

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

29233-869
6-980-10-9

Nevada State Library
Documents Section
OCT 7 1980

AGENDA

CITY PLANNING COMMISSION

OCTOBER 9, 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 August 14, 1980
and a special meeting held August 25, 1980.

OLD BUSINESS:

1. Z-24-80

(Abeyance Item
from 4/10/80)

(Withdrawn by
Applicant)

Application of BECKER AND SONS for reclassifi-
cation of property generally located on the
east side of Michael Way, 500 feet south of
Cheyenne Avenue, from R-D to R-PD9 and R-PD20.

Proposed Use: Medium High Density
Condominiums and Medium
Density Detached Single
Family Homes

2. Z-107-77

Review of Condition

Request of AMERICAN MANAGEMENT CORPORATION
to allow an opening in the block wall along
the Ellis Avenue side of the property for a
driveway which was prohibited in the conditions of
approval on property located at 1701 West
Charleston Boulevard, C-1 Zone.

NEW BUSINESS:

1. TENTATIVE MAP

TORREY PINES CLUSTERS

Property generally located at the southwest
corner of Torrey Pines Drive and Balzar
Avenue, N-U Zone.

Owner: Vertex, Inc.; Tandem Equities, Inc.;
Tandem Developments, Inc.

Subdivider: Tandem Developments, Inc.

No. of Acres: 5.5+ No. of Lots: 72

2. A-15-80(A)

Petition of Annexation submitted by NEVADA
POWER COMPANY to annex property generally
located on the north side of Sahara Avenue,
approximately 600 feet west of Jones Boulevard,
approximately 9 acres.

3. VAC-16-80

Petition of Vacation submitted by MARGARET WILHELM JAMES, to vacate the west 10' of the west 40' of Bradley Road commencing at the north right-of-way line of Iron Mountain Road and extending northerly a distance of 632'+.

4. VAC-17-80

Petition of Vacation submitted by ELAINE VARLIN McCORMICK, to vacate Aledo Street, a 60' right-of-way between the southerly right-of-way line of Fremont Street and the northerly right-of-way line of Russel Avenue.

5. Z-75-80

Application of KEITH A. HAFEN for reclassification of property located at 4899 East Owens Avenue, from R-2 to R-3.
Proposed Use: Apartments

6. Z-76-80

Application of SONSHINE CARPET, INC. for reclassification of property located at 2047 Houston Drive, from R-1 to P-R.
Proposed Use: Office

7. Z-77-80

Application of VILLA BONITA OESTE for reclassification of property generally located on the east side of Michael Way between Lake Mead Boulevard and Vegas Drive, from N-U to R-1.
Proposed Use: Medium Low Density
Detached Single Family
Residences

8. Z-78-80

Application of KARL STEVENS for reclassification of property located at 4318 West Charleston Boulevard, from P-R to C-1.
Proposed Use: Class III Second Hand Dealer

9. Z-79-80

Application of NEVADA ESCROW SERVICE, INC. for reclassification of property generally located at the northwest corner of Rancho Road and Meade Avenue, from R-E to M.
Proposed Use: Outdoor Amusement Center

10. Z-26-80

REVIEW OF
CONDITION

Request of MAYNARD RICHARDS to rescind the condition of approval which prohibits access to Howard Avenue on property generally located on the southwest corner of Eastern Avenue and Howard Avenue, P-R zone.

11. Z-68-78

REINSTATEMENT AND
EXTENSION OF TIME

Request of ROSS-STAYNER-BASINGER for an Extension of Time on property located at 4979 and 4999 East Owens Avenue, R-2 (under Resolution of Intent to R-3).

September 24, 1980

NOTICE OF HEARING

OCTOBER 9, 1980

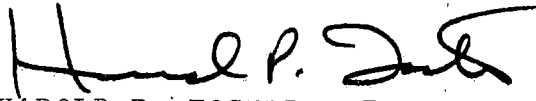
Notice is hereby given that on October 9, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-16-80 PETITION OF VACATION SUBMITTED BY MARGARET WILHELM JAMES TO VACATE THE WEST TEN FEET (10') OF THE WEST FORTY FEET (40') OF BRADLEY ROAD COMMENCING AT THE NORTH RIGHT OF WAY LINE OF IRON MOUNTAIN ROAD AND EXTENDING NORTHERLY A DISTANCE OF 632 FT. $\pm$.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE WEST TEN FEET (10') OF
THE EAST FORTY FEET (40') OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 1,
TOWNSHIP 19 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 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

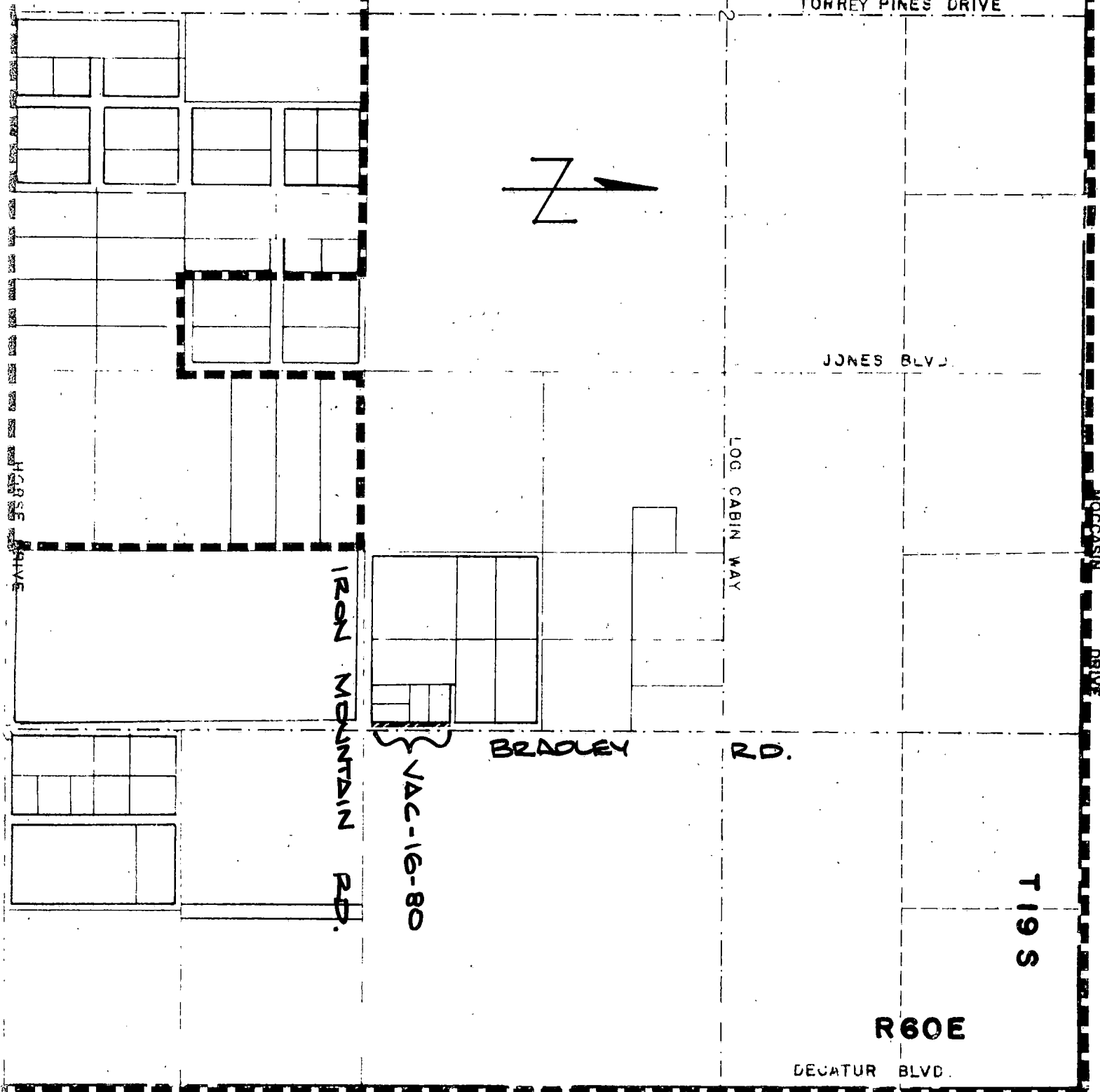
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED

SEP 24 10 22 AM '80

CITY CLERK



LINDA
September 26, 1980

NOTICE OF HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-17-80 PETITION OF VACATION SUBMITTED BY ELAINE VARLIN
McCORMICK TO VACATE ALEDO STREET, A 60 FT. RIGHT-OF-WAY
BETWEEN THE SOUTHERLY RIGHT-OF-WAY LINE OF FREMONT
STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF RUSSEL
AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1,
TOWNSHIP 21 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 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. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE.)

LINDA O.
September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-75-80 KEITH A. HAFEN FOR RECLASSIFICATION OF PROPERTY LOCATED AT
4899 EAST OWENS AVENUE.

FROM: R-2 (TWO FAMILY RESIDENCE)

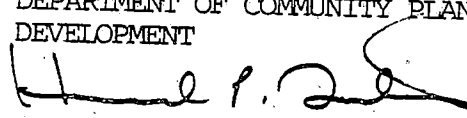
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT NINE (9) IN
BLOCK ONE (1) OF HAPPY VALLEY RANCHOS, TRACT ONE (1).

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

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

(SEE LOCATION MAP ON REVERSE SIDE.)

OWENS AVE

AVENUE

40'

40'

OWENS BLVD

50'

NELLIS

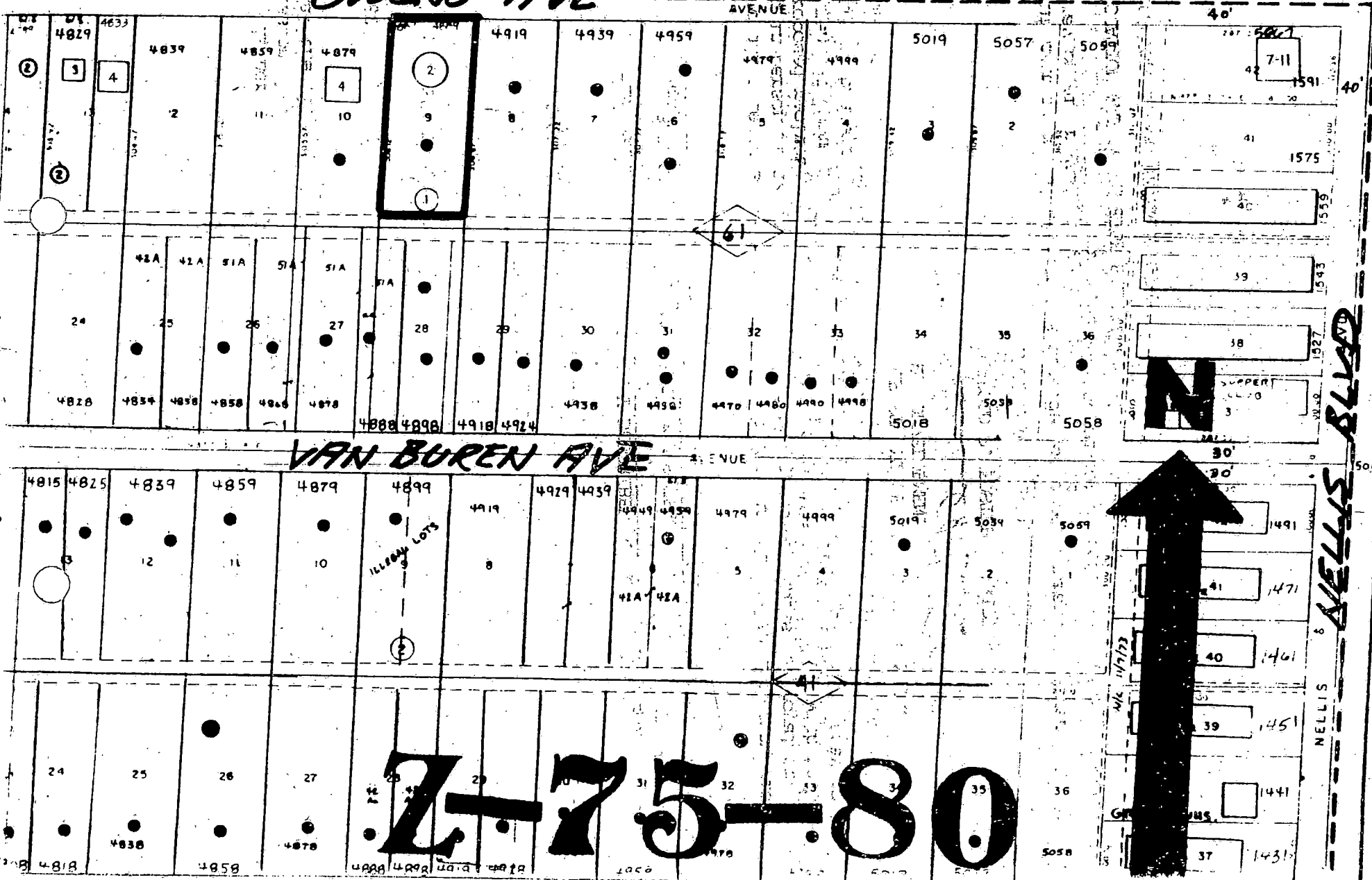
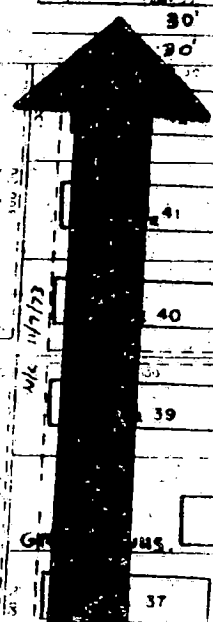
N

VAN BUREN AVE

AVENUE

ILLINOIS LOTS

Z-75-80



September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-76-80 SONSHINE CARPET, INC. FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 2047 HOUSTON DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

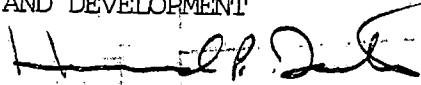
PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT ELEVEN (11)

IN BLOCK SIX (6) OF CRESTWOOD HOMES TRACT 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.

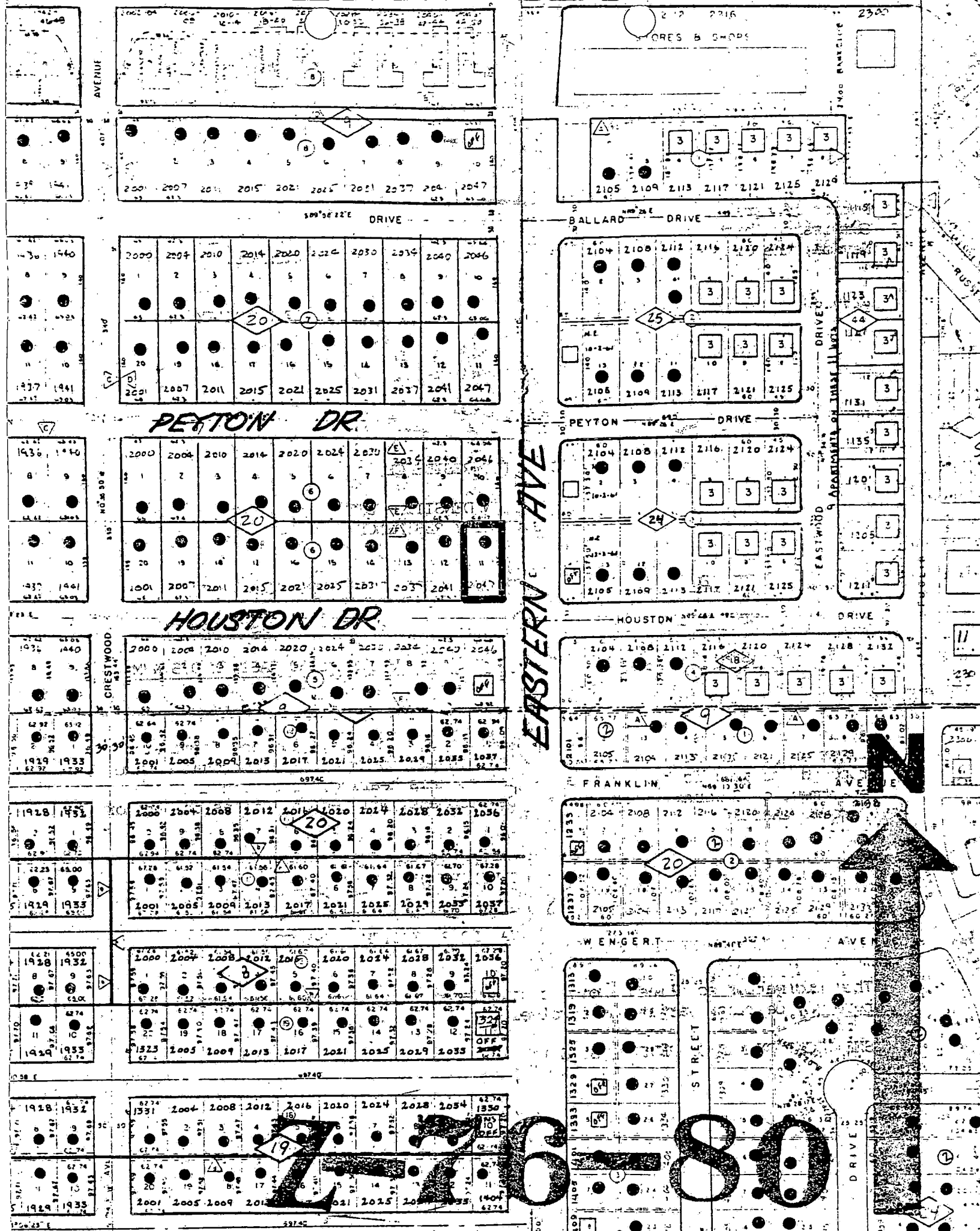
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)

BLVD



September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-77-80 VILLA BONITA OESTE, INC. FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF MICHAEL WAY BETWEEN
LAKE MEAD BOULEVARD AND VEGAS DRIVE.

FROM: N-U (NON-URBAN)

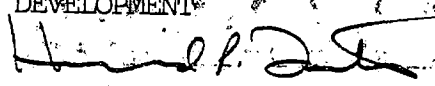
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: MEDIUM LOW DENSITY - DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE
WEST HALF (W $\frac{1}{2}$) OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

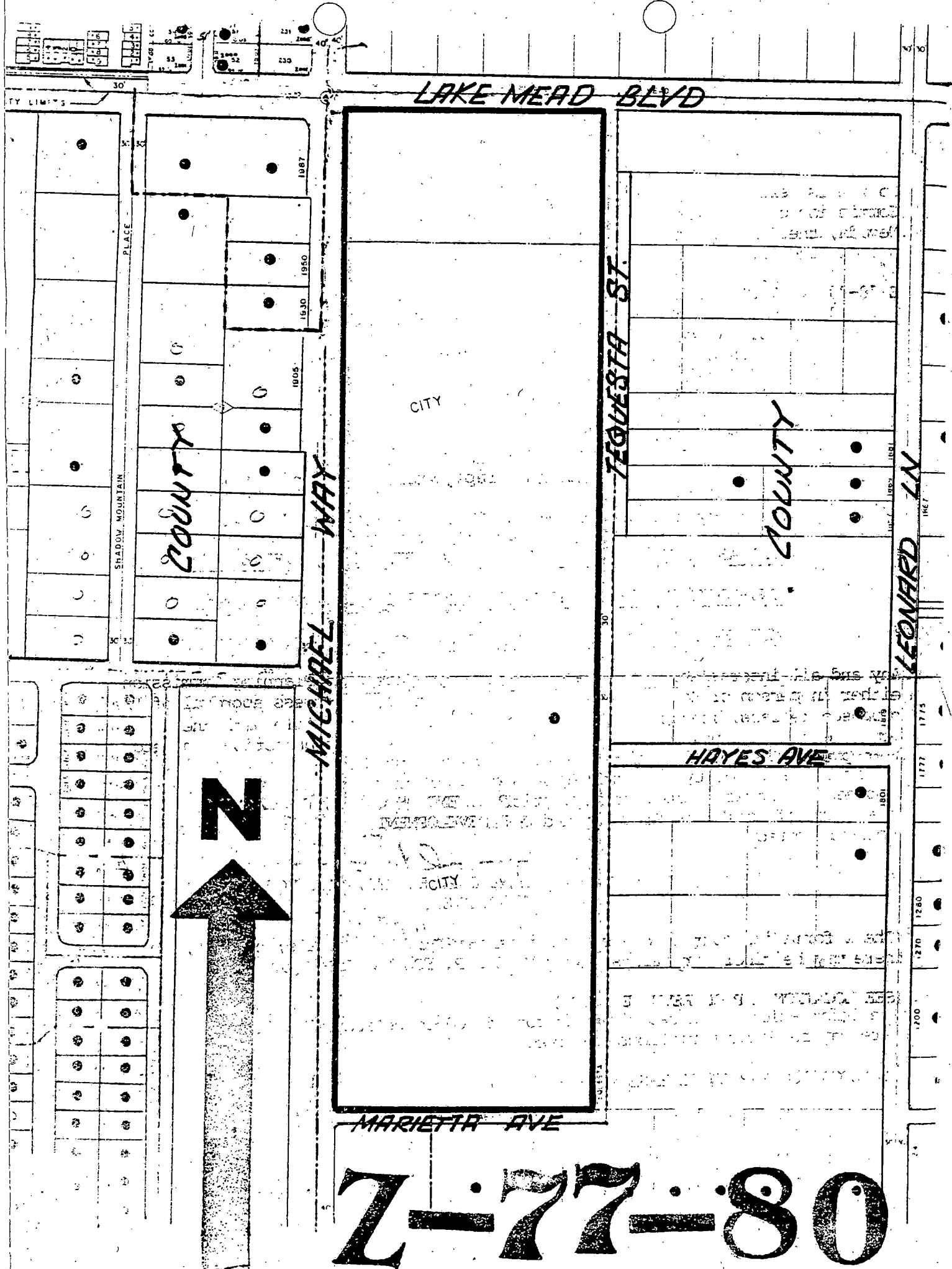
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING AND
DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)



Z-77-80

September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-78-80 KARL STEVENS FOR RECLASSIFICATION OF PROPERTY LOCATED AT
4318 WEST CHARLESTON BOULEVARD.

FROM: P-R (PROFESSIONAL OFFICES & PARKING)

TO: C-1 (LIMITED COMMERCIAL)

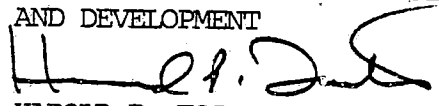
PROPOSED USE: CLASS III SECOND HAND DEALER
(Coins, scrap jewelry, gold and etc.)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT TWELVE (12)

IN BLOCK ONE (1) OF HYDE PARK SUBDIVISION NO. 1.

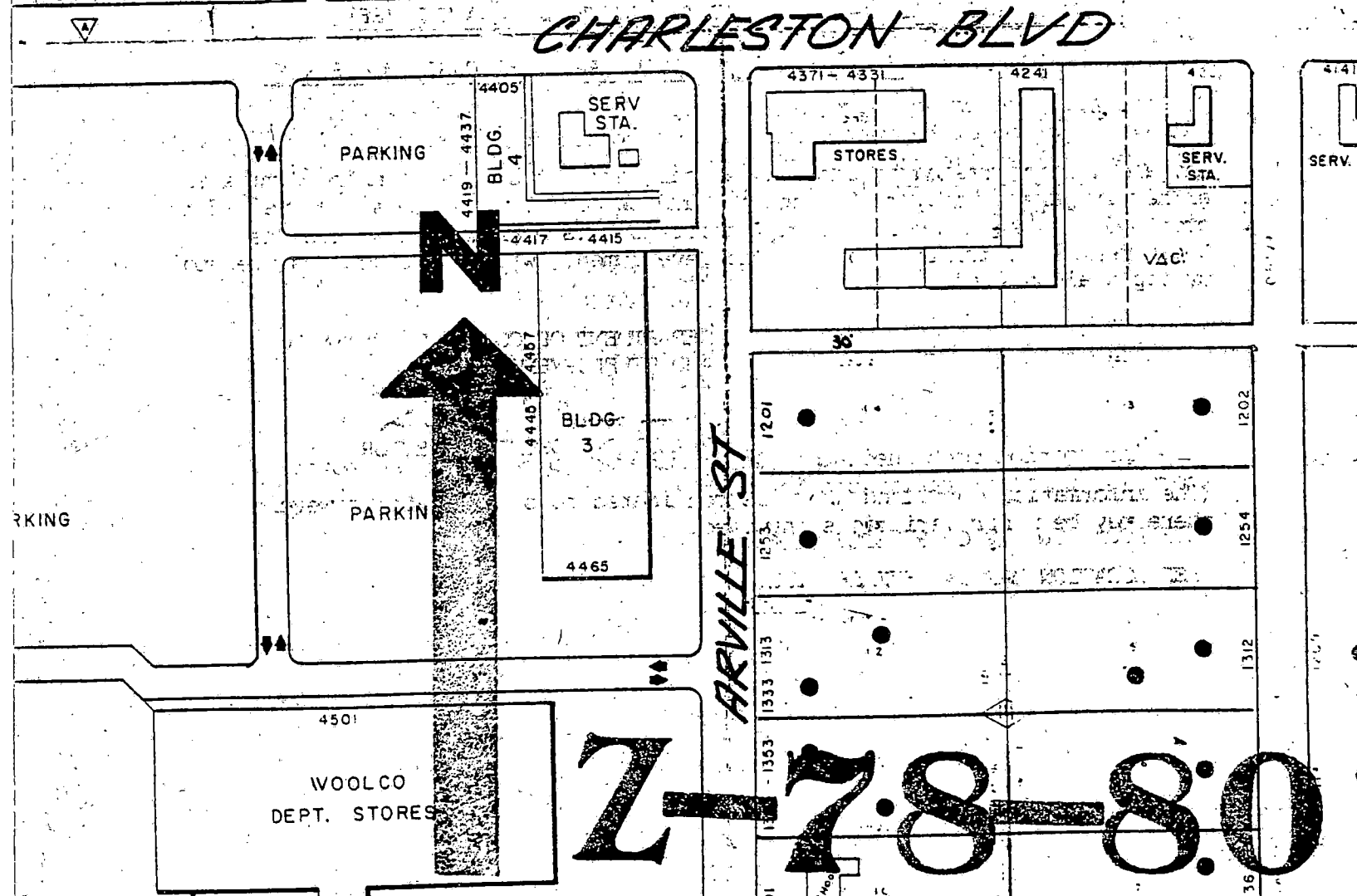
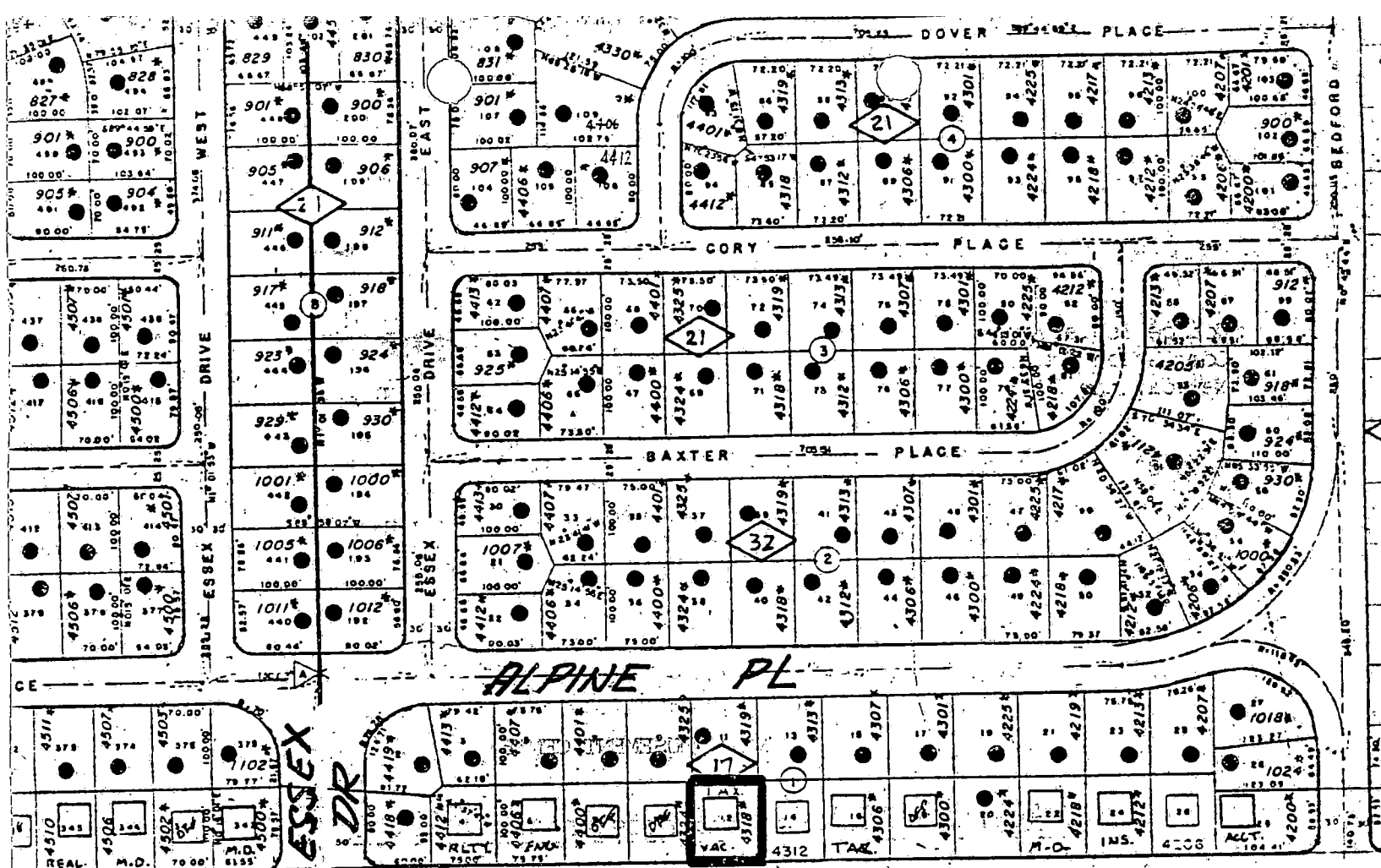
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE.)



September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

Notice is hereby given that on October 9, 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-79-80

NEVADA ESCROW SERVICE, INC. FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF
RANCHO ROAD AND MEADE AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: M (INDUSTRIAL)

PROPOSED USE: OUTDOOR AMUSEMENT CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION

OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)

OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

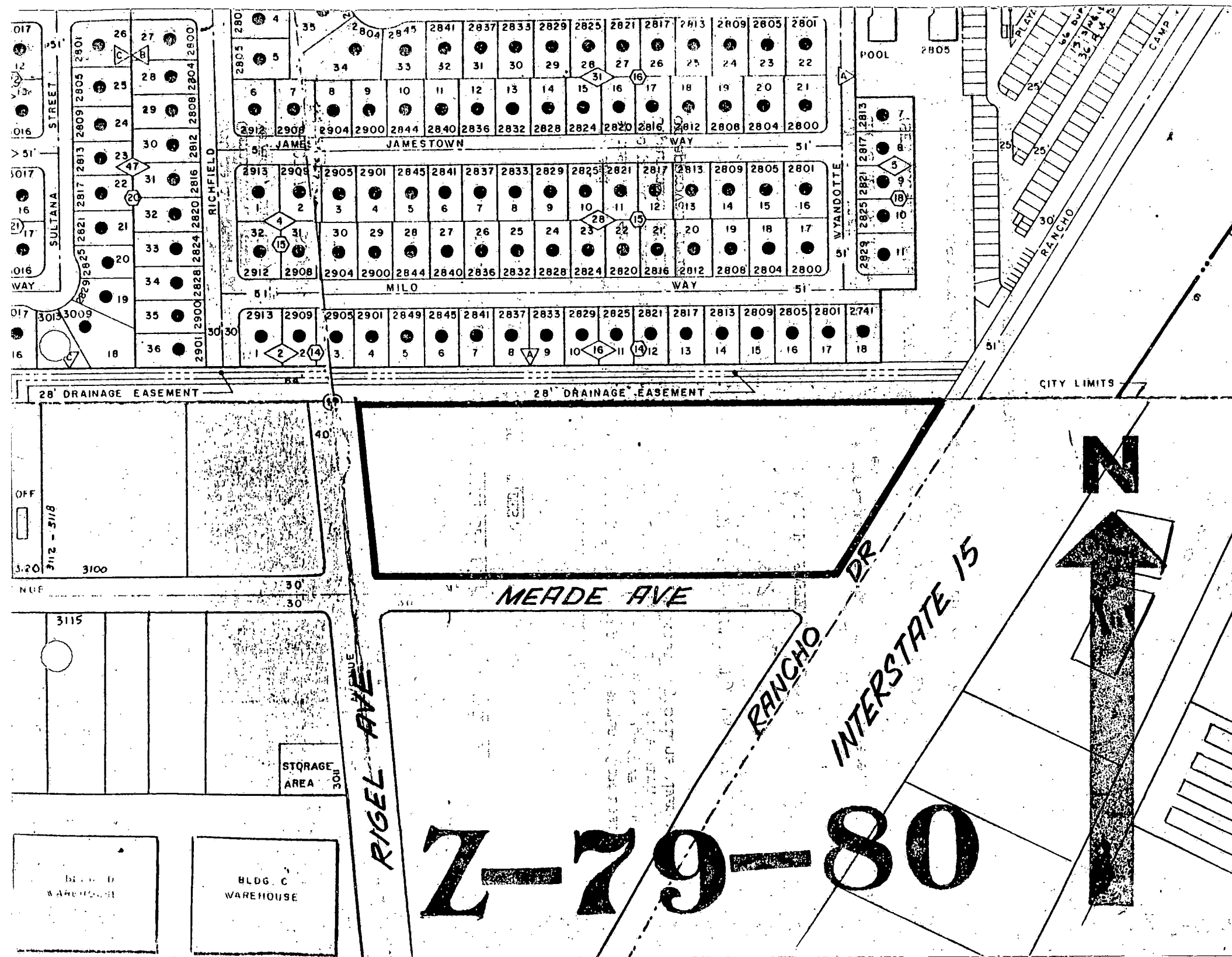
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE.)



September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

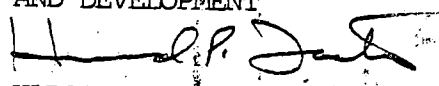
Notice is hereby given that on October 9, 1980 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-107-77 REQUEST OF AMERICAN MANAGEMENT CORPORATION TO RESCIND
THE CONDITION OF APPROVAL WHICH PROHIBITS ACCESS TO
ELLIS AVENUE ON PROPERTY LOCATED AT 1701 WEST CHARLESTON
BOULEVARD, P-R (PROFESSIONAL OFFICES AND PARKING) ZONE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
LOT THREE (3) OF ELLIS ESTATES.

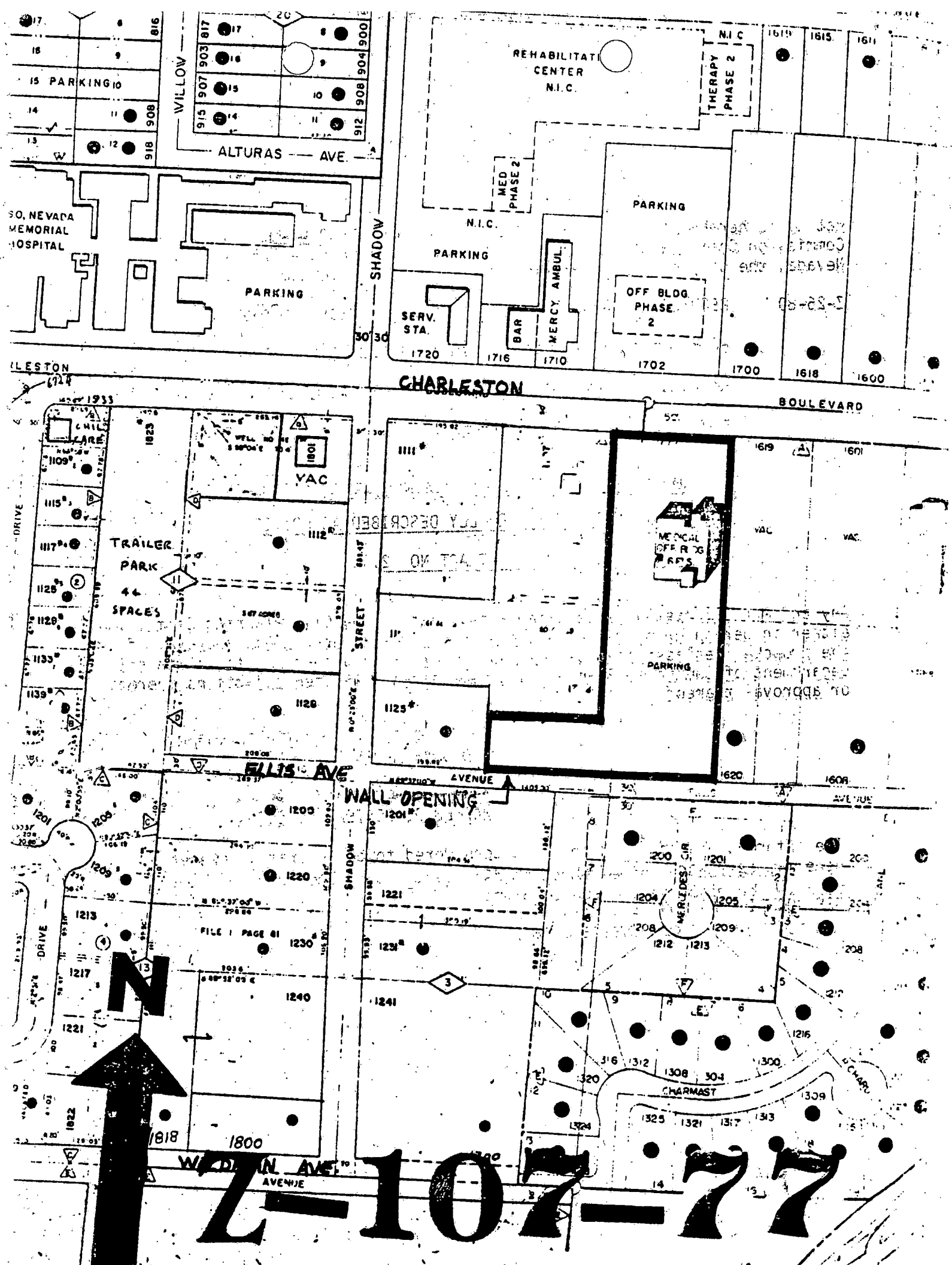
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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September 24, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 9, 1980

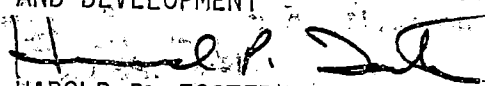
Notice is hereby given that on October 9, 1980 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-26-80 REQUEST OF MAYNARD RICHARDS TO RESCIND THE CONDITION OF APPROVAL WHICH PROHIBITS ACCESS TO HOWARD AVENUE ON PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF EASTERN AVENUE AND HOWARD AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 20,
BLOCK 8, CHARLESTON PARK 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

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

(SEE LOCATION MAP ON REVERSE SIDE.)

1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950
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1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004

ORKEY BLVD

HOWARD AVE

HASSETT AVE

ST LOUIS AVE

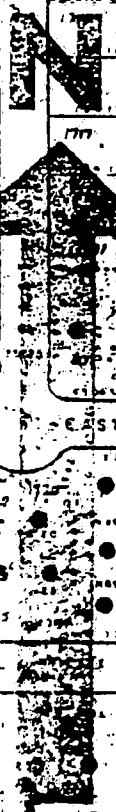
EASTERN AVE

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1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986
1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004

1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950
1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968
1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986
1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004



EAST WOOD

MINUTES

CITY PLANNING COMMISSION

OCTOBER 9, 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, Mrs. Coleman, Mr. Guthrie

EXCUSED: Mr. Swessel, Mr. Miller

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Brett Reale, Assistant Planner
Chris Gellner, Deputy City Attorney
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 City Clerk.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meeting of August 14, 1980 with the following correction. On page 23 the correct spelling of the architect's name in Item 27 is George "Enomoto," not George "Anamoto." She also commented that Mr. Swessel was excused after Item 26, not after Item 7 as the Minutes designate. (Note: The Commission heard Items 1, 2, 3, 26, 4, 5, 6, 7, in that order, and then Mr. Swessel was excused for the remainder of the meeting.)

MRS. COLEMAN also made a Motion for APPROVAL of the Minutes of the special meeting held on August 25, 1980, with the correction under Item 0 that it should read "3 spaces for doctors," not "3 spaces per doctor."

Motion for APPROVAL of the Minutes carried unanimously.

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

OLD BUSINESS:

1. Z-24-80 Application of BECKER AND SONS for reclassification of property generally located on the east side of Michael Way, 500 feet south of Cheyenne Avenue, from R-D to R-PD9 and R-PD20.
(Abeyance Item from 4/10/80) Proposed Use: Medium High Density Condominiums and Medium Density Detached Single Family Homes
(Withdrawn by Applicant)-----

MR. CANUL made a Motion to approve the request for WITHDRAWAL of Z-24-80.

WITHDRAWN

Voting was as follows:

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

Motion for WITHDRAWAL carried unanimously.

2. Z-107-77

REVIEW OF CONDITION

DENIED

Request of AMERICAN MANAGEMENT CORPORATION to rescind the condition of approval which prohibits access to Ellis Avenue on property located at 1701 West Charleston Boulevard, P-R (Professional Offices and Parking) zone. The above property is legally described as a portion of Lot Three (3) of Ellis Estates.

MR. BROWN read a letter from the applicant's attorney which requested this item be held in abeyance because the applicant wished to continue his study of the impact this condition would have on the neighborhood. The Planning Commission would be notified when they wanted this to reappear on the agenda. Mr. Brown also said staff had received one letter of protest.

CHAIRMAN JONES asked if there were any people present regarding this item. There were two protestors. He said that since the letter requesting abeyance was presented to the Commission shortly before the meeting was called to order, this item would be heard at this meeting.

MR. BROWN presented the staff report stating there is now an opening in the block wall on the south side along Ellis Avenue. The condition previously approved was for a 6 foot block wall to be on the south and west sides of the property. Applicant is now applying to have an opening in the block wall to the south legalized because the opening is already there. He quoted from a letter staff received when the application was submitted to the Department of Community Planning and Development as follows:

"We received a construction permit for a curb cut inclusive of removal of a portion of the block wall for ingress and egress."

Mr. Brown said staff has a copy of the permit which does not specify an opening being permitted in the block wall. In fact, if they wanted to have an opening in the block wall, they would have to get a permit for removal of that section of the wall. Staff recommends denial.

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

No one appeared for the application.

STAN KRD LAK, 1710 Waldman, appeared in protest stating his property is exposed to commercial traffic because of the opening in the block wall.

ALAN WHEELER, 1201 Shadow Lane, appeared in protest stating this opening in the block wall has caused cars to park on Ellis Avenue, making it difficult for cars to drive down Ellis Avenue.

MRS. COLEMAN said the only reason this rezoning had been approved in the past was under the condition they close the block wall.

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

MRS. COLEMAN made a Motion for DENIAL of Z-107-77.

Voting was as follows:

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

"NOES" None

2. Z-107-77

(Continued)

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

TORREY PINES CLUSTERS

APPROVED

Property generally located at the southwest corner of Torrey Pines Drive and Balzar Avenue, N-U zone.

Owner: Vertex, Inc.; Tandem Equities, Inc.;
Tandem Development, Inc.

Subdivider: Tandem Developments, Inc.

No. of Acres: 5.5+ No. of Lots: 72

MR. NULL presented the staff report stating this is a condominium project. Staff recommends the following conditions: Proper provisions for sanitary sewer and drainage as required by the Department of Public Services; and that the subdivision meet the requirements of the City's Flood Hazard Reduction Ordinance, and the normal conditions. He stated the applicants have requested a departure from the design criteria of 3 parking spaces/unit. Forty-four of these total spaces are on-street. Traffic Engineering has indicated that parking may have to be removed from Torrey Pines at some future date resulting in the loss of approximately 15 spaces.

CALVIN BLACK, Wallace Engineering, 1100 East Sahara Avenue, consultant for the project, appeared for the application. He said they have three parking spaces for 75% of the units; however, they did count on using Torrey Pines for the remainder of the parking spaces.

MR. NULL said it would be possible to provide for the on-street parking in the Second Phase of this project.

MRS. COLEMAN asked if the Commission could approved the First Phase, allowing parking on Torrey Pines until the Second Phase is begun, at which time they will provide for the additional 15 parking spaces in the Second Phase.

CALVIN BLACK consented to this proposal.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Torrey Pines Clusters with 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. Proper provision for sanitary sewer and drainage as required by the Department of Public Services.
3. The subdivision to meet the requirements of the City's Flood Hazard Reduction Ordinance.
4. Fifteen additional parking spaces are to be provided in the next development phase of Torrey Pines Clusters to compensate for the reduction of parking spaces permitted in this development.

1. TENTATIVE MAP
(Continued)

5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

2. A-15-80 (A)
APPROVED

Petition of Annexation submitted by NEVADA POWER COMPANY to annex property generally located on the north side of Sahara Avenue, approximately 600 feet west of Jones Boulevard, approximately 9 acres.

MR. NULL presented the staff report stating the County zoning is R-E with an R.O.I. to C-2. This would be comparable to an N-U with an R.O.I. to C-1 in the City. The County Commissioners approved this rezoning on February 6, 1979. When they did that they made a stipulation that it had to be approved also by the City Commission. The City Commission held a special meeting on February 13, 1979 and agreed to the rezoning request. Public Services indicates the nearest sewer connection is at Lindell and Sahara Avenues. Nevada Power Company is going to use this site for its headquarters office building. Staff recommends approval.

JOHN MCCARTHY, Nevada Power Company, 4th and Stewart, appeared for the application. He presented a rendering of the proposed building.

The Commissioners commented on what an attractive building it will be judging from the rendering.

JOHN MCCARTHY said Nevada Power Company hopes to get bids on the building next month and they want to start construction as soon as possible because of their space requirements.

MR. KENNEDY made a Motion for APPROVAL of A-15-80 (A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. VAC-16-80
APPROVED

Petition of Vacation submitted by MARGARET WILHELM JAMES to vacate the west ten feet (10') of the west forty feet (40') of Bradley Road commencing at the north right-of-way line of Iron Mountain Road and extending northerly a distance of 632 feet plus. The above property is legally described as a portion of the West Ten Feet (10') of the East Forty Feet (40') of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 1, Township 19 South, Range 60 East, M.D.B. & M.

MR. NULL presented the staff report stating the applicant has requested this vacation because she needs a minimum of 43,560 square feet per lot to have an on-site septic tank and a well. The utility companies and City departments have

3. VAC-16-80
(Continued)

no objection to this vacation, with the following conditions:
That the City retain a perpetual easement for roadway purposes over the area to be vacated, as well as the normal conditions. The City will thus have the ability to build an 80 foot road using this property in the future.

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

The applicant did not appear, nor any persons in favor or against.

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

MR. GUTHRIE made a Motion for APPROVAL of VAC-16-80, subject to the following conditions:

1. That the City retain a perpetual easement for roadway purposes over the area to be vacated.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on October 15, 1980 at 2:00 P.M.

4. VAC-17-80
DENIED

Petition of Vacation submitted by ELAINE VARLIN MCCORMICK to vacate Aledo Street, a 60 foot right-of-way between the southerly right-of-way line of Fremont Street and the northerly right-of-way line of Russell Avenue. The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 21 South, Range 61 East, M.D.B. & M.

MR. NULL presented the staff report stating staff recommends denial because the closing of Aledo Street would deny access to Fremont Street at this location for many property owners and residents who reside in the area.

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

JOHN O'BRIEN, 225 East Bridger Avenue, attorney representing the applicant, appeared stating they are in the process of purchasing the fourth property that adjoins Aledo Street. They are seeking this vacation for safety purposes. The applicant has operated "The Green Shack" restaurant on Fremont and Aledo Streets. The traffic on Aledo Street goes at a high rate of speed and they would not close off Aledo Street, but install speed bumps and slow signs so the patrons crossing the street will not be in jeopardy.

JOSEPH GUSKI, 2620 Russell Avenue, appeared in protest. He said the only access to his tree business is on Aledo Street.

4. VAC-17-80

(Continued)

He doesn't feel there is a speed problem on Aledo Street.

JOHN O'BRIEN appeared in rebuttal saying they will not close off Aledo Street, but just slow the speed down.

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

MRS. COLEMAN made a Motion for DENIAL of VAC-17-80.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on October 15, 1980 at 2:00 P.M.

5. Z-75-80

APPROVED

Application of KEITH A. HAFEN for reclassification of property located at 4899 East Owens Avenue from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Lot Nine (9) in Block One (1) of Happy Valley Ranchos, Tract One (1).

Proposed Use: Apartments

MR. BROWN presented the staff report stating everything is in order in regard to the Plot Plan and staff would recommend approval, subject to the applicant signing an Improvement District Agreement for full off-site improvements on Owens Avenue.

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

KEITH HAFEN, 4020 Stormcrest, appeared for the application. He said he had already signed the Improvement District Agreement for full off-site improvements on Owens Avenue when he built the duplexes.

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-75-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan.
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 systems 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. Satisfaction of City Code requirements and design standards of all City departments.
7. Applicant sign an Improvement District Agreement for full off-site improvements on Owens Avenue.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

6. Z-76-80
APPROVED

Application of SONSHINE CARPET, INC. for reclassification of property located at 2047 Houston Drive, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot Eleven (11) in Block Six (6) of Crestwood Homes Tract No. 4.
Proposed Use: Office

MR. BROWN presented the staff report stating that on the Plot Plan staff would like to eliminate the words "Future Parking" and change it to "Parking." Staff would recommend approval.

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

SHARON BANGLE, 2657 Heritage Court, appeared for the application. She said they do not intend to park any trucks on the premises. Also, it will not be used for Sonshine Carpets, but as a rental for a business.

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-76-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan.
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 systems 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. Satisfaction of City Code requirements and design standards of all City departments.
7. All of the parking shown on the Plot Plan shall be installed at the time the property is converted to a P-R use.

6. Z-76-80

(Continued)

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

7. Z-77-80

DENIED

Application of VILLA BONITA OESTE, INC. for reclassification of property generally located on the east side of Michael Way between Lake Mead Boulevard and Vegas Drive, from N-U (Non-Urban) to R-1 (Single Family Residence). The above property is legally described as a portion of the West Half (W 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 24, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Medium Low Density - Detached
Single Family Residences

MR. BROWN presented the staff report stating this property is surrounded with R-E property. This project had been up for rezoning beginning in November of 1979 and was denied by the Planning Commission and the City Commission because the property was not in concert with the adjacent property. Staff does not feel any circumstances have changed so they would again recommend denial.

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

PAUL SCHOFIELD, 516 South 3rd Street, appeared for the applicant. They changed certain lots on Lake Mead Boulevard to R-D lots. There are 36 acres of property involved. There were 142 units proposed. They have cut the number of units down to 140 units. He said this is not a total R-E area, as there is some R-1, R-3, and Commercial.

MRS. COLEMAN asked if this project would have a lot of two-story homes set closely together.

JOHN MIDBY, 2800 West Sahara Avenue, appeared for the application stating about one out of every four homes would be two stories.

MR. KENNEDY asked what the average size of the lots is.

MR. BROWN said the lots range in size from 70' x 100', 70' x 110', 75' x 100', to 83' x 110'.

CHAIRMAN JONES asked how many persons were present in protest and there were twenty-four.

JUDY HAMILTON, 1660 Leonard Lane, appeared in protest. She submitted a petition with 150 signatures on it. Her family chose this area to live because they wanted more space, less congestion and noise. The schools in the area are filled to capacity at the present time without additional children. This zone change would affect the value of the homes in the area.

MARGARIE DETRAZ, 1950 Michael Way, appeared in protest. She did not like the fact that this has come up for rezoning again and also cited the over-crowding of the schools in the area.

CHAIRMAN JONES commented that even though this rezoning had been denied previously, the applicant may reapply.

7. Z-77-B0

(Continued)

JIM BRYAN, 1965 Leonard Lane, appeared in protest. He feels this change is not in good harmony with the life-style of the neighborhood. Even though a new owner is applying for the rezoning since the past rezoning request, he doesn't feel the neighborhood circumstances have changed at all.

EILEEN SWECKER, 5161 Kirkwood Drive, appeared in protest. She said that during construction of this project the construction trucks would have to drive down Kirkwood, which is a private street owned by the people in the area. This would mean the street would have to be repaired at the expense of the people in the area and they would be liable for any accidents in the street.

PAUL SCHOFIELD appeared in rebuttal. He said there are good and bad homes in the area and they do intend to have some of the homes as large as 2,400 square feet as some of the protestors felt the homes were going to be too small.

JOHN MIDBY also appeared in rebuttal stating this will be a very nice clean project.

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 DENIAL of Z-77-B0.

Voting was as follows:

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

Motion for DENIAL carried by a 3/2 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

B. Z-78-80

DENIED

Application of KARL STEVENS for reclassification of property located at 431B West Charleston Boulevard, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial). The above property is legally described as Lot Twelve (12) in Block One (1) of Hyde Park Subdivision No. 1.

Proposed Use: Class III Second Hand Dealer
(Coins, scrap jewelry, gold, etc.)

MR. BROWN presented the staff report stating staff would recommend approval because of the C-1 east of Essex and the commercial across the street to the south. He said that 25% of the merchandise would be used, which is the reason for the second hand dealership.

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

The applicant did not appear.

VERNON SPRADLING, 4313 Alpine Place, appeared in opposition. He submitted a letter from a property owner in the area who is opposed to this rezoning. They feel one business after another will follow if this is approved.

MR. BROWN said staff has five letters of protest.

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

8. Z-78-80

(Continued)

MR. CANUL made a Motion for DENIAL of Z-78-80.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

9. Z-79-80

DENIED

Application of NEVADA ESCROW SERVICE, INC. for reclassification of property generally located at the northwest corner of Rancho Road and Meade Avenue, from R-E (Residence Estates) to M (Industrial). 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 8, Township 21 South, Range 61 East, M.D.B. & M.

Proposed Use: Outdoor Amusement Center

MR. BROWN presented the staff report stating staff would recommend denial because the noise and traffic would make it incompatible with the solid residential area to the north. He said a petition was submitted this evening which contained 102 signatures in opposition. Before this evening, staff had 60 letters in opposition and a petition with 17 signatures in opposition.

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

ANDREW HINES appeared for the application.

CHAIRMAN JONES asked who was in attendance in opposition and there were 35 persons.

RICHARD WALSH, 2829 Wyandotte, appeared in opposition stating he moved into the area seventeen years ago and when he moved in it was all R-1 and R-E. Every two or three years there is a rezoning request for that area. At the present time there are apartments and a trailer park in the area. He feels the amusement park could be built in a more compatible area.

ANN IRVING, 2905 Milo Way, appeared in opposition stating this is not a compatible land use and would be destructive to the property values in the area. It would destroy the privacy of the property owners.

JOHN MCCALLIE, 2813 Wilmington Way, appeared in opposition. He feels the children in the neighborhood would be in jeopardy when the amusement center is built.

JOHANN MCCLINTOCK, 2840 Milo Way, appeared in opposition. She asked how far away a person could be located from the rezoning and still be notified of the public hearing.

CHAIRMAN JONES said it is 300 feet, or possibly a little farther.

CHARLES HOWELL, 2801 Palm Springs Way, appeared in opposition. He feels there would be too much traffic congestion in the area.

ANDREW HINES appeared saying he examined markets throughout the country and found there is a need for an amusement park in Las Vegas because there are not very many activities for children. He has noise studies to show that Interstate 15 would be noisier than his proposed amusement park. He would only be open nine months out of the year and the traffic

9. Z-79-80

(Continued)

going to and from the amusement center would be going opposite the traffic pattern. He said he would clean up the nearby drainage ditch, since it is such an eyesore at the present time. The amusement center would be positioned on the property and landscaped in such a way to make it less noticeable to the neighborhood. He said it is important to have it located near a major highway. He would own and manage the amusement center himself.

JAY TOCCO, 2904 Richfield, appeared in opposition. He objects to additional traffic in the area, as well as children that would not belong there.

RICHARD WALSH said Mr. Hines' presentation seemed to be a lot of promises and maybes.

ANDREW HINES appeared in rebuttal saying he intends to have 24-hour uniformed security with two-way radios and direct contact with the Metro Police Department.

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

MR. GUTHRIE made a Motion for DENIAL of Z-79-80.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

10. Z-26-80

REVIEW OF CONDITION

APPROVED

Request of MAYNARD RICHARDS to rescind the condition of approval which prohibits access to Howard Avenue on property generally located on the southwest corner of Eastern Avenue and Howard Avenue. The above property is legally described as Lot 20, Block 8, Charleston Park Tract No. 2.

MR. BROWN presented the staff report stating the applicant is seeking ingress and egress to Howard Avenue, which was specifically denied when the rezoning was granted. He said he drove through the area earlier in the day and found in a four block area on Eastern that 15 of the 16 corner lots had ingress and egress from a side street. Staff does not feel that to have an ingress and egress from a side street is improper. The increased traffic on the corner lot is not going to infringe on the traffic on those side streets. Staff recommends approval with the curb cut being located more towards the center of the lot.

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

JOHN CEBULOR, 516 North Main Street, appeared for the application. He had a petition signed by 16 persons in opposition and said he met with those people. He will submit a rescission letter stating they are now in approval of this request because this would put the parked cars now on Howard Avenue onto the applicant's property. The building is going to be used for an advertising agency and for printing. He discussed the situation with the people in opposition and it was agreed that he would put in specified landscaping and a 2 foot high retention wall around the property to shield the asphalt and bumper guards. He did not have enough time

10. Z-26-80
(Continued)

to prepare a letter stating that the people who were in opposition are now in favor of it, but would submit it to the Department of Community Planning and Development.

MR. GUTHRIE made a Motion for APPROVAL of Z-26-80, subject to the following conditions:

1. The parking layout may utilize the existing driveway and shall conform to the requirements of the Department of Community Planning and Development.
2. The property owner shall provide the Department of Community Planning and Development a letter(s) indicating the protestants are in agreement to allowing access onto Howard Avenue as shown on the Plot Plan that was presented at the Planning Commission meeting on October 9, 1980.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

11. Z-68-78
REINSTATEMENT AND
EXTENSION OF TIME
APPROVED

Request of ROSS-STAYNER-BASINGER for an Extension of Time on property located at 4979 and 4999 East Owens Avenue, R-2 (under Resolution of Intent to R-3).

MR. FOSTER presented the staff report stating this is the second request for an Extension of Time. They are having problems getting their loan application processed so they would like a one-year extension.

MR. CANUL made a Motion for APPROVAL of Z-68-78, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. Z-66-73
PLOT PLAN REVIEW
APPROVED

Request of DR. JOHN PAYNE for a Plot Plan Review on property located at 2401 Plaza Del Grande, C-1 zone.

MR. FOSTER said this is a minor plot plan change to allow a room addition in the Spanish Oaks Subdivision. Staff would recommend approval.

KEITH MACKENZIE, 3680 Gina Place, general contractor, represented the applicant.

1. Z-66-73
(Continued)

MR. CANUL made a Motion for APPROVAL of Z-66-73, Plot Plan Review, subject to the following condition:

1. Conformance to the Plot Plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-106-79
REVIEW OF CONDITION
AND EXTENSION OF
TIME
APPROVED

Request of LLOYD E. CLARK to rescind conditions pertaining to parking spaces on property located at 2025 West Hastings Avenue, P-R zone.

MR. FOSTER said this is a request to change the parking requirement by removing the garage and putting in additional parking to the rear of the building. The applicant has found out this will be a substantial expense and would like to be able to put the four parking spaces in the front of the building, one being in the garage. Applicant is 1.5 feet short of having the third parking space on his property as it encroaches on unimproved right-of-way for Hastings Avenue. He is requesting an encroachment permit to use that right-of-way for that purpose. Staff recommends approval, especially since the hospital will probably purchase this property in the future, so it would be futile to have a lot of expense due to the parking spaces.

LLOYD E. CLARK, 3604 Apache Lane, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of Z-106-79, Review of Condition and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

3. Z-35-79
REINSTATEMENT
AND EXTENSION
OF TIME
APPROVED

Request of JOHN G. GUBLER for a Reinstatement and Extension of Time on property generally located on the west side of Wardelle Street between Bonanza Road and Harris Avenue, R-PD23 zone.

MR. FOSTER said this is the first request for an extension of time and staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-35-79, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

4. AV-12-80

APPROVED

Request of T. RAY WATSON for an Administrative Variance on property located at 1229 South 8th Street, R-1 zone.

MR. FOSTER said this is a situation where the provisions of the zone ordinance allow you to have encroachments on the side and rear yards when they have existed for at least ten years. The covered carport and enclosed storage area have been there for ten years and come within 2.8 feet from the side property line. Normally, a 6 foot setback would be required on this side. Staff recommends approval.

T. RAY WATSON said his house is old and he has the approval of his next-door neighbor for this variance. This would not be enclosed. They are requesting the variance so that they will be in accordance with the law.

MR. CANUL made a Motion for APPROVAL of AV-12-80, subject to the following condition:

1. Conformance to the Plot Plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

5. Z-53-78

EXTENSION
OF TIME

APPROVED

Request of ARVILLE LAND AND INVESTMENT CORPORATION for an Extension of Time on property generally located on the northeast corner of Arville Street and Tara Avenue, R-1 zone.

MR. FOSTER said this is the second request for an extension of time and staff recommends approval for one year.

MR. KENNEDY made a Motion for APPROVAL of Z-53-78, Extension of Time.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 5, 1980 at 2:00 P.M.

6. Z-32-80

AMENDMENT TO
RESOLUTION AND
REVIEW OF
CONDITION

ABEYANCE

Request of EDD BECKER for a Review of Condition and to change the height of a required block wall and to reduce the area approved for C-2 zoning on property generally located on the northeast corner of Spencer Street and Sahara Avenue, P-R, C-1 and C-2 zones.

MR. FOSTER presented the staff report stating the applicant has found he does not need as much area for C-2 as he had anticipated, so he has made a request to reduce that area.

6. Z-32-80
(Continued)

approximately in half. However, that will require a public hearing. He is in the process of going through a parcel map dividing it into three parcels, one for the C-1, one for the C-2, and one for the P-R. There was a condition that there be a block wall along the C-2 area to the north and east. He would like this condition changed so it would be applicable to his development plan where the new C-2 line will be. Staff cannot proceed with the parcel map until such time as the block wall is moved over because if staff issued the permit now it would mean the P-R piece would be severed from Sahara Avenue by the block wall. This is for his new car agency. He would like the block wall reduced in height from the front of the building to the street to 3 feet so there is more visibility when people leave the premises so they can see the traffic on Sahara Avenue, as well as more visibility to his agency. Staff would recommend approval.

EDD BECKER said he has someone interested in one piece of the property. They don't want to take the piece in the back because when Spencer was blocked off by a block wall they were not interested in purchasing the property so they decided to go a little wider and take the piece of property fronting on Sahara Avenue. Therefore, his partner and he decided to reduce the place for the agency. The applicant is ready to start building.

MRS. COLEMAN made a Motion for ABEYANCE of Z-32-80, Amendment to Resolution and Review of Condition.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Planning Commission on October 28, 1980 at 7:30 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
OCTOBER 9, 1980

MINUTES:

August 14, 1980
August 25, 1980

- APPROVED - COLEMAN/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

OLD BUSINESS:

1. Z-24-80

- WITHDRAWN - CANUL/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

2. Z-107-77
Review of Condition

- DENIED - COLEMAN/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: Stan Krolak, 1710 Waldman
Alan Wheeler, 1201 Shadow Lane
1 Letter

NEW BUSINESS:

1. TENTATIVE MAP
Torrey Pines Clusters

- APPROVED - COLEMAN/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

SPECIAL CONDITIONS: 1. Proper provisions for sanitary
sewer and drainage as required
by the Department of Public
Services.
2. Subdivision meets the requirements
of the City's flood hazard
reduction ordinance.
3. 15 space on-street parking on
Torrey Pines until they begin
the second phase of this project,
at which time they will provide
for those 15 spaces in second
phase.

2. A-15-80 (A)

- APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

3. VAC-16-80

- APPROVED - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

SPECIAL CONDITION: 1. City retain its perpetual easement
for roadway purposes over the area
to be vacated.

PROTESTORS: 0

4. VAC-17-80

- DENIED - COLEMAN/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: Joseph Guski, 2620 Russell Avenue

5. Z-75-80

- APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: 0

SPECIAL CONDITION: 1. Applicant sign an Improvement
District Agreement for full
off-site improvements on
Owens Avenue.

6. Z-76-80

- APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: 0

SPECIAL CONDITION: 1. "Future Parking" be changed
to "Parking."

7. Z-77-80

- DENIED - KENNEDY/Ayes: Kennedy, Guthrie, Jones,
Noes: Canul, Coleman

PROTESTORS: 24 Persons in audience
159 Signatures on petition submitted at meeting
Judy Hamilton, 1660 Leonard Lane
Margarie Detraz, 1950 Michael Way
Jim Bryan, 1965 Leonard Lane
Eileen Swecker, 5161 Kirkwood Drive

8. Z-78-80

- DENIED - CANUL/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: Vernon Spradling, 4313 Alpine Place
6 Letters

9. Z-79-80

- DENIED - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

PROTESTORS: Richard Walsh, 2829 Wyandotte
Ann Irving, 2905 Milo Way
John McCallie, 2813 Wilmington Way
Johann McClintock, 2840 Milo Way
Charles Howell, 2801 Palm Springs Way
Jay Tocco, 2904 Richfield Street
60 Letters in protest
119 Signatures on petitions
35 Persons in audience

10. Z-26-80
Review of Condition

- APPROVED - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None

SPECIAL CONDITION: 1. Curb cut being located more
towards center of lot.
2. Rescinded petition & signatures of
those same people on map for C.C.
PROTESTORS: 0 (16 signatures on petition that was shown
at meeting, but was rescinded.)

11. Z-68-78 - APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,
Reinstatement and Jones, Coleman
Extension of Time Noes: None
(1 year)

SUPPLEMENTAL AGENDA:

1. Z-66-73 - APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,
Plot Plan Review Jones, Coleman
Noes: None
2. Z-106-79 - APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,
Review of Jones, Coleman
Condition & Noes: None
Extension of
Time (1 year)
3. Z-35-79 - APPROVED - GUTHRIE/Ayes: Canul, Kennedy, Guthrie,
Reinstatement & Jones, Coleman
Extension of Time Noes: None
(1 year)
4. AV-12-80 - APPROVED - CANUL/Ayes: Canul, Kennedy, Guthrie,
Jones, Coleman
Noes: None
5. Z-53-78 - APPROVED - KENNEDY/Ayes: Canul, Kennedy, Guthrie,
Extension of Time Jones, Coleman
(1 year) Noes: None
6. Z-32-80 - ABEYANCE - COLEMAN/Ayes: Canul, Kennedy, Guthrie,
Amendment to Resolution Jones, Coleman
and Review of Condition Noes: None

To: The Board of City Commissioners
Re: Community Planning and Development Agenda Items
October 15, 1980 City Commission Agenda

J. REVIEW OF CONDITION - Z-32-80 - EDD BECKER

The applicant is proposing to utilize a smaller portion of the C-2 area that was approved for his new car agency. As part of that approval, a 6' block wall was required on the north and east sides. He would like to have the block wall apply to only the area he intends to use for his Honda agency and would like to reduce the wall down to 3' on the southern part near Sahara Avenue to increase the visibility of his facility and to eliminate a sight restriction for motorists leaving the agency. The applicant has requested the resolution be amended to reduce the approved C-2 area but this requires a public hearing which is in process of being conducted by the Planning Commission. The change of the block wall location is needed as soon as possible to facilitate the construction on this property and approval of a parcel map that will divide the property into three parcels.

PLANNING COMMISSION RECOMMENDATION -

STAFF RECOMMENDATION - APPROVAL

(SEE ATTACHED LOCATION MAP)

PLEASE Print YOUR NAME AND ADDRESS.

NAME

ADDRESS

ALAN WHEELER

1201 SHADOW LANE ✓

Calvin L. Black

1100 E SANADA ✓

John D. O'Brien

225 E Bridger #210 ✓

Joseph J. Gusk

2104 Isabelle Ave ✓

Kath A. Hahn

4020 storm creek ✓

Tharon Bangle

2657 Heritage Ct. ✓

Paul H. Schofield

510 S. 3rd St LU ✓

Judy Hamilton

1660 Leonard Lane ✓

John Bryan

1965 LEONARD LANE ✓

Margaret Detraz

1950 MICHAEL WAY ✓

William Swanson

5161 Ketchikan Drive ✓

Norman L. Bradling

4313 alpine Pl ✓

Andrew D. [unclear]

1804 1st ✓

John E. [unclear]

516 N. Main St. ✓

Kenneth MacKenzie

3680 Gird Pl. ✓

GARY Morehead

1555 E. Flamingo Rd

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

~~Walter J. Walsh~~
Richard J. Walsh

1710 WALDORF ✓
2829 WILLOWDALE ✓

Ann Aring
John M. Callie
John W. M. Cutoch

2905 MILLS WAY ✓
2813 WILMINGTON WAY ✓
2840 MILLS WAY ✓

Chas. E. Howell
Jay Sacco

2801 PALMDALE AVE ✓
2904 RICHFIELD BL ✓

Alfred E. Clark

3607 OYACHE LANE ✓

ANDREW HINES:

My name is Andrew Hines. I am the applicant. I think I will yield to the body of people breathing down my neck at the left because I have a feeling they have more to say than I do. I'll be back.

(Richard Walsh, Ann Irving, John McCallie, Johann McClintock, and Charles Howell appeared in opposition.)

ANDREW HINES:

My intention, first of all, was not to just come up and rebut, but I just thought that if I-I'll speak for it now. If I might take a couple of extra minutes, I moved out here from New Jersey, to start all this stuff, and I have met nothing but opposition since I got out here. (SOMEONE FROM THE AUDIENCE SHOUTED HE SHOULD RETURN TO NEW JERSEY) Maybe I will. I've got young children and I examined market areas for this kind of a business before I endeavored to go into it and I found that Las Vegas was so totally lacking in anything for children, young adults and families to do, that it might be a great place to come out here and open a park such as this. Sure, I might make money off it. I hope I make money off it. I'm not doing this for charity work. If I was I would come up with an exempt status, or something. But, I read viewpoints in the R-J. I read editorials by people that complain there is nothing in this city for kids to do. The kids are busy, at night with drugs, they're busy at night with booze, they're busy at night running around drag racing downtown, but nobody wants to do anything about it. The casino gambling people aren't going to do a damn thing about it because their money and their interests is to get people to walk into the casinos in this city. The banking people, I don't think, are going to do anything about it, or get behind it, because I think their interest lies in the mainstem of this city, which is gambling--gambling, hotels, and tourism, and that's it. I don't think anybody really gives too much of a hoot about what the local people have to do, unless they want the local people to get into the casino and gamble or go to the show, or whatever. That's my feeling on that matter. As far as the proposed development is concerned, that highway out there, Interstate 15, is noisier than we would generate on any night, or any day, or anything. We have a noise study to show this. An 18-wheeler, or even a loud car going by on Interstate 15, would produce more decibels up at the top of Milo Way than we would, and that's a fact. Another thing is, we would only be open maybe nine months out of the year. The water slide operation might only be open four months out of the year, okay? All of our traffic generated would be at almost opposite hours.

EXCERPT - CITY PLANNING COMMISSION MEETING - OCTOBER 9, 1980 - Z-79-80 - NEVADA ESCROW

ANDREW HINES:
(Continued)

of most of the traffic in that area right now. Do you know what kind of traffic these people would have if you filled that whole spot in there with warehousing, the green and the blue and the green under it? It would be a tremendous amount more than we would generate, during the day especially. I think arguments about the dumping ground, and everything, next door to the property, I think they're valid arguments. There is a 64 foot dedicated drainage ditch that the City has dedicated for drainage which runs along the northern border of the property, and it is a dumping ground. It looks ugly and it stinks, and the same thing occurs as you head a little bit north at the end of Milo Way over towards that trailer park that they are talking about. What we had proposed to do was get together with the owner of that drainage ditch and either buy the thing from him and fix it up nice and use it as a buffer zone, but in any case, to get in there and clean the thing up. I might point out once again and stress it, that it is a 65 foot buffer zone that would run all the way along the northern edge of the property and help buff it. It starts out 65 foot at this end and by the time you get to the other end I think it's 94 feet wide. We also proposed where the property gets higher near the back to keep all the development toward Meade to help buff. We also have a row of trees along the back. We were also going to put in a berm along the back, which I discussed with Planning. All these things to mask the development from the houses, and so forth. Now, I don't think you'd go to any major city in the U.S. where people are trying to do a development like this where they can ill-afford to not put it on a major highway. That's one of the only places these places can exist and make money. I know that you turned down a skating rink a month or so ago, wherever it was out on the expressway going west, maybe it was the County, I don't know. I don't know why I didn't sit down on it, but it was disappointing to me to see. Something like this, to provide it for the local population, No. 1, you've got to make money on it. You can't open up a charity amusement center. No. 2, I know a number of them have failed in this city, but I think that's because they were done half-donkeyed, a polite way to say it. I don't think there was proper supervision, proper management. I think in a lot of cases you had a guy with a little bit of money who threw up an amusement center and hired a manager to go down there and run the place, maybe the owner even lived in California, or something like that, so, like so many of the trailer parks here, and management didn't care. The place fell to pieces and that's what it was, but I'm the owner, the manager, and I plan to run the place like it's my own house. Once again I'll point out, the noise is not really a consideration, because that highway that these people are living near--I know that most of you probably lived there before Interstate 15 was there, okay, and I'm sure you weren't happy when the highway came

ANDREW HINES:
(Continued)

through. (THERE WAS DISCUSSION FROM THE PERSONS IN THE AUDIENCE REGARDING THE HIGHWAY.) Oh, you did. And I would also suggest that most of the appreciation in these houses, because if you took the same house and put it elsewhere in the city, it might not be worth 75% of what it is there, is because it's so close to the inner city that that's where the value of that housing lies. And, I don't think that you can keep R-E, or such things, in the core of the city--I just don't think you can do it. And also, if I would point to the General Plan book of the City of Las Vegas, it specifically provides that recreation and amusement should be stressed in the coming years in the City of Las Vegas. No. 1, for the local population, and it also mentions, No. 2, to provide, I don't remember it verbatim, but to provide different industry for tourism--a different industry base, to get away from the gambling a little bit. Studies have been done that indicate that, sure, we get 12 to 14 million visitors a year. We perhaps could get another 3 to 4 million if there was something for a whole family to do here, or for people to bring and say to their kids, at least we know our kids can go over to the park and have a good time and we can go over to the casino. I don't know what more I can say, but rebut later.

(Jay Tocco and Richard Walsh appeared in opposition.)

ANDREW HINES:

I really don't think I need a couple of minutes. I didn't mean to insult you that I'd be back. I just meant if there were any questions, I would come back and answer them. And I didn't memorize the General Plan of the City before I came down, so I beg forgiveness for not knowing the exact wording of it. But, I just think that this is something we do need in this city, and I say "we" because I've lived here about two years now trying to get this thing going. And, as far as the kids with the drugs are concerned, sure you can say that the kids and the drugs are going to show up at the amusement park, but I'll tell you something, you're fooling yourselves if you don't think that in 75% or 50% of the homes in this valley the drugs aren't right under your kid's mattress--that's where they are, because that's how they get out to the park. (THERE WAS DISCUSSION FROM THE AUDIENCE.) I know, the drugs fly out to the park. Well, the only thing I will tell you is that in response to the problem of drugs and alcohol, we intend to have 24-hour uniformed security with two-way radios in direct contact with Metro.