOMINIUM DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ )  
OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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AND DEVELOPMENT

  
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NOTICE OF PUBLIC HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-61-80 M.C.R. COMPANY, A NEVADA PARTNERSHIP, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF RANCHO DRIVE BETWEEN PALOMINO LANE AND PINTO LANE.

FROM: R-E (RESIDENCE ESTATES)

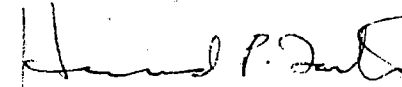
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:sk

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

July 30, 1980

NOTICE OF PUBLIC HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-62-80 LUBEN AND MATTA J. STOYANOV FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF GAY STREET BETWEEN SHELBY STREET AND EFFINGER STREET.  
FROM: R-E (RESIDENCE ESTATES)  
TO: R-3 (LIMITED MULTIPLE RESIDENCE)  
PROPOSED USE: APARTMENTS (MEDIUM HIGH DENSITY)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK TWO (2) OF TANKEL'S NORTH ADDITION NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:sk

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

30, 1980

NOTICE OF HEARING

AUGUST 14, 1980

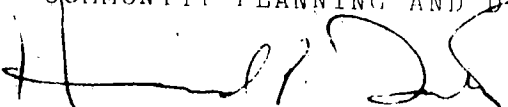
Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-8-80      PETITION OF VACATION SUBMITTED BY CAPITOL HOLDING CO.,  
TRUSTEE, TO VACATE A PORTION OF SHELBY STREET GENERALLY  
LOCATED NORTH OF BONANZA ROAD BETWEEN EASTERN AVENUE  
AND McKNIGHT STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE EAST 30 FT. OF SHELBY STREET, COMMENCING  
AT THE NORTH RIGHT-OF-WAY LINE OF BONANZA  
ROAD AND EXTENDING NORTHERLY A DISTANCE OF  
280'.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF HEARING

AUGUST 14, 1980

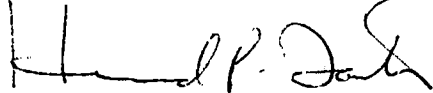
Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-10-80      PETITION OF VACATION SUBMITTED BY KENNETH J. HOLLOWAY  
TO VACATE A PORTION OF BONANZA WAY, LYING EAST OF  
ENCANTO DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE NORTH HALF (N½) OF  
BONANZA WAY COMMENCING AT THE EAST  
RIGHT-OF-WAY LINE OF ENCANTO DRIVE AND  
EXTENDING EASTERLY A DISTANCE OF 89.91 FT.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

July 30, 1980

NOTICE OF HEARING

AUGUST 14, 1980


Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-11-80      PETITION OF VACATION SUBMITTED BY TOM M. STRAWN, JR.  
AND KAREN STRAWN TO VACATE A 20 FT. WIDE DRAINAGE  
EASEMENT LOCATED SOUTH OF OWENS AVENUE BETWEEN "A"  
STREET ON THE WEST AND THE UNION PACIFIC RAILROAD  
RIGHT-OF-WAY ON THE EAST.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF  
THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 27,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

July 30, 1980

NOTICE OF HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-12-80      PETITION OF VACATION SUBMITTED BY REX C. EWING, JR.,  
ET AL TO VACATE A 20 FT. WIDE DRAINAGE EASEMENT LOCATED  
APPROXIMATELY 1287 FT. NORTH OF WASHINGTON AVENUE  
BETWEEN "A" STREET ON THE WEST AND THE UNION PACIFIC  
RAILROAD RIGHT-OF-WAY ON THE EAST.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 27,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

July 30, 1980

NOTICE OF HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-13-80      PETITION OF VACATION SUBMITTED BY FRANK BERTA TO  
VACATE A 20 FT. WIDE VEHICULAR AND PEDESTRIAN EASEMENT  
ONLY, AS DESCRIBED IN DOCUMENT NO. 125150, LOCATED  
TO THE REAR OF 2401 AND 2407 WEST CHARLESTON  
BOULEVARD.

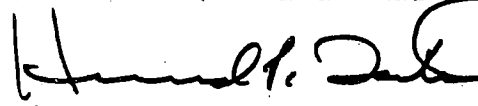
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

THE SOUTH 20' OF LOTS 6 AND 7, BLOCK 1,

McNEIL TRACT NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

30, 1980

NOTICE OF HEARING

AUGUST 14, 1980

Notice is hereby given that on August 14, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-14-80      PETITION OF VACATION SUBMITTED BY BEDFORD CONSTRUCTION COMPANY, ET AL TO VACATE A RESTRICTIVE COVENANT PROHIBITING VEHICULAR ACCESS TO LOTS WHICH ADJOIN THE WEST SIDE OF DECATUR BOULEVARD, BETWEEN DEL REY AVENUE ON THE NORTH AND DOE AVENUE ON THE SOUTH.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A RESTRICTIVE COVENANT OVER THE EAST PROPERTY  
LINE OF LOTS 1 THROUGH 4, BLOCK 1, CHARLESTON  
HEIGHTS TRACT 32-A-1, AND LOTS 1 THROUGH 6,  
BLOCK 2, CHARLESTON HEIGHTS TRACT 32-A-2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

MINUTES

CITY PLANNING COMMISSION

AUGUST 14, 1980

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

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

STAFF PRESENT: Harold P. Foster, Director of The Department of Community Planning and Development  
Don W. Brown, Supervisor of Zoning  
Howard A. Null, Supervisor of Planning  
Richard Sweet, Planner  
Gary Holler, City Engineer  
Linda Owens, Recording Secretary

ANNOUNCEMENT: MR. BROWN 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 Department of Community Planning and Development.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meetings held April 22, 1980 and May 8, 1980. Motion for APPROVAL carried unanimously.

CONDITIONS: MR. BROWN read the normal conditions that would apply to any approved rezoning items heard at this meeting.

OLD BUSINESS:

1. PROPOSED NEW ZONING DISTRICT  
(Abeyance Item from 7/10/80)  
DENIED

Consideration of a proposed new Zoning District P-RR, Professional Offices Restricted, for the area south of Las Vegas High School and generally located from Clark to Garces Avenues between 7th and 10th Streets.

MR. FOSTER stated a survey was conducted during the month of July to determine if the area should remain residential, or be changed to the proposed P-RR or commercial zoning. There were 98 property owners contacted, 68 property owners returned their cards, and 38% indicated they wished to have the area remain R-1, 49% indicated they wished to have the area changed to P-RR, 13% indicated they wished to have the area changed to commercial. Staff has changed the wording in the new zoning ordinance under Item 14 to read as follows: "At the time professional office use commences on the property, all residential uses shall cease." Also, staff would like to substitute the wording for the signs from "10 square feet" to "5 square feet" on the last page of the ordinance.

DONA HARVEY, 525 South 9th Street, appeared in opposition to the proposed P-RR zoning and would like to see the area changed to multiple residences or commercial.

MR. MILLER made a Motion for DENIAL of the Proposed New Zoning District, P-RR.

Voting was as follows:

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

1. PROPOSED NEW  
ZONING DISTRICT  
(Continued)

Motion for DENIAL carried by a 4/3 vote.

NEW BUSINESS:

1. Z-49-80

APPROVED

Application of Beauty Built Homes for reclassification of property generally located at the Northeast corner of Westcliff Drive and Cimarron Road, from N-U (Non-Urban) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 20 South, Range 60 East, M.D.M.  
Proposed Use: Single Family Residences

MR. BROWN presented the staff report and said staff recommends approval subject to the dedication of 60' of right-of-way for Westcliff Drive and 40' for Cimarron Road, and a radius corner at the northeast corner of Westcliff Drive and Cimarron Road; and construction of full off-site improvements on Westcliff Drive and Cimarron Road and any future interior streets.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

G. C. WALLACE appeared to represent the applicant and said the applicant will comply with staff's requirements.

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-49-80, subject to the following conditions:

1. Dedicate 60' of right-of-way for Westcliff Drive and 40' for Cimarron Road and the radius corners at the northwest corner of Westcliff Drive and Cimarron Road.
2. Construct full off-site improvements on Westcliff Drive, Cimarron Road and any future interior streets.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

2. TENTATIVE MAP  
WESTCLIFF HEIGHTS  
APPROVED

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

MR. NULL presented the staff report and stated this is a companion item to Z-49-80. Staff recommends approval of this tentative map, subject to the approval of zoning application Z-49-80; 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. Further, the applicant is to obtain the

2. TENTATIVE MAP  
WESTCLIFF HEIGHTS  
(Continued)

approval of the adjacent property owners at the northeast corner of the subdivision for the proper disposition of stormwater run-off; and the normal conditions. The applicant has requested a waiver from the requirement that a residential lot which abuts a Secondary Thoroughfare have at least 100' of frontage. The lots along Cimarron Road are approximately 67' wide and they do not meet this requirement. Staff feels that because of the vehicular traffic in that area the waiver should be denied.

G. C. WALLACE appeared for the applicant and stated they agree with the requirements of staff, except they would like the request for the waiver to be granted because if they have to conform to the 100' lot frontage requirement they will lose two lots.

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

1. 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.
2. Approval of zoning application Z-49-80.
3. 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.
4. 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.
5. All lots fronting on Cimarron Road shall be of sufficient width to accommodate circular driveways as required by the Traffic Engineer.
6. Street names to be provided in accordance with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

3. FINAL MAP  
WESTCLIFF HEIGHTS  
APPROVED

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.

MR. NULL presented the staff report and said staff would recommend approval with approval of the tentative map and conformance to the conditions of approval of the tentative map.

MR. SWESSEL made a Motion for APPROVAL of the Final Map for Westcliff Heights, 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" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie, Mrs. Coleman, Mr. Swessel, Mr. Miller

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item will be referred to the Department of Public Services for further consideration, and upon completion of their review, the map will be forwarded to the City Commission for final action.

4. PM-34-80  
WAIVER OF LOT  
SIZE REQUIREMENT  
APPROVED

Request of ALBERT AND FAYETTA L. SMITH for a Waiver of Lot Size Requirements on four parcels of land generally located at the southwest corner of Jones Boulevard and Grant Teton Drive, R-E zone.

MR. NULL presented the staff report and said staff would recommend approval since the applicants have almost the required lot footage.

MR. CANUL made a Motion for APPROVAL of PM-34-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

5. VAC-8-80  
(Withdrawn)

Petition of Vacation submitted by CAPITOL HOLDING COMPANY, TRUSTEE, to vacate a portion of Shelby Street generally located north of Bonanza Road between Eastern Avenue and McKnight Street. The above property is legally described as the East 30' of Shelby Street, commencing at the North Right-of-Way line of Bonanza Road and extending Northerly a distance of 280'.

MR. NULL presented the staff report and stated that when the applicant was aware of the fact that the only access to this lot was from Shelby Street, the applicant submitted his letter of withdrawal.

5. VAC-8-80  
(Continued)

MRS. COLEMAN made a Motion for WITHDRAWAL of VAC-8-80.

Voting was as follows:

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

Motion for WITHDRAWAL carried unanimously.

6. VAC-10-80  
ABEYANCE

Petition of Vacation submitted by KENNETH J. HOLLOWAY to vacate a portion of Bonanza Way lying east of Encanto Drive. The above property is legally described as a portion of the North Half (N 1/2) of Bonanza Way commencing at the east right-of-way line of Encanto Drive and extending easterly a distance of 89.91'.

MR. NULL presented the staff report and said staff would recommend denial.

CHAIRMAN JONES declared the hearing open and asked to hear from the applicant.

KENNETH J. HOLLOWAY appeared and asked to have certain points clarified.

MR. NULL attempted to clarify the petition of vacation.

MRS. COLEMAN said that since there seemed to be confusion regarding this vacation, it should be held in abeyance until it could be worked out with staff and the Elks Club.

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

MRS. COLEMAN made a Motion for ABEYANCE of VAC-10-80.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced that as soon as this is resolved, it will be scheduled for the next Planning Commission meeting.

7. VAC-11-80  
APPROVED

Petition of Vacation submitted by TOM M. STRAWN, JR. AND KAREN STRAWN to vacate a 20' wide drainage easement located 265' south of Owens Avenue between "A" Street on the west and the Union Pacific Railroad right-of-way on the east. The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M.

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

CHAIRMAN JONES declared the hearing open and asked to hear from the applicant. Since no one came forward, he declared the hearing closed.

7. VAC-11-80  
(Continued)

MR. GUTHRIE made a Motion for APPROVAL of VAC-11-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above items have been met.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced the City Commission will set the date for the public hearing on this item at their meeting August 20, 1980.

(MR. SWESSEL WAS EXCUSED FROM THE REMAINDER OF THE MEETING.)

8. VAC-12-80  
APPROVED

Petition of Vacation submitted by REX C. EWING, JR., ET AL, to vacate a 20' wide drainage easement located approximately 1,287' north of Washington Avenue between "A" Street on the west and the Union Pacific Railroad right-of-way on the east. The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.B.&M.

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

CHAIRMAN JONES declared the hearing open and asked to hear from the applicant. Since no one came forward, he declared the hearing closed.

MR. KENNEDY made a Motion for APPROVAL of VAC-12-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above items have been met.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the hearing on this item at the City Commission meeting on August 20, 1980, at 2:00 P.M.

9. VAC-13-80

APPROVED

Petition of Vacation submitted by FRANK BERTA to vacate a 20' wide vehicular and pedestrian easement only, as described in Document No. 125150, located to the rear of 2401 and 2407 West Charleston Boulevard. The above property is legally described as the south 20' of Lots 6 and 7, Block 1, McNeil Tract No. 2.

MR. NULL presented the staff report and indicated the alley has not been improved. He said staff would recommend approval with the normal conditions.

CHAIRMAN JONES declared the hearing open and asked to hear from the applicant.

FRANK BERTA appeared for the application.

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

MR. MILLER made a Motion for APPROVAL of VAC-13-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above items have been met.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the hearing on this item at the City Commission meeting on August 20, 1980 at 2:00 P.M.

10. VAC-14-80

APPROVED

Petition of Vacation submitted by BEDFORD CONSTRUCTION COMPANY, ET AL, to vacate a restrictive covenant prohibiting vehicular access to lots which adjoin the west side of Decatur Boulevard, between Del Rey Avenue on the north and Doe Avenue on the south. The above property is legally described as a restrictive covenant over the east property line of Lots 1 through 4, Block 1, Charleston Heights Tract 32-A-1, and Lots 1 through 6, Block 2, Charleston Heights Tract 32-A-2.

MR. NULL presented the staff report stating that when the property was zoned multiple family the vehicular traffic was restricted from access to Decatur Boulevard. However, due to the fact that the property was since rezoned commercial, it is being requested that the restrictive covenant be vacated. The utility companies and City departments have no objection to this vacation and staff would recommend approval with the normal conditions.

CHAIRMAN JONES declared the hearing open and asked to hear from the applicant.

ERNIE BECKER, 4401 West Washington Street, appeared for the application.

10. VAC-14-80  
(Continued)

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

MRS. COLEMAN made a Motion for APPROVAL of VAC-14-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above items have been met.
4. The vacation to be approved only on the property approved for C-1 zoning that fronts on Decatur Boulevard.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the hearing on this item at the City Commission meeting on August 20, 1980 at 2:00 P.M.

11. A-10-80 (A)  
ABEYANCE

Petition of Annexation submitted by THE BIBLE WAY FELLOWSHIP CHURCH to annex property generally located on the north side of Bevvie Drive west of Decatur Boulevard containing approximately 1.5 acres of land.

MR. NULL presented the staff report and said the Department of Public Services indicated this area lies in a survey-disputed area. Staff has requested a legal opinion as to whether this would have any effect on this annexation into the City. Since staff has not, as of this meeting, received the legal opinion, it is requesting this item be held in abeyance.

MR. GUTHRIE made a Motion for ABEYANCE of A-10-80 (A).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item will again be considered by the City Planning Commission on September 11, 1980 at 7:30 P.M.

12. A-11-80 (A)  
ABEYANCE

Petition of Annexation submitted by BERT RAPP to annex property generally located on the west side of Tonopah Drive, south of Beatty Lane, containing approximately 2.49 acres of land.

MR. NULL presented the staff report stating staff would recommend abeyance until the applicant obtains proper access to his property.

12. A-11-80 (A)  
(Continued)

BERT RAPP appeared and said he is in favor of holding this item in abeyance until he obtains proper access to his property.

MRS. COLEMAN made a Motion for ABEYANCE of A-11-80 (A).

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced that as soon as this request has been fulfilled, this item will again be considered by the City Planning Commission.

13. A-12-80 (A)  
APPROVED

Petition of Annexation submitted by ALTON M. AND ALICE E. CARTER to annex property generally located on the west side of Simmons Street, approximately 249' south of Lake Mead Boulevard containing approximately .95 acres of land.

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

KAREN BROWN, 5045 North Apache Road, represented the applicant stating they have a developer who would develop the land into four 4-plexes upon annexation of the property.

MR. MILLER made a Motion for APPROVAL of A-12-80 (A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced that after further review of this annexation, it will be forwarded to the City Commission.

14. Z-47-80  
APPROVED

Application of OWIGHT JORY for reclassification of a strip of land approximately 24' wide along the north and west sides of the land presently zoned R-3 (Limited Multiple Residence) which is generally located on the northwest corner of Pecos Road and Washington Avenue, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M.  
Proposed Use: Medium High Density Apartment Development

MR. BROWN presented the staff report stating that when the school and church sold their properties there was a 24' strip of land remaining and the applicant would like to have this land rezoned to R-3 (Limited Multiple Residence). Staff recommends approval.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

14. Z-47-80

(Continued)

DAVID WEIR, 2209 Paradise Road, represented the applicant.

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 APPROVAL of Z-47-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item will be heard by the City Commission on September 3, 1980 at 2:00 P.M.

15. Z-48-80

ABEYANCE

Application of L. H. ODEGAARD, ET AL, for reclassification of property generally located on the west side of Redwood Street between Holmy Avenue and Oakey Boulevard from N-U (Non-Urban) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

Proposed Use: Medium High Density Apartments

MR. BROWN presented the staff report stating staff recommends denial because the area is proposed for low density residential and medium high density apartments would be incompatible with the orderly development of that area.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

JAY DOWNEY, 4601 West Sahara Avenue, represented the applicant and property owners. He said the surrounding area has some R-3 zoned land and that the applicant would build only 20 units per acre on it and not the full density that is allowed in R-3. He showed a rendering and stated they could adjust the southern 5 acres to a lower density, leaving the northern 5 acres with the R-3, which would be adjacent to the existing R-3.

CHAIRMAN JONES asked how many people were present in opposition to this item and there were approximately 75 people.

KRISTI BAKICH, 1963 Casa Vista Drive, appeared in opposition to this rezoning. She submitted a petition with 350 signatures on it of homeowners in the area in opposition to this item. She is opposed because she feels it is in conflict to the General Plan for the area, and due to increased traffic, the safety of the children would be in jeopardy.

MRS. CALVIN STEWART appeared in favor of this rezoning and asked about the water flow, since she owns property in the area. She also said she didn't feel this proposed rezoning would be detrimental to the value of her home.

GARY HOLLER, City Engineer for the City of Las Vegas, said the City is unable to provide sewer facilities for this high of density into the Oakey sewer and they would have to use the Sahara sewer.

JAY DOWNEY asked if this could be held in abeyance, since they would have to explore the possibility of using the Sahara sewer as they were not aware of this previously.

RUSS BAKICH, 1963 Casa Vista Drive, appeared in opposition to this rezoning because of the sewer situation.

15. Z-48-80  
(Continued)

CHARLES JOHNSON, 2209 Paradise Road, designer of the project, said he was told by the City that the Oakey sewer line had enough capacity for this project.

FARRELL FORRESTER, 1849 Casa Vista Drive, appeared in opposition because he felt there were too many apartments in the area at the present time.

ROSS CAPAWANA, 6313 Stonegate Way, appeared in opposition.

COLONEL HUMBERT F. BIASELLA, 6822 West O'Bannon Avenue, appeared in opposition because at the time he purchased his home he was told the surrounding area would be single-family homes and not apartments.

DIANE MOLAN, 2016 Casa Vista Drive, appeared in opposition because she does not want any more apartments in the area.

JAY DOWNEY appeared in rebuttal, again asking if this item could be held in abeyance until they could check into the sewer situation.

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 ABEYANCE of Z-48-80.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/2 vote.

CHAIRMAN JONES announced this item will again be heard by the City Planning Commission on September 11, 1980 at 7:30 P.M.

16. Z-50-80  
APPROVED

Application of JOHN AND EDNA LUCKMAN for reclassification of 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). The above property is legally described as Lots 29 through 32, Block 24 of Pioneer Heights Addition, and Lots 16 through 19, Block 23 of Wardie Addition, excepting the West 40' thereof.

Proposed Use: Publishing and Retail Sale of Books

MR. BROWN presented the staff report and said staff would recommend approval with the normal conditions.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

FRED PERAZZO, 3112 West Washington Avenue, architect, represented the applicant.

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-50-80, 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

16. Z-50-80  
(Continued)

and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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 as amended to reflect the above conditions.
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" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie,  
Mrs. Coleman, Mr. Miller  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

17. Z-51-80  
DENIED

Application of GEORGE E. GRAZIADEI, TRUSTEE, on behalf of the Las Vegas Housing Authority for reclassification of property generally located on the northwest corner of Brush Street and Alpine Place, from R-1 (Single Family Residence) to R-5 (Downtown Apartment District). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Four Story - 220 Unit Apartment Complex for Senior Citizens

MR. BROWN presented the staff report stating the applicant would have to apply for a variance due to the fact that the project does not have the required number of parking spaces. Should this be approved, there are four stipulations as follows: 1. Dedicate 30' of right-of-way for Brush Street and Alpine Place and dedicate a radius corner at Brush Street and Alpine Place. 2. Vacate the 16 1/2 foot sewer on Torrey Place alignment and relocate that existing sewer. 3. Construct off-site improvements on Alpine Place and Brush Street. 4. Redesign the plot plan to provide adequate parking.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

ART SARTINI, Director of the Housing Authority, City of Las Vegas, appeared for the application. He stated that at the present time they have 1,129 senior citizens waiting for housing and it takes from 24 to 30 months to get into a senior citizens housing project. The program has been approved by HUD, funding reserved, and the Housing Authority has made a commitment to improve the park area adjacent to this site.

HARRIS SHARP, Zick and Sharp Architects, 2616 State Street, appeared on behalf of the Housing Authority. He said that

17. Z-51-80

(Continued)

upon approval of this project they will develop the park and all the streets to the west of the park, to the south of the park, down through Brush Street, and Brush Street to the library. Also, they will relocate the sewer into Alpine.

BRENDA TANNER, 5421 Evergreen, appeared in protest. She said the people feel there are enough apartments in that area.

NITA BURROWS, corner of Mohawk and Cory, appeared in protest.

BRENDA TANNER said the people in the area were told the residential line would be at Brush Street. She feels the park in the area could be a problem.

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-51-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie,  
Mr. Miller

"NOES" Mrs. Coleman

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on August 20, 1980 at 2:00 P.M.

18. Z-53-80

APPROVED

Application of CHEYENNE, A PARTNERSHIP, for reclassification of 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). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Shopping Center and Low Density  
Detached Single Family Dwellings

MR. BROWN presented the staff report and stated that staff would recommend denial because there is no need for additional commercial zoning in the area.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

STEVE TURNER, Baughman and Turner Engineers, represented the applicant. He said the area is approximately ten acres. They propose to have the R-D as a buffer backing up to the commercial.

MR. BROWN said that if this item is approved, staff recommends the following stipulations:

1. Dedicate 60' of right-of-way on the west side of the property and a radius corner at the southwest corner of the property.
2. Submit full engineering plans.
3. Install half-street and off-site improvements on Jones Boulevard, Cheyenne Avenue, and Atwood Avenue on the west side of the property.

*Accepted  
Amended*

18. Z-53-80

(Continued)

GEOFFREY COMMONS, property owner, appeared for the application. He said they have users for the commercial portion and they would like to have the R-D buffer zone in the rear. They want to sell the lots to individual owners. They would not build the houses themselves. They would have no objection to the stipulation that the lot division be included as part of the project.

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 APPROVAL of Z-53-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 60' of right-of-way on the west side of the property and a radius corner at the southwest corner of the property.
3. Submit full engineering plans and install half-street improvements on Jones Boulevard, Cheyenne Avenue and Atwood Avenue and the west side of the property.
4. Homes on three of the six R-D lots be constructed prior to occupancy of the shopping center.
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 system 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" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie, Mrs. Coleman, Mr. Miller

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

19. Z-54-80

APPROVED

Application of ALBERT S. GOH, ET AL; for reclassification of property generally located at the northeast corner of Sandhill Road and Washington Avenue, from R-E (Residence Estates) and R-T (Trailer Residence). The above property is legally described as a portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M. Proposed Use: Mobile Home Park

19. Z-54-80

(Continued)

MR. BROWN presented the staff report stating staff would recommend approval, subject to the following conditions: 1. A 40' right-of-way be dedicated for Sandhill Road and the radius corners of Sandhill and Washington. 2. Install street lights and sidewalks on Washington. 3. Install full off-site improvements, including street lights, on Sandhill. 4. All interior streets and sewers shall be private. 5. Install a block wall on the north property line. 6. Install a block wall on the west and south property lines and set back 5' to provide for landscaping.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

STEVE TURNER, Baughman and Turner Engineers, representing the applicant, said they concur with the stipulations of staff.

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-54-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40' of right-of-way for Sandhill Road and the radius corners at Sandhill and Washington Avenue.
3. Install street lights and sidewalks on Washington Avenue.
4. All interior streets and sewer shall be private.
5. Install a 6" block wall on the north, west, and south property lines, and set back the wall on the west and south 5' for landscaping.
6. Install full off-site improvements including street lights on Sandhill Road.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

20. Z-55-80

APPROVED

Application of ROBERT J. GALLAGHER for reclassification of property generally located on the south side of West Sahara Avenue between Arville Street and Las Verdes Street, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 15 and 16, in Block 12, of Las Verdes Heights 6, Unit 4.  
Proposed Use: Retail Stores

MR. BROWN presented the staff report and said the proposed use is compatible with the surrounding area. Therefore, staff would recommend approval with the normal conditions and a block wall be erected on the south side of the alley.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

20. Z-55-80

(Continued)

ED GILBERT, 3032 El Camino Avenue, represented the applicant. He stated this is the next to the last vacant parcel on Sahara Avenue between Valley View and Arville. He questioned the validity of the block wall stipulation. Further, he said they would like to erect a replica of the Statue of Liberty on the property which would have "Liberty Square" on it.

MR. BROWN said there are no restrictions on the statue.

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

MR. KENNEDY made a Motion for APPROVAL of Z-55-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A 6' block wall shall be constructed south of the alley.
3. 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 system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

21. Z-56-80

APPROVED

Application of DONALD C. BIVINS for reclassification of property generally located on the southeast corner of Washington Avenue and Pecos Drive, from R-1 (Single Family Residence) to R-PD12 (Residential Planned Development). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B.

Proposed Use: Townhouses (Medium Density Residential)

MR. BROWN presented the staff report stating that the

21. Z-56-80  
(Continued)

General Plan for the area calls for low density. Therefore, staff would recommend denial.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

DAVID WEIR, VTN, 2209 Paradise Road, represented the applicant. They feel this project would be compatible with the R-1 in that area. Each building would contain four units with 1-one bedroom unit, 2-two bedroom units, and 1-three bedroom unit.

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 APPROVAL of Z-56-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 20' of right-of-way for Pecos Drive and the radius corner of Pecos Drive and Washington Avenue.
3. Dedicate a sewer easement to be installed from the existing stub on Park Oliver Drive to Pecos Drive to Washington Avenue.
4. Redesign the Plot Plan to comply with Public Services Department requests.

Voting was as follows:

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

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

22. Z-57-80  
APPROVED

Application of BURTON H. NICHOLAS, ET AL, for reclassification of property generally located northwest of Smoke Ranch Road and Torrey Pines Drive, from N-U (Non-Urban) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Single Family Homes.

MR. BROWN presented the staff report stating this conforms to the recommended plan for the area and staff would recommend approval.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

PAUL MAY, Helen Herr Realty, 2303 East Sahara Avenue, represented the applicant.

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

MR. KENNEDY made a Motion for APPROVAL of Z-57-80.

Voting was as follows:

22. Z-57-80  
(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the  
City Commission on September 3, 1980 at 2:00 P.M.

(MR. CANUL WAS EXCUSED FROM THE REMAINDER OF THE MEETING.)

23. Z-58-80  
DENIED

Application of LEWIS HOMES OF NEVADA for reclassification  
of property generally located on the south side of O'Bannon  
Drive between Torrey Pines Drive and Rainbow Boulevard,  
from N-U (Non-Urban) to R-3 (Limited Multiple Use) and  
R-1 (Single Family Residence). The above property is  
legally described as a portion of the South Half (S 1/2)  
of the Southwest Quarter (SW 1/4) of Section 2, Township 21  
South, Range 60 East, M.D.M.

Proposed Use: Single Family Dwellings and  
Apartments (Medium High Density)

MR. BROWN presented the staff report stating the project  
calls for 600 units. He said staff recommends denial as  
they feel this higher density would not be consistent  
with the General Plan for that area.

CHAIRMAN JONES declared the public hearing open and asked  
to hear from the applicant.

HERB JONES, 300 South 4th Street, represented the developer,  
and felt the project is compatible with the area.

DON DAVIDSON, 1991 Casa Vista Drive, represented the land-  
owners in the area who are opposed to this project. He  
brought a petition with approximately 350 signatures on  
it opposed to the project, as well as two letters of  
protest. He feels the developer will not build the buffer  
zone that the project calls for and the area should remain  
single-family residences.

JOHN MARLAN, Vice President of the Wildwood Area Home Owners  
Association, 2016 Casa Vista Drive, appeared in opposition.  
He said they would have to connect their sewer line to the  
Lindell and Sahara line rather than the nearby Oakey line,  
and there would be a problem with flood control.

KAREN FOSTER, 1917 Spring View Drive, appeared in opposition.  
She said her family moved into the area with the intent of  
making it their permanent residence and with the proposed  
apartments in the area, they feel the area would not be  
conducive to raising children.

R. C. HENNINGSON, 6838 O'Bannon Drive, appeared in opposition  
and felt the apartments would be detrimental to the value of  
his house.

PAM WINGER, 1765 Montessori, appeared in opposition and  
asked the Commission to abide by the Master Plan for the  
area.

BILL MCLEOD, 2855 Montessori, appeared in favor of the  
project.

HAROLD STONE asked Mr. McLeod if he subcontracts to Spanos  
and he acknowledged that he did.

23. Z-58-80  
(Continued)

HERB JONES appeared in rebuttal saying Las Vegas is a growing community in need of apartments and the price of the land would warrant apartment construction rather than single-family residences.

CHAIRMAN JONES questioned Mr. Jones as to whether Spanos ever did a density study in the area where they proposed an apartment project.

HERB JONES did not have the answer to that question.

HAROLD STONE, 6209 O'Bannon, appeared in opposition claiming that when he purchased his home five months ago he was told the area in question would have houses built on it and not apartments. There is no through traffic to Jones Boulevard and he feels with additional automobiles in the area there would be greater traffic congestion. Also, the apartments would be detrimental to people purchasing new homes in the area, as well as the value of the homes.

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-58-80.

Voting was as follows:

"AYES": Chairman Jones, Mr. Kennedy, Mr. Guthrie,  
Mrs. Coleman, Mr. Miller

"NOES": None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

24. Z-59-80  
APPROVED

Application of GARY VAUSE for reclassification of property generally located on the south side of West Charleston Boulevard between Rancho Drive and Strong Drive at 2319 West Charleston Boulevard, from R-1 (Single Family Residence) to C-D (Designed Commercial). The above property is legally described as Lot 9, Block 1, of McNeil Tract 2.

Proposed Use: Child Care Facility and Kindergarten

MR. BROWN presented the staff report stating staff would recommend approval with the stipulations that there would not be any child drop off or pick up on this site, the parking would be for office personnel only, a 6' block wall be constructed on the south property line, and the proposed outdoor activity be subject to approval by means of a Variance.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

GARY VAUSE, 2301 West Charleston Boulevard, appeared for the application. He said he met with the neighbors and the property owners in the area and they agreed to the following stipulations: 1. Outside rear yard would not be used on weekends. 2. Outside play equipment will be installed so the children attending the school cannot stand on it and look into the adjoining neighbors yards. 3. An 8' block wall fence be installed across the rear property line.

A neighbor appeared in approval of this application.

FRANK BERTA, 2401 West Charleston Boulevard, inquired about the stipulations.

24. Z-59-80

(Continued)

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-59-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. No child drop-off or pick-up on this site, and all parking shall be for office personnel only.
3. Proposed outdoor activity is subject to obtaining a variance.
4. An 8' block wall be constructed on the south property line.
5. The outside rear yard will not be used on weekends, except that it may be used from time to time on a very limited basis.
6. Any outside play equipment will be installed such that children cannot stand on it and look into the residential properties to the south.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

25. Z-60-80

APPROVED

Application of Tandem Equities, Inc., Et Al, for reclassification of property generally located on the west side of Torrey Pines Drive, 1300 feet south of Smoke Ranch Road, from N-U (Non-Urban) to R-PD14 (Residential Planned Development). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B.& M.

Proposed Use: Medium Density Residential  
Condominium Development

MR. BROWN presented the staff report stating staff would recommend approval since this project is compatible with the area. If approved, staff would require a dedication of 40' of right-of-way for Torrey Pines Drive, 30' of right-of-way for Balzar Avenue, and dedication of radius corner of the intersection of Torrey Pines Drive and Balzar; obtain the necessary access and utility easement to the property; and redesign the plot plan.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, represented the applicant.

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

25. Z-60-80

(Continued)

MR. GUTHRIE made a Motion for APPROVAL of Z-60-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate 40' of right-of-way for Torrey Pines Drive, 30' of right-of-way for Balzar Avenue and dedicate a radius corner at the intersection of Torrey Pines Drive and Balzar Avenue.
3. Obtain the necessary access and sewer easement to the property.
4. Redesign the plot plan in accordance with the Department of Community Planning and Development requirements.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

26. Z-61-80

DENIED

Application of M.C.R. COMPANY, A NEVADA PARTNERSHIP, for reclassification of property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.  
Proposed Use: Offices

MR. BROWN presented the staff report with a staff recommendation of denial, since it does not conform to the plan for the area.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

FRANK SALA, 5020 Spring Mountain Road, represented the owners of the property. He read the following letter which was written at his request and is addressed to him:

"Relative to the Public Hearing to be held (October) 14, 1980 at the City Hall wherein M.C.R. Company wants to rezone property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane, I was the developer of Rancho Circle Subdivision and Rancho Park. Both of these properties are in the immediate vicinity of the property that this change of zoning is requested for. I also reside at 900 Rancho Circle. Most of the people I have attempted to contact living in Rancho Circle have been on vacation. Those that I have succeeded in contacting did not evidence any objection, providing the M.C.R. Company is granted P-R zoning and are to build the project similar to the project known as Quail Park. Personally, I have no objection to the request of the project in a continuation of the Quail Park project. The undeveloped property in this area has been allowed to grow into weed patches and from time to time this has been a dumping ground. A project like Quail Park would certainly be advantageous, rather than let the property remain as it presently is."

26. Z-61-80

(Continued)

CHAIRMAN JONES asked how many people were in the audience in opposition to this project and there were twelve people.

MR. BROWN stated staff received one letter and one telephone call in opposition.

JAY THOMAS, Johnny Ribeiro Builders, developers of Quail Park, appeared for the applicant stating the cost of the land would make it unfeasible for R-E properties. He said this would be identical to the existing Quail Park project. They will lease or sell between 1,200 to 5,000 square feet to each interested party. This would be operated similar to a condominium.

JOHN MORAN, JR., 2500 Pinto Lane, appeared in opposition. He quoted from minutes of the July 6, 1977 City Commission meeting whereby a Smith's Food King store was approved for the area, creating additional traffic, and now this project would create even heavier traffic. He feels this project would make it undesirable to raise children in the area.

KEVIN BUCKLEY, 2333 Pinto Lane, appeared in opposition.

FLORENCE ORTIZ, 412 Parkway West, appeared in opposition stating she understood Palomino would always be the buffer zone. She questioned the fact she had received the public notice on this item.

MR. BROWN stated that in this case staff notified property owners farther than 300' from the project because of the size of the parcels.

MICKEY KAULIM, 536 Parkway West, appeared in opposition stating he distributed 100 copies of the public notice to the neighbors. He felt the area had enough high density zoning.

MADISON GRAVES, II, 2323 Palomino Lane, appeared in opposition.

WALTER ZUCKER, corner of Parkway West and Alta, appeared in opposition. He wanted to see the area remain residential and felt there is enough traffic congestion in the area.

CHUCK SANTELMAN, 2550 Palomino Lane, appeared in opposition.

JAY THOMAS appeared in rebuttal saying 50% of the people in the offices own them and building houses on this property would not be economically feasible. The buildings will be 95' from the front of the property and there will be four buildings containing between 30 and 50 tenants. They have one parking space for every 245 square feet.

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

MR. SWESSEL made a Motion for APPROVAL of Z-61-80.

Voting was as follows:

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

Motion for approval failed by a 4/3 vote. Therefore, this item was DENIED.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

27. Z-62-80

DENIED

Application of LUBEN AND MATTA J. STOYANOV for reclassification of property generally located on the north side of Gay Street between Shelby Street and Effinger Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as Lots 6, 7, 8, and 9 in Block 2 of Tankel's North Addition No. 2.

Proposed Use: Apartments (Medium High Density)

MR. BROWN presented the staff report with staff's recommendation of approval, subject to an approval of a parcel map and the easement of access approved to provide access to the center lot for public right-of-way and dedication of 30' of right-of-way, including radius corners of Shelby Street, Gay Street and Effinger Street; obtain necessary right-of-ways to provide access and sewage to the property; construct a paved access to the property; and install a sewer line to service the property.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

*ENODOTO*  
GEORGE ANAMOTO, architect, 523 South Main Street, appeared for the applicant. The applicant is in agreement with the stipulations.

KATHY JOHNSON, 721 Effinger, appeared in opposition. She asked the property owner, Mr. Stoyanov, what he had in mind for the property when he purchased it.

LUBEN STOYANOV said that at the time he purchased the property he was not quite sure, but after he purchased the land he learned the most economical use of the property was for apartments.

KATHY JOHNSON presented a petition signed by the property owners in the area who are opposed to this project.

BOTH MITCHELL, 2700 Harris, appeared in opposition.

ERNEST CRAWFORD appeared in opposition.

STEVE BUFFINGTON, 1913 East St. Louis, represented the owners of the Cabana Apartments that are located immediately west of the proposed apartment complex. They feel there are serious problems as to the ingress and egress to the property, as well as problems with the utilities.

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-62-80.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

28. AV-10-80

APPROVED

Request of IVY WILSON for an Administrative Variance to allow an existing carport to the property line where five feet (5') is required on property located at 1325 East Oakley Boulevard, R-1 zone.

MR. BROWN presented the staff report and said staff

28. AV-10-80 recommends approval.  
(Continued) TOM MILLER, 1300 Oakley, represented the applicant.  
MR. MILLER made a Motion for APPROVAL of AV-10-80.  
Voting was as follows:  
"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,  
Mrs. Coleman, Mr. Miller  
"NOES" None  
Motion for APPROVAL carried unanimously.  
CHAIRMAN JONES announced no further action would be taken on this item.
29. Z-49-78 Request of R. F. ROBBINS CONSTRUCTION COMPANY for an  
EXTENSION Extension of Time on property generally located on the  
OF TIME southwest corner of Desert Lane and Kenyon Place, R-2  
zone (under Resolution of Intent to R-3).  
APPROVED MR. BROWN said this is the second extension of time and  
no reason has been given for this request.  
ROBERT ROBBINS, 3212 Burton, represented the application  
stating he is requesting a one year extension.  
MR. GUTHRIE made a Motion for APPROVAL of Z-49-78,  
Extension of Time.  
Voting was as follows:  
"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,  
Mrs. Coleman, Mr. Miller  
"NOES" None  
Motion for APPROVAL carried unanimously.  
CHAIRMAN JONES announced this item would be heard by  
the City Commission on September 3, 1980 at 2:00 P.M.
30. Z-69-79 Request of CENTERLINE ELECTRIC for a one-year Extension  
EXTENSION Extension of Time on property located at 1920 West Bonanza Road,  
OF TIME R-E zone (under Resolution of Intent to C-1).  
APPROVED MR. BROWN stated this is their first request for an  
Extension of Time and the reason given is the recession.  
MR. KENNEDY made a Motion for APPROVAL of Z-69-79,  
Extension of Time.  
Voting was as follows:  
"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,  
Mrs. Coleman, Mr. Miller  
"NOES" None  
Motion for APPROVAL carried unanimously.  
CHAIRMAN JONES announced this item would be heard by  
the City Commission on September 3, 1980 at 2:00 P.M.
31. Z-26-80 Request of MAYNARD RICHARDS for a Plot Plan Review on  
PLOT PLAN property generally located at the southwest corner of  
REVIEW Eastern Avenue and Howard Avenue, P-R zone.  
APPROVED

31. Z-26-80  
(Continued)

MR. BROWN said there were problems with access to Howard Avenue, but that has now been cut off and traffic engineers approved the parking, so staff recommends approval.

DAN JOHNSON represented the applicant.

MRS. COLEMAN made a Motion for APPROVAL of Z-26-80, Plot Plan Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

32. AR-8-77  
PLOT PLAN  
REVIEW AND  
WAIVER OF  
CONDITIONS.  
  
APPROVED

Request of NEVADA INDUSTRIAL PARKS, INC. for a Plot Plan Review and Waiver of Landscaping Requirements on property generally located at the northwest corner of Highland Drive and Edna Avenue, M zone.

MR. BROWN stated the applicant wants to purchase a 40' strip of land in that area and staff does not object as long as access is made to a public right-of-way. Staff is in agreement on the applicant's request for a waiver of the landscaping, but the applicant should provide landscaping between the new buildings and the interstate. Staff is also requiring that the state provide a land division.

DICK HOLTON, President of Nevada Industrial Parks, represented the application. He did not find any objection to the public right-of-way stipulation and read the following memo:

FROM: "Chief Road Design Engineer of State  
Department of Transportation - Bill Marsh:

It is in our opinion that any landscaping within the limits of the proposed drainage channel as shown on the S.E.A. Grading and Development Plan will adversely affect the functioning of the ditch and possibly cause flooding and damage to the adjacent property."

He felt that if they put landscaping in the designated area they would not be able to provide for the flooding conditions and the landscaping would be adversely affected.

MR. MILLER made a Motion for APPROVAL of AR-8-77, Plot Plan Review and Waiver of Conditions, subject to the following stipulations:

1. Joint access to a public right-of-way must be provided and approved by the City Commission.
2. A Land Division shall be required.

Voting was as follows:

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

32. AR-8-77  
(Continued)

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

33. ZC-146-80  
APPROVED

Request of ALTON M. AND ALICE E. CARTER on a County Referral for a Zone Change from R-E to R-3 to allow four 4-plexes on property generally located on the west side of Simmons Street, approximately 249' south of Lake Mead Boulevard containing approximately .95 acres of land.

MR. BROWN presented the staff report stating this request is compatible with the area and staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of ZC-146-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on August 20, 1980 at 2:00 P.M.

34. Z-53-79  
PLOT PLAN  
REVIEW  
APPROVED

Request of FREDERICK J. PERAZZO for a Plot Plan Review on property located at 2022 West Bonanza Road, P-R zone (under Resolution of Intent to R-3).

MR. BROWN presented the staff report with staff's recommendation of approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-53-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken on this item.

#### SUPPLEMENTAL AGENDA

1. AR-7-76  
REVISED  
DEVELOPMENT  
PLAN  
APPROVED

Request of LEO A. DALY for THE LAS VEGAS CLUB for a Revised Development Plan to allow the construction of a twelve-deck parking structure generally located on the southwest corner of First Street and Ogden Avenue, C-2 zone.

MR. BROWN presented the staff report stating staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of AR-7-76, Revised Development Plan.

1. AR-7-76  
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by  
the City Commission on August 20, 1980 at 2:00 P.M.

2. AV-11-80  
APPROVED

Request of J. R. MC ELHONE for an Administrative Variance  
to allow an existing residence which has existed for over  
10 years with non-conforming setbacks at 435 South 16th  
Street, R-1 zone.

MR. BROWN presented the staff report with staff's  
recommendation for approval.

MR. KENNEDY made a Motion for APPROVAL of AV-11-80.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be  
taken on this item.

3. AR-7-80  
APPROVED

Request of HARRY E. CAMPBELL, A.I.A. and ASSOCIATES for  
an Aesthetic Review on property generally located at  
2441 Western Avenue, M zone.

MR. BROWN stated the applicant is requesting a waiver  
of the landscaping condition along Western Avenue due  
to perpetual flooding in that area. Staff would recommend  
approval.

MRS. COLEMAN made a Motion for APPROVAL of AR-7-80.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken  
on this item.

4. Z-83-79  
EXTENSION  
OF TIME  
APPROVED

Request of CHARLES M. DAMUS for an Extension of Time on  
property located at 1823 West Charleston Boulevard,  
C-1 zone.

MR. BROWN stated this is the first request and due to  
economic reasons. Staff would recommend approval.

ED HORNER appeared for the application.

4. Z-83-79  
(Continued)

MR. MILLER made a Motion for APPROVAL of Z-83-79 for an Extension of Time for one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on September 3, 1980 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. Consideration of a proposed Ordinance Amendment to Off-Street Parking Regulations.

MR. MILLER made a Motion for ABEYANCE of the Off-Street Parking Regulations.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item will be heard at a special meeting.

2. Proposed Ordinance Amendment on Building Height Regulations in Residential Zones, limiting the maximum building height to 35'.

MR. FOSTER presented the Director's report stating the Ordinance is being changed to read "Two stories or 35 feet, whichever is lesser," instead of "Two stories or 35 feet, whichever is greater."

MRS. COLEMAN made a Motion for APPROVAL of the Proposed Ordinance Amendment on Building Height Regulations in Residential Zones.

Voting was as follows:

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

"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 12:15 A.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
AUGUST 14, 1980

OLD BUSINESS:

1. PROPOSED NEW ZONING DISTRICT

- DENIED - MILLER/Ayes: Kennedy, Jones, Swessel, Miller.  
Noes: Canul, Guthrie, Coleman.

SURVEY RESULTS: (69% returned survey card)  
38% have area remain R-1  
49% changed to P-RR  
13% changed to commercial

PROTESTANT: DONA HARVEY  
525 South 9th Street

NEW BUSINESS:

1. Z-49-80

- APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie, Jones, Coleman, Swessel, Miller.

SPECIAL CONDITIONS: 1. Dedicate 60' of right-of-way for Westcliff Drive and 40' for Cimarron Road, and radius corner at the northeast corner of Westcliff Drive and Cimarron Road.  
2. Construct full off-sight improvements on Westcliff Drive and Cimarron Road and any future interior streets.

PROTESTANTS: 0

2. TENTATIVE MAP WESTCLIFF HEIGHTS

- APPROVED - COLEMAN/Ayes: Canul, Kennedy, Guthrie, Jones, Coleman, Swessel, Miller.

SPECIAL CONDITIONS: 1. Approval of zoning application Z-49-80.  
2. Channel alignment and size to be determined.  
3. One-half of drainage structure constructed to the satisfaction of the Department of Public Services.  
4. Applicant to obtain approval of adjacent property owner at the northeast corner of the subdivision for storm water runoff.  
5. Design of circular drive be approved by Traffic Engineering.

PROTESTANTS: 0

3. FINAL MAP  
WESTCLIFF HEIGHTS - APPROVED - SWESSEL/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Swessel,  
Miller.  
SPECIAL  
CONDITIONS: 1. Approval of the Tentative Map and  
conformance to the conditions of  
approval.  
PROTESTANTS: 0
4. PM-34-80  
WAIVER OF LOT  
SIZE REQUIREMENT - APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Swessel,  
Miller.  
PROTESTANTS: 0
5. VAC-8-80 - WITHDRAWAL - COLEMAN/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Swessel,  
Miller.  
(applicant withdrew request)
6. VAC-10-80 - ABEYANCE - COLEMAN/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Swessel,  
Miller.  
PROTESTANTS: 0
7. VAC-11-80 - APPROVED - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Swessel,  
Miller.  
PROTESTANTS: 0
8. VAC-12-80 - APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.  
(Swessel excused)  
PROTESTANTS: 0
9. VAC-13-80 - APPROVED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.  
(Swessel excused)  
PROTESTANTS: 0
10. VAC-14-80 - APPROVED - COLEMAN/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.  
(Swessel excused)  
PROTESTANTS: 0  
(Approved only on property that is zoned C-1 that  
fronts on Decatur Boulevard.)

11. A-10-80 (A)

- ABEYANCE - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

12. A-11-80 (A)

- ABEYANCE - COLEMAN/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

13. A-12-80 (A)

- APPROVED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

14. Z-47-80

- APPROVED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

15. Z-48-80

- ABEYANCE - CANUL/Ayes: Canul, Guthrie, Coleman,  
Miller.

Noes: Kennedy, Jones.

(Swessel excused)

PROTESTANTS: Approximately 75 people in the audience  
in protest.

Kristi Bakich  
1963 Casa Vista Drive

Mrs. Calvin Stewart (in favor)

Russ Bakich  
1963 Casa Vista Drive

Farrell Forrester  
1849 Casa Vista Drive

Ross Capawana  
6313 Stonegate Way

Col. Humbert F. Biasella  
6822 W. O'Bannon Avenue

Diane Molan  
2016 Casa Vista Drive

Petition presented with 350 signatures opposed.

16. Z-50-80

- APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

17. Z-51-80

- DENIED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Miller.

Noes: Coleman.

(Swessel excused)

PROTESTANTS: Brenda Tanner  
5421 Evergreen Avenue

Anita Burrows  
Corner Mohawk and Cory

*80 on petition*

18. Z-53-80

- APPROVED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

SPECIAL

- CONDITIONS:
1. Dedicate 60' of right-of-way on the west side of the property and a radius corner at the southwest corner of the property.
  2. Submit full engineering plans.
  3. Install half-street and off-site improvements on Jones Boulevard, Cheyenne Avenue, and Atwood Avenue on the west side of the property.

PROTESTANTS: 0

19. Z-54-80

- APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller

(Swessel excused)

- SPECIAL CONDITIONS:
1. 40' of right-of-way be dedicated for Sandhill Road and the radius corners of Sandhill and Washington.
  2. Install street lights and sidewalks on Washington.
  3. Install full off-site improvements, including street lights, on Sandhill.
  4. All interior streets and sewers shall be private.
  5. Install a block wall on the north property line.
  6. Install a block wall on the west and south property lines and set back 5' to provide for landscaping.

PROTESTANTS: 0

20. Z-55-80

- APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

SPECIAL CONDITION: 1. Block wall be erected on the  
south side of the alley.

PROTESTANTS: 0

21. Z-56-80

- APPROVED - MILLER/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

SPECIAL CONDITIONS: 1. Dedicate 20' of right-of-way  
for Pecos Drive and a radius  
corner of Pecos Drive and  
Washington Avenue.

2. Dedicate a sewer easement  
to be installed from the  
existing stub on Park Oliver  
Drive to Pecos Drive to  
Washington.

3. Redesign the plot plan to  
comply with Public Services  
request.

PROTESTANTS: 0

22. Z-57-80

- APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,  
Jones, Coleman, Miller.

(Swessel excused)

PROTESTANTS: 0

23. Z-58-80

- DENIED -- MILLER/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller

(Canul and Swessel excused)

PROTESTANTS: Don Davidson  
1991 Casa Vista Drive

(Brought petition with approximately 380  
signatures opposed and he also brought  
2 letters of protest.)

John Marlan  
2016 Casa Vista Drive

Karen Foster  
1917 Spring View Drive

R. C. Henningson  
6838 O'Bannon Drive

(CONTINUED ON PAGE 6)

23. Z-58-80 (CONTINUED)

- PROTESTANTS: Pam Winger  
1765 MontessoriBill McLeod (in favor)  
2855 MontessoriHarold Stone  
6209 O'Bannon

24. Z-59-80

- APPROVED - COLEMAN/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.

(Canul and Swessel excused)

- SPECIAL CONDITIONS:
1. No child drop off or pick up on this site.
  2. Parking shall be for office personnel only.
  3. 6' block wall on the south property line.
  4. Proposed outdoor activity be subject to approval by means of a variance.

PROTESTANTS: 0

25. Z-60-80

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.

(Canul and Swessel excused)

- SPECIAL CONDITIONS:
1. Dedicating 40' of right-of-way for Torrey Pines Drive, 30' of right-of-way for Balzar Avenue, and dedicate radius corner of the intersection of Torrey Pines Drive and Balzar.
  2. Obtain the necessary access and utility easement to the property.
  3. Redesign the plot plan.

PROTESTANTS: 0

26. Z-61-80

- APPROVED- SWESSEL/Ayes: Jones, ~~CANUL~~, ~~SWESSEL~~  
(DENIED BY VOTE)

Noes: Kennedy, Guthrie, Coleman, Miller

~~(Canul and Swessel excused)~~PROTESTANTS: 12 people in audience opposed  
1 letter in protest  
1 telephone call in protest

John Moran, Jr.

Kevin Buckley  
2333 Pinto Lane

26. Z-61-80 (CONTINUED)      PROTESTANTS:
- Florence Ortiz  
412 Parkway West
- Mickey Kaulim  
536 Parkway West
- Madison B. Graves II  
2323 Palomino Lane
- Walter Zucker  
531 Parkway West
- Chuck Santelman  
2550 Palomino Lane
- 
27. Z-62-80      - DENIED - MILLER/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.
- (Canul and Swessel excused)
- PROTESTANTS: Kathy Johnson  
721 Effinger
- Bob Mitchum
- Ernest Crawford
- Steve Buffington  
1913 East St. Louis
- 
28. AV-10-80      - APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.
- PROTESTANTS: 0      (Canul and Swessel excused)
- 
29. Z-49-78      - APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,  
EXTENSION OF TIME      Coleman, Miller.
- (Canul and Swessel excused)
- PROTESTANTS: 0
- 
30. Z-69-79      - APPROVED - KENNEDY/Ayes: Kennedy, Guthrie, Jones,  
EXTENSION OF TIME      Coleman, Miller.
- (Canul and Swessel excused)
- PROTESTANTS: 0
- 
31. Z-26-80      - APPROVED - COLEMAN/Ayes: Kennedy, Guthrie, Jones,  
PLOT PLAN REVIEW      Coleman, Miller.
- (Canul and Swessel excused)
- PROTESTANTS: 0

32. AR-8-77 - APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,  
PLOT PLAN REVIEW Coleman, Miller.  
& WAIVER OF CONDITIONS (Canul and Swessel excused)

PROTESTANTS: 0

- SPECIAL CONDITIONS: 1. State provide a land division.  
2. Access made to public right-of-way  
3. Provide landscaping between new buildings and the interstate.

33. ZC-146-80 - APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)

PROTESTANTS: 0

34. Z-53-79 - APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)

PROTESTANTS: 0

SUPPLEMENTAL AGENDA

1. AR-7-76 - APPROVED - COLEMAN/Ayes: Kennedy, Guthrie, Jones,  
REVISED DEVELOPMENT Coleman, Miller.  
PLAN (Canul and Swessel excused)
2. AV-11-80 - APPROVED - KENNEDY/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)
3. AR-7-80 - APPROVED - COLEMAN/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)
4. Z-83-79 - APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,  
EXTENSION OF TIME Coleman, Miller.  
(Canul and Swessel excused)

DIRECTOR'S BUSINESS:

1. Consideration of a proposed Ordinance Amendment to Off-street Parking Regulations.  
- ABEYANCE - MILLER/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)
2. Proposed Ordinance Amendment on Building Height Regulations in Residential Zones, limiting the maximum building height to 35 feet.  
- APPROVED - COLEMAN/Ayes: Kennedy, Guthrie, Jones,  
Coleman, Miller.  
(Canul and Swessel excused)

CHAIRMAN JONES:

Item No. 17, Z-51-80. The application of George E. Graziadei, Trustee, on behalf of The Las Vegas Housing Authority for reclassification of property generally located on the northwest corner of Brush Street and Alpine Place, from R-1 to R-5.

Proposed Use: Four story - 220 unit apartment complex for senior citizens.

MR. BROWN:

I think you are aware of the location--you've had other cases before you at this location. As a matter of fact, in April of 1979 you had a request at the northwest corner of Brush and Alpine for rezoning to R-4. You denied that and then the application was withdrawn. In March of 1979 a request was also made for Lot 39 which is directly west of the proposed City land there, and that was also denied. There was discussion at various times that the location of multiple-family structures north of Brush or West of Alpine would not be a compatible use. Right now the application is for, as the Chairman has said, multiple family use for senior citizens. You can see on the map the north green is the library and then the proposed City park to the west, so should you determine because of the uniqueness of this application, being a senior citizen project, that this would be acceptable as opposed to just normal developments, then it would naturally follow that the line that you had been holding at Brush and Alpine might easily be moved westward to the west line of the proposed City park. The plot plan is as shown over here as such. The applicant will necessarily, if this is approved, have to get a variance because of the fewer number of parking spaces than the ordinance requires. The Board of Zoning Adjustment has looked with favor on such a request, in view of the fact that the senior citizens normally don't have the same number of automobiles that non-senior citizens have. Should you approve it, there are four stipulations we would recommend:

1. Dedicate 30' of right-of-way for Brush Street and Alpine Place, and dedicate a radius corner at the intersection of Brush Street and Alpine Place.
2. Vacate the 16 1/2 foot sewer on Cory Place alignment and relocate that existing sewer.
3. Construct off-site improvements on Brush Street and Alpine Place.
4. Redesign the plot plan to provide adequate parking.

ART SARTINI: Commissioner Jones, Art Sartini, Director of the Housing Authority, City of Las Vegas. I'm not going to go into a long detailed explanation as to why we need senior citizen housing, but just this morning taking a look at our applications list, we have 1,129 seniors waiting for our accommodations, and right now, it takes anywhere from 24 to 30 months before we can even give them consideration. The program has been approved by HUD. Funding has been reserved. The Housing Authority has also made a commitment to improve the park area adjacent to this site, and will go forward with that, should we receive approval for the project.

CHAIRMAN JONES: Alright.

MRS. COLEMAN: The park to the west of this?

ART SARTINI: The park right here.

MRS. COLEMAN: And that's the library. I was confused on this.

HARRIS SHARP: For the record, Harris Sharp, Zick and Sharp Architects, 2616 State Street, Las Vegas, on behalf of The Housing Authority. The Housing Authority, if this is approved, and The Housing Authority builds this senior citizen's complex here will not only develop the park, but all the streets to the west of the park, to the south of the park, down to Brush Street, and Brush Street to the library. In that same program there is a removal of a sewer and relocating it into Alpine. This building is somewhat similar to James Downs Towers that you are very familiar with, except it has 20 more units than the Downs Towers. It's on the same size piece of ground as Downs Towers by the way. I'm here to answer questions.

CHAIRMAN JONES: I am just trying to figure out--something looked out of proportion there and I...

HARRIS SHARP: The height of the structure to the top of the parapet is 40'.

CHAIRMAN JONES: Is this street here supposed to be Alpine, to the left?

HARRIS SHARP: This is Brush, that's Alpine.

CHAIRMAN JONES: Any questions of Mr. Sharp? I know we have a couple of familiar faces that would like to say something, so if you will please step forward, use the microphone over to my left here, give your name and address.

BRENDA TANNER:

My name is Brenda Tanner. I live at 5421 Evergreen, and you're right, I should have a familiar face. I've been down here about once a year for the last five years on this same area. We are categorically as a neighborhood opposed to anything other than R-1 zoning for that area. When the Spanos apartments were put in on Brush Street, a lot of us were very concerned, but we were assured that that would be the demarcation line, Brush Street, so that there would be no more apartments in there. The four-story apartment building, we feel, would be incompatible with our neighborhood for many of the same reasons that Mr. Moran gave earlier--the traffic, the children, the number of people that would be involved in that area with the threatre right across the way, with the long wall that runs behind all of our houses on Evergreen, we are very much concerned about any further apartment development in that desert area because of the tremendous number of people that would be packed into an area where they only have certain exits which would not be very conducive to an easy flow of traffic. We are very concerned about our insurance premiums. Those of us who live on Evergreen, which is the very long street that has no divisions coming to the south, are concerned about the number of people that would be in our backyards crossing wherever they would be going, especially children. We are concerned about the fact that within our immediate area, which is within two miles, there are sixteen to twenty apartment buildings. Two of those apartment buildings happen to be retirement homes--the James H. Downs building, which has over two hundred apartments in it, and a brand new addition which has one hundred fifty apartments in it. I realize, as the gentleman said, that there may be a waiting list, but our neighborhood does not need to be impacted with apartments any more. The five hundred apartments that were mentioned earlier in one of the other reclassifications is in our immediate area. We are just categorically opposed to any other apartments and we would like to see a line still be Brush Street. Thank you.

(Clapping)

NITA BURROWS:

My name is Nita Burrows. This is the first time I've been here. I live at the corner of Mohawk and Cory. At this point, there are no streets that go through in that proposed area. They are all dirt roads. We are all R-1 homes and we would just be opening up the

area. There are developers that own the property adjacent to my house, and inbetween my house and the library, and if we go with this, then we are going to open the way for other developers to move in. There is no traffic flow out onto Charleston. You are going to put senior citizens in the area where they are either going to have to cross Charleston or Decatur, which are both horrible streets, even for my children to cross. I, for one, wouldn't want my eighty year old mother crossing Charleston at the time the Red Rock Theatre let out, and this is right across the street from Red Rock Theatre. I don't think you are going to do a service to our senior citizens by putting them in this area. I think they would be better off in a quieter area, away from an area that is already high impact, high traffic. I hope you will consider again, as she said, leaving our line and leaving our property between Brush and Jones, Evergreen and Charleston, as a residential area. There is no room for apartments there. Thank you.

BRENDA TANNER:

I failed to mention two things that I wanted to bring out. One, the last time we were here in the spring of '79 we were given some encouragement again that the line would be held at Brush Street, and immediately thereafter we had twelve custom-built homes go into the desert area. A few of the property owners received enough encouragement that they did go ahead and develop some of the property that is being held. And the second thing that I was concerned about is that we feel that even with that park there that that is a problem. We have Dexter Park just in the immediate area, and Dexter Park, as you may be well aware, has been a tremendous problem. It is now closed from 8:00 at night until 8:00 in the morning because of the problems that have developed there. We feel that even the park as a buffer zone would be a very tenuous situation. Thank you.

CHAIRMAN JONES:

Thank you. Anyone else? Alright, any further questions of Mr. Sartini or Mr. Sharp, Commissioners? Alright, closing the public hearing on this. Call for a motion.

MR. MILLER:

Mr. Chairman, I would move for Denial. (Voting)

CHAIRMAN JONES:

Alright, that has been Denied. It will go before the City Commission in these chambers on August 20 at 2:00 P.M.

MRS. COLEMAN:

I move that we APPROVE the Vacation only on the property which is already zoned C-1--that fronts on Decatur.

(This was requested by Howard Null in the Dept. of Community Planning & Development.)

CHAIRMAN JONES:

Z-61-80. Application of M.C.R. Company, a Nevada partnership, for reclassification of property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane from R-E to C-1.  
Proposed Use: Offices

MR. BROWN:

You can see the location on the screen. It is the northeast corner of Palomino and Rancho with R-1 to the east and to the north, C-1 to the south, R-E across the street west and southwest. As you will recall, a few months ago a proposed land use plan was adopted by the City with a special activities center--the area being between Charleston and Alta, Highland Drive, and Rancho Drive. In that land use plan this area was earmarked to become residential. At that time, and even a little before that, with the rezoning of the parcel to the southwest for that shopping center, a requirement was made to buffer the shopping center--I don't remember the name of it, but anyway, it was to be buffered between Palomino Lane, or on the north side of Palomino Lane, with residences, and three residences have now been built. I think the point then was to not go further north of Palomino for commercial. This request is contrary to the policy which has been adopted by the City, and for the reasons expressed with the zoning of that shopping center, we would recommend denial.

CHAIRMAN JONES:

Alright. Is the applicant with us?

FRANK SALA:


My name is Frank Sala. My address is 5020 Spring Mountain Road. I am representing the owners of the property. With your permission I would like to read a letter that was delivered to me this afternoon. This letter was given to me at my request, when I called Bob Kaltenborn some time ago to ask him if we would have any opposition on this project from Rancho Circle. The letter is addressed to me.

"Relative to the public hearing to be held (October) 14, 1980 at the City Hall, wherein M.C.R. Company wants to rezone property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane, I was the developer of Rancho Circle Subdivision and Rancho Park. Both of these properties are in the immediate vicinity of the property that this change of zoning is requested for. I also reside at 900 Rancho Circle. Most of the people that I have attempted to contact living in Rancho Circle have been on vacation. Those that I have succeeded in contacting did not evidence any objection, providing the M.C.R. Company is granted P-R zoning and are to

AICO-UTILITY Ling Form No. 50-176 NCR -400 Ca.

<b>P H O N E  M E M O</b>	TO	<i>hinda</i>	DATE	<i>8 25</i>	TIME	<i>4 20</i>	AM PM
	FROM	<i>Mary Kay</i>	AREA CODE-TELEPHONE NO.-OR OPER.				
	M		<i>385-2188</i>				
	OF		EXTENSION #				
MESSAGE	<i>Re: August 14, minutes 2</i>						
	<i>14</i>						
	<i>60</i>						
	SIGNED <i>LH</i> <i>840</i>						
Phoned	<input type="checkbox"/>	Call Back	<input checked="" type="checkbox"/>	Returned Call	<input type="checkbox"/>	Wants To See You	<input type="checkbox"/>
		Will Call Again	<input type="checkbox"/>	Was In	<input type="checkbox"/>	See Operator	<input type="checkbox"/>

*2-61-80 Transcript*



**C. JAY THOMAS**  
Designer

1475 Terminal Way  
Reno, Nevada 89502  
Telephone: 702 322-2183

801 South Rancho Road  
Las Vegas, Nevada 89106  
Telephone: 702 384-3776

Nevada Contractor 11652

Calif. Contractor 237166

build a project similar to the project known as Quail Park. Personally, I have no objection to the request of the project in a continuation of the Quail Park project. The undeveloped property in this area has been allowed to grow into weed patches, and from time to time this has been a dumping ground. A project like Quail Park would certainly be advantageous, rather than let the property remain as it presently is."

CHAIRMAN JONES:

Alright, Mr. Sala, if you would like to give that to our secretary for the record.

MR. SWESSEL:

Mr. Sala, listening to you read the letter, the application states here from R-E to C-1. Is it my understanding that you are asking from R-E to P-R, instead of C-1?

FRANK SALA:

Yes sir, that was a mistake. When the application was made the developer...

CHAIRMAN JONES:

Any questions of Mr. Sala? Alright, do we have any people here who would like to speak for or against this. I want a show of hands first. Okay, against, please raise your hands. Looks like eleven, twelve. Any letters?

MR. BROWN:

One letter and one telephone call.

CHAIRMAN JONES:

Alright. Who wants to go first? Step up, and again, after you have had your say please sign the sheet after you have...

JOHN MORAN, JR.

Mr. Chairman, Commissioners, my name is John Moran, Jr. I am a resident at 2500 Pinto. I am in the area-- I've been there for several years.

MR. BROWN:

Excuse me, Mr. Chairman, there are other proponents that want to speak. Don't you want to take them first?

MR. SWESSEL:

I don't think the developer finished his...

CHAIRMAN JONES:

I thought he was through, I'm sorry. Are you with the developer?

JAY THOMAS:

Jay Thomas of Johnny Ribeiro Builders, developers of Quail Park.

CHAIRMAN JONES:

Alright, I apologize, sir, to you. That's my mistake, I didn't know you were with Mr. Sala or the developer.

JOHN MORAN, JR.:

I'll wait until they are concluded with their presentation--I'd like to hear it all and then I'll...

JAY THOMAS:

We realize this area is zoned R-E. We have to accept the conditions of the day--economics and cost of the land and actual location to develop it R-E is unfeasible. We feel, and professional office projects, such as we have created at Quail Park One, could be turned into Quail Park Two very adjacent, and it would be very desirable neighbors to the community there. It's a professional office--not retail, daytime use, not nighttime, an occasional late worker, so there's no disturbance of family life in the area. I hope you Commissioners have seen our project. I know the people in the neighborhood have commented on it--the extreme landscaping, low-profile building, single story, actually appearing as residence--fireplaces in some of the offices creates the chimney affects. Quail Park One--the interior is designed to be a creative interior for professional people--has a tennis court, adequate lawns. Quail Park Two is intended to have a fountain, falls actually, with a stream running into a lake. This would be typical of an interior shot.

MR. CANUL:

Is that the rendering over here?

CHAIRMAN JONES:

If there's some way else so that we can show this so the people that are here in opposition can see it, too.

JAY THOMAS:

This is an internal shot from the common area. The buffer landscaping around the outside will be similar to the existing Quail Park that you see right here. This is the interior of the existing Quail Park.

CHAIRMAN JONES:

For those of you that are here and possibly didn't hear the gentleman, he said it would be similar to Quail Park as it is now.

JAY THOMAS:

It would be identical. We draw attention to the signing. A typical sign for every tenant. He must stay within these confines. He cannot put anything on windows. He cannot put anything on the door or anything on the building. It's a common sign for every tenant. I think with the presentation of the pictures and the knowledge of the existing unit I need not say too much more in defense of the project.

MR. SWESSEL: Can I ask you a question? If I was to come to you and, what do you do, rent these, sell these offices?

JAY THOMAS: We lease and sell.

MR. SWESSEL: If I was to come to you--how big are the offices?

JAY THOMAS: You can have from 1,200 feet to 5,000 feet.

MR. SWESSEL: If I wanted to buy a 1,200 square foot office from you, what kind of a price would I have to pay?

JAY THOMAS: At Quail Park One we're asking \$115 a foot. Quail Park Two will be more, naturally, increase of cost and increase of financing.

MR. SWESSEL: How many have you leased?

JAY THOMAS: 70% in Quail Park One.

MR. SWESSEL: We must have a lot of affluent attorneys and doctors in town.

JAY THOMAS: That's a 73,000 foot operation. This one is a 50,000.

MRS. COLEMAN: What is the rule on maintenance--are you the operator?

JAY THOMAS: We are in complete control of the maintenance.

MRS. COLEMAN: And they pay a fee for that?

JAY THOMAS: Oh yes, very similar to a condominium operation.

MR. SWESSEL: At Quail Park One I see a picture that has tennis courts and handball courts, or is it just tennis courts?

JAY THOMAS: Just one tennis court.

MR. SWESSEL: This Number Two unit we're looking at here--that doesn't have tennis courts...what's...

JAY THOMAS: No. That will be a fountain with a stream running down to a small lake with a little (gazebo) in the middle on a little island--a putting green behind it.

MR. SWESSEL: Oh, a putting green, golf. I have looked at your project. I think it's a good project and I'm just trying to find out what it cost to get into this. I think it's a little more than some of the homes in the area.

JAY THOMAS:

We are very proud of it and we've had good comments on it. We are eager to do more of them in the city.

CHAIRMAN JONES:

Alright, any further questions from the Commission? As I said, we have a long agenda tonight and I want to move things along, and I'm sorry I was rushing you too fast there at the beginning. Now Mr. Moran...

JOHN MORAN, JR.:

Mr. Chairman, once again, John Moran, Jr., for the record, appearing in opposition to this proposed project. Basically, I have attended several Planning Commission meetings in the past and it always seems that we have these developers who come into an area, looking to make a profit, naturally, which is the basis of our type of structured government, and they get in there and they build these things and they make their profit and they're gone into the night. The residents who have lived there for twenty or thirty years are still there after these projects go up in these residential areas long after the developer has gone to the bank and put his money away. I would direct the Planning Commission's attention to the regular minutes of a meeting held by the City Commission on July 6, 1977. At that particular meeting, perhaps some of the Commissioner's are aware of this and this meeting, they were talking at that time about the Smith's Food King that is located kitty-corner to this proposed project. The Smith's Food King that earlier you were discussing putting a buffer up on the north side of the property that was to protect the residents that were zoned R-E; in fact, this same buffer that was to prevent any further commercial development in a northerly direction along Rancho Road. At that same Commission meeting, as we see here today, the developers of the Smith's Food King, which eventually was put up, and the buffer zone established, presented all their beautiful pictures, just like they've done here again, which were prepared by their experts, and admittedly, they are quite attractive. I, for one, would not like to see this project in my front yard or adjacent to it. What we're talking about here is an area that is R-E, residential. We have a school, Wasden, a grammar school, close by in the area. At the time of the last Commission meeting back in 1977, as the minutes reflected, the Wasden P.T.A. in fact submitted a petition containing over 224 signatures opposing the development of the Smith's Food King at that time and the rezoning that they were seeking. In fact, Mr. Herb Jones, who is here tonight on another matter, was the attorney representing the proposed project at that time, and Mr. Jones in fact stated in the minutes: "If you

do this, if you put the buffer zone up on R-E on the north, then that is good planning for this particular piece of dirt." So what they did at that time is that they got it on their project and got it rezoned at that time by virtue of selling us this buffer zone that was going to protect the property from any further zoning changes. They also presented Mr. Brown, who was appearing with Mr. Jones at that time, indicated that the available traffic census and related data that the proposed site will not generate enough traffic to create any serious capacity problems on the surrounding streets. Well, I live in that area and I know what the traffic problem is. It doesn't take a traffic expert to see that the traffic in that area has been greatly increased by this rezoning allowing this Smith's Food King in the same area that now they want to go north on with Quail Park Two. I wonder where Quail Park Three is going to be located, if they get this on. More importantly, referring again to the minutes, it's all in the minutes, they had numerous petitions from individuals in the area protesting the project at that time. In spite of that, they got it on with the buffer zone and the project went forward--the residents at that time being led to believe that that was it, that that's where they were going to draw the line. We see Quail Park Two coming in and they want to do that. The gentleman earlier, Mr. Sala, indicated that the project that he wants to put up there is on a lot that has weeds and other debris, or whatever, on it. I would have to oppose that suggestion, and I would suggest that in fact the property on which he wishes to make his money on his development is in fact bordered by residences and it is a residential area. At the back of the piece of property, as indicated on the map, we have structures that families are residing in and have resided in for a number of years--that is on the east side of the proposed project. On the area located to the north of the project you find a large lot that an individual, it appeared in the newspaper, is contemplating allegedly building a large home on it and he has taken a mound of dirt and created somewhat of a mountain to place his home on, and north of that is again the residential area. Across the street is again residential area. In fact, in front of Quail Park Two, as projected here, and approximately two blocks away is Wasden School. We have school children crossing to and from across Rancho Road where there is a traffic guard there. This

project cannot do anything but increase the traffic problem that already exists from the Smith's Food King. All I'm asking as a resident in the area, I'm asking the Planning Commission to in fact adhere to the guidelines that were earlier set. I'm asking the Planning Commission at this time to look at what it has done in the past, what it has led the people in the area to believe it would do in the future in regard to zoning, and to follow those things and to follow its conscience so to speak as to what the area residents deem should and should not be placed in there, and we're talking about people who have lived there for a number of years and definitely oppose this type of a development. This is a prime area for residences, not commercial buildings, not people who are going to come in and make a buck and get out and have these kinds of projects springing up in residential areas. That's why you're here to act as a buffer for the people, and also to make sure that the planning that is allowed in the city is in fact conducive to a good environment for school children and others frequenting this residential area. Therefore, I would ask you to oppose it and reject it. Thank you. (Clapping)

CHAIRMAN JONES:

Thank you, Mr. Moran.

KEVIN BUCKLEY:

Good evening. My name is Kevin Buckley. I live at 2333 Pinto Lane. I've lived there for twelve years. I would like to also briefly state that I agree with John as a neighbor and ask that you deny this request to change this property to commercial zoning. I'm a real estate broker myself. I can understand the problems in taking the property and bringing out its highest value. I think Johnny Ribeiro has done a tremendous job with Quail Park One. I think that Palomino is an excellent buffer. I think that although it has been a slow growing neighborhood, it's been a very stable growing neighborhood and it will continue to do so over the years. We've recently had some new developments on Pinto and Palomino. John mentioned these minutes right here. There are numerous valid arguments stated in these minutes and rather than run through them all, as I saw the agenda how lengthy it is, I ask that you sincerely think of our neighborhood and deny this request for a change in zoning. Thank you.

CHAIRMAN JONES:

Thank you, Mr. Buckley. Who else would like to speak?

FLORENCE ORTIZ:

I am Florence Ortiz. I live at 412 Parkway West, which is the subdivision known as Rancho Park. I've lived there with my family for twenty years and we have been besieged over the years with attempts to commercialize, to put multiple dwellings, professional offices. In every instance, when there was sufficient notice, the individuals who live in that community have come down in force to oppose it. I personally was not able to be here at the time the Trammell Crow Shopping Center was approved; but again, to repeat what this gentleman said, it was approved, as I understood, on very good authority, on the basis that Palomino would remain the buffer. There was no question, it was my understanding, that that would remain the buffer for any encroachment in anything else but residential. One of the things I am concerned about here tonight is--I would like to ask a question. How much notice is required to be given to the people in the area as to an intent to change the zoning?

CHAIRMAN JONES:

What do we have, two weeks, ten working days?

MR. BROWN:

Ten days.

FLORENCE ORTIZ:

I would like to make this point. Although this notice is dated July 30, it was received by us today. My neighbor across the street who had to work tonight--I went across to discuss it with him and his also was received today. I don't know when these other people received theirs, but I feel that that in itself is a reason why a greater number of people are not down here. With all due respect to Mr. Sala--I have known him for a good many years--I am a real estate broker myself, and his comments from Mr. Kaltenborn from whom we bought our lot twenty years ago and built our home--some of the property that he talks about with weeds on it, I might comment, are part of the corrals, etc. belonging to Judge Claiborne. He is very much opposed to it, if he holds the opinion he had when the Trammell Crow Shopping Center was approved. The gentleman who preceded me spoke very eloquently and I really don't think I have more to say, except to oppose this strenuously and hope that you will not pass it.

MR. SWESSEL:

Ma'am, can I ask you a question? That notice that you got, did it come in the mail from the City...

FLORENCE ORTIZ:

No.

MR. SWESSEL:

because my understanding is that anybody within a radius of 300 feet is notified and you're more than 300 feet from this project so the City isn't bound

to notify residents past 300 feet--is that correct, Mr. Brown?

MR. BROWN:

We did in this case.

MR. SWESSEL:

You did in this case.

CHAIRMAN JONES:

Next.

MICKEY KAULIM:

My name is Mickey Kaulim. I live at 536 Parkway West. I have been here on a number of occasions when I've been approached to sell my property to a gasoline operator who wants to put a gas station on the corner--great corner, high density, a lot of traffic. I'm the gentleman that sent the notices around to all my neighbors. I made 100 copies, including Mr. Kaltenborn, he got one too. When Mr. Kaltenborn expresses his opinion, I'm going to express my opinion. If we want it commercial, all we have to do is just go out and sell all of our property off to people that want to develop this property here. It's been developed. I tried to buy the corner across the street from me. A fellow just put a big mound of dirt up there, as Mr. Moran had told you, and killed all my rose bushes and everything else out there, but he wants to build a 27,000 square foot home out there. He'll be overlooking Quail Park when he gets it up. We've got one Quail Park and it's great and it looks marvelous, and I think that's where it belongs--one. It's a beautiful structure. I go by it every day and I see all the kids going by too going to school from across Alta and Rancho. It's a high density area and we don't need any more commercial out there. I thank you. (Clapping)

MADISON B. GRAVES II:

My name is Madison Graves II, 2323 Palomino Lane. I think probably all of you remember me up there. I was involved in all the controversial zoning over there before. I think most of you know what we are doing with Palomino Lane. We've completed a couple of houses there--all in the \$300,000 range. We've revamped one. We should be under construction in two weeks with twenty more--all in the \$300,000 price range. On behalf of myself and Bob Scott, who lives on the corner, we are both very much opposed to the commercial zoning. I really have never opposed anything before, but if you remember...

MR. SWESSEL:

Excuse me, Maddy, there're not going commercial, they're asking for P-R.

MADISON B. GRAVES II:

Pardon me, P-R, office. We're very much opposed to

that. We feel we are making it a prime residential area and that this land certainly could lend itself to that. If you recall the zoning with Trammell Crow, and later with Palomino Gardens, etc., the line was drawn at Palomino Lane, as already been brought out, but that is the case. It was drawn at Palomino Lane as the northern boundary and 200 feet on Palomino Lane for commercial, 200 feet to the south, that had to all be residential, so was Rancho and Palomino. I think we should certainly adhere to this. We're trying to put one hell of a nice development in there. Thank you. (Clapping)

CHAIRMAN JONES:

Next.

WALTER ZUCKER:

I'm Walter Zucker. My wife and I just bought our house a year ago at the corner of Parkway West and Alta. We've got one monstrosity we are looking at right now--the hill across the street from our house. Let me tell you, I'm cleaning that pool constantly; but anyway, Quail One, I'm going to dispute the gentleman that said it's 70% occupied--it isn't. There are very few people in that park at the present time that are occupying, or even have a sign saying they are going to occupy, buy or lease, Quail One. Quail One is not even nearly occupied and they are completely done with it. You're going to put up Quail Two and you're going to have empty offices there for a long time. There was a light put up on Rancho for school children this past wintertime and springtime--it just started functioning in June. Even though my wife and I don't have children, we see the school buses and school children come by our area. I see the cars coming down Alta fast, and you ought to see them on Rancho. Trucks you'd never believe on Rancho. I had the truck sign put up on Alta--it doesn't mean a damn thing because there's trucks going up and down our street like it's unreal. You don't need any more new office buildings. This is supposed to be a prime area, a nice residential area. Okay, you say, don't stop progress. You have to think about the person that owns their homes in that area that bought intending to have it as a residential area. There's plenty of commercial development in this town that you don't have to add something else to go into a residential area. I oppose it and I will fight. It's been twenty-five years since I've been in the chamber. I fought City Hall twenty-five years ago, back in the suburbs of Cleveland, Ohio, and if I have to fight here I'll do it again. Thank you. (Clapping)

CHAIRMAN JONES: Thank you, sir, anyone else?

CHUCK SANTELMAN: Chuck Santelman, 2550 Palomino Lane. Just one comment--I fear this northward progression of progress, or whatever, and I think if you approve this tonight, then when Dr. Boyer comes in in a few weeks and wants to have his clinic across the street, right in front of Bob Scott's house, it's going to be awfully hard to turn that down. We fought that one and it has been turned down. I would like to see this defeated. I think the Palomino buffer should remain. Thank you. (Clapping)

CHAIRMAN JONES: Alright, thank you, Anyone else? I can't think of the gentleman's last name with M.C.R. and Johnny Ribeiro--we'll give you a chance for rebuttal here to all of these folks.

JAY THOMAS: I will make it very brief, sir. The first gentleman mentioned moving away, a developer develops and takes off. I must remind him that 50% of these people in these offices own their offices and are paying just as a home. At least three of these tenants live within walking distance of this particular site. Trying to build houses on these lots, the maximum yield would be approximately eight lots. At the price that the owners demand, that is \$250,000 per lot raw ground. To the gentleman who questions our 70%, he is welcome to come down tomorrow and we'll show him the rolls. I will close there--that's all the rebuttal I could have.

MR. SWESSEL: Can I ask a question?

CHAIRMAN JONES: Yes, any questions of the builder or the opposition?

MR. SWESSEL: I want to ask you how far back from the road are you building this?

JAY THOMAS: 95 feet.

MR. SWESSEL: How many office buildings do you propose in that park?

JAY THOMAS: There are four buildings. There could be--the number of tenants is hard to determine because you don't know how much space they will take--probably in the neighborhood of thirty to forty at the most.

MR. SWESSEL: How many parking areas?

JAY THOMAS: We have parking 1 to 245 square feet, which is more than required.

MR. SWESSEL: That's all the questions I have.

CHAIRMAN JONES: Anyone else have any questions? Mr. Canul.

MR. CANUL: How many square feet in the building?

JAY THOMAS: Approximately 52,000.

MR. CANUL: And the minimum you can sell this condominium will be 1,200 square feet?

JAY THOMAS: Approximately 1,200. Most of our users, in fact, the one I just met with today at Quail Park One, is taking 5,000 feet.

MRS. COLEMAN: What are you doing?

CHAIRMAN JONES: I was just doing a little quick figuring. I was just thinking how many total units would be in the new addition--it would be approximately forty.

JAY THOMAS: That would be a maximum.

CHAIRMAN JONES: Alright, any other questions?

JAY THOMAS: Might I point out that the Quail Park Two will be entirely owned--it will be a condominium.

KEVIN BUCKLEY: Is that subject to change?

JAY THOMAS: What?

KEVIN BUCKLEY: The fact that if the condominiums do not sell, is it possible that you would have to lease it?

JAY THOMAS: It's not impossible, yes sir.

CHAIRMAN JONES: Mr. Moran, one final...

JOHN MORAN, JR.: Just very brief in rebuttal. I would just like the Planning Commission, again, to consider the words that were said on July 6, 1977 by another developer who was before you at that time. In part, that developer for Trammell Crow, who was promoting his project too, just like these gentlemen are, said, "We are putting an R-E to the north to stop any commercial growth that might go up Rancho." Gentlemen, you got us the last time with the buffer

zone, and hopefully, you won't do it again. You'll think about our kids in the area and the type of residences that are bordering this proposed project because it's completely enclosed on all sides--the south side with residences. I would ask you again to deny the application.

CHAIRMAN JONES:

Alright, thank you very much. I'm going to close the public hearing and call for a Motion.

MR. KENNEDY:

I have a question probably of staff. When was Quail Park One zoned P-R? Has that always been P-R?

MR. BROWN:

Years ago.

MRS. COLEMAN:

No. Part of it was, but the upper portion to Palomino wasn't.

MR. KENNEDY:

They didn't have to adhere to a buffer zone on the south side of Palomino?

MRS. COLEMAN:

No, but I'd bring your attention as the Planning Commission to the point. Mr. Moran has been quoting from the minutes of 1977. I could quote you from the minutes of 1979 when we made a study of the area in the hospital section, and if you will remember, we had all the maps, and we made this a transition area. The transition area shows that from Palomino north is R-1. We made a covenant with the people at that time that that was what we were going to do. I cannot see that we should step out of that right now. I especially remember the piece across the street that the owner has been up here for P-R zoning and something else; but anyway, he's been before us for about three different times and every time we have turned him down because the thinking was that we would not go north of Palomino with any development except residential. I think we have a covenant with the people. (Clapping)

MR. SWESSEL:

Mr. Chairman, I wasn't on here July 6, 1977. My understanding, and you can correct me Mrs. Coleman if I'm wrong, the buffer zone was on the west side of Rancho Road. There was nothing said about the east side.

MRS. COLEMAN:

No. This is the east side. There's the health center, the Valley Hospital, the industrial commission, Southern Nevada, all of this, and all this up here to Alta. That was the map you approved not six months ago.

(Clapping)

MR. SWESSEL:

We've got an island in the middle of the street, between streets. I don't know where C-1 came in and Quail Park One--how long ago--staff doesn't even know. Evidently, we've got C-1 there. We've got this parcel inbetween proposed Quail Park Two and north of that we've got the atrocious mound of dirt. There's nothing left on Rancho to rezone after this. I would hate to think six months from now have some applicant come in here and these gentlemen are asking for C-1, but they say it's P-R, they're not asking for C-1. I hate in six months to have McDonalds come in here and ask for C-1 and this group approve them.

MRS. COLEMAN:

That's not very likely.

MR. SWESSEL:

It could happen. Mr. Chairman, I think this is a good project and I believe it blends in well with the area, and with that, I'm going to move for APPROVAL from R-E to P-R.

(Voting)

CHAIRMAN JONES:

It has been DENIED. This does go before the City Commission on September 3 at 2 o'clock in these chambers, so keep that in mind. This is only Round One. You've got Round Two coming up.