

29633-969  
6-980-10-28

AGENDA

CITY PLANNING COMMISSION

OCTOBER 28, 1980

Nevada State Library  
Documents Section  
OCT 29 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

OLD BUSINESS:

1. Z-32-80

Amendment to Resolution and Review of Condition

Request of EDD BECKER for a Review to modify the approved Resolution of Intent, amend the condition of approval on the block wall adjacent to the C-2 area and consideration of a revised plot plan on property generally located on the northeast corner of Spencer Street and Sahara Avenue, R-1 and R-2 (under Resolution of Intent to P-R, C-1 and C-2).

NEW BUSINESS:

1. TENTATIVE MAP

SUNCREST MEADOWS

Property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, R-1 zone.

Owner/Subdivider: Buttrum Construction Co.  
No. of Acres: 20.4 No. of Lots: 87

2. FINAL MAP

SUNCREST MEADOWS UNIT 2

Property generally located on the west side of Lorenzi Boulevard south of Craig Road, R-1 zone.

Owner/Subdivider: Buttrum Construction Co.  
No. of Acres: 13.948 No. of Lots: 64

3. TENTATIVE MAP

LIBERTY SQUARE

Property generally located on the south side of Sahara Avenue east of Arville Street, R-3 (under Resolution of Intent to C-1).

Owner/Subdivider: Liberty Square Associates  
No. of Acres: .42 No. of Lots: 7

4. FINAL MAP

LIBERTY SQUARE

Property generally located on the south side of Sahara Avenue east of Arville Street, R-3 (under Resolution of Intent to C-1).

Owner/Subdivider: Liberty Square Associates  
No. of Acres: .42 No. of Lots: 7

5. TENTATIVE MAP  
PARKWOOD 10  
EXTENSION OF TIME  
Request of METROPOLITAN DEVELOPMENT CORPORATION for a one-year extension of time on property generally located at the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (under Resolution of Intent to R-1).
  
6. TENTATIVE MAP  
PARKWOOD 11 & 12  
EXTENSION OF TIME  
Request of METROPOLITAN DEVELOPMENT CORPORATION for a one-year extension of time on property generally located on the south side of Bonanza Road, east of Marion Drive, R-E zone (under Resolution of Intent to R-1).
  
7. TENTATIVE MAP  
RANCHO SERENO UNIT NO. 3  
Property generally located north of Sahara Avenue and west of Rancho Drive, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 10.25 No. of Lots: 46
  
8. FINAL MAP  
RANCHO SERENO UNIT NO. 3  
Property generally located north of Sahara Avenue and west of Rancho Drive, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 10.25 No. of Lots: 46
  
9. VAC-18-80  
Petition of Vacation submitted by CLARK COUNTY to vacate a 20' wide alley bounded on the north by Bridger Avenue and on the south by Lewis Avenue, located between First Street and Casino Center Boulevard.
  
10. A-16-80 (A)  
Petition of Annexation submitted by ERNEST A. BECKER, JR. AND RICHARD H. PLASTER, to annex property generally located at the northwest corner of the Las Vegas Expressway and Alexander Road, approximately 37.3621 acres.

11. Z-80-80

Application of VICTORY BAPTIST CHURCH for reclassification of property generally located on the northwest corner of "E" Street and Monroe Avenue, from C-2 and R-4 to C-2.

Proposed Use: Church, Church Nursery and Related Facilities

12. Z-81-80

Application of WILLIAM THOMAS AND ROGER MINAMI for reclassification of property generally located on the northwest corner of 28th Street and Cedar Avenue, from R-E to R-3.

Proposed Use: Medium High Density Apartment Development

13. Z-82-80

Application of ROBERT H. BARRETT for reclassification of property generally located at the southeast corner of Walnut Avenue and Wardelle Street, from R-E to R-3.

Proposed Use: Medium High Density Apartment Development

14. Z-83-80

Application of S. S. C. INVESTMENTS for reclassification of property located at 2000 Goldring Avenue, from R-1 to P-R.

Proposed Use: Medical Offices

15. Z-84-80

Application of RUSSELL KASHKA, STEVEN LIPKIN AND MARK LIPKIN for reclassification of property located at 1999 Paradise Road, from R-4 to C-1.

Proposed Use: Vending Company Office and Storage

16. Z-85-80

Application of JOHN F. O'REILLY, ET AL for reclassification of property generally located on the northeast corner of Maryland Parkway and Lewis Avenue, from R-4 to C-1.

Proposed Use: Offices and Retail Sales

17. Z-86-80

Application of LAUDENE STEWART NEUMAN for reclassification of property located at 4801 Churchill Avenue, from R-1 to P-R.

Proposed Use: Travel Agency Office

18. Z-87-80

Application of THE LIBERTY CORPORATION for reclassification of property generally located on the west side of Decatur Boulevard between Gowan Road and Alexander Road, from R-E to R-D.

Proposed Use: Single Family Dwellings - Detached

19. Z-88-80

Application of THOMAS T. BEAM for reclassification of property generally located northwest of Alta Drive and Highland Drive, from R-4 and R-1 (under Resolution of Intent to R-3, P-R and C-1).to R-3, P-R and C-1.

Proposed Use: Medium High Density Apartment Development, Offices and Shopping Center

20. Z-89-80

Application of ROBERT L. CONN, for reclassification of property located at 622 Sunny Place, from R-E to C-2.

Proposed Use: Office and Retail Complex

21. Z-70-80

Referred back  
from Planning Commission

Application of ROBERT L. CONN, for reclassification of property located at 622 Sunny Place from R-E to R-3 and C-2.

Proposed Use: Medium High Density Apartments and an Office Complex

DIRECTOR'S BUSINESS:

1. Discussion and consideration of the December 23, 1980 regular Planning Commission meeting.
2. Resolution for vending company storage as a permitted use in the C-1 zone.

LINDA

October 14, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 28, 1980

Notice is hereby given that on October 28, 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-80-80 VICTORY BAPTIST CHURCH FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE NORTHWEST  
CORNER OF "E" STREET AND MONROE AVENUE.

FROM: C-2 & R-4 (GENERAL COMMERCIAL & APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CHURCH, CHURCH NURSERY AND RELATED FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS FOUR  
(4), FIVE (5) AND SIX (6), BLOCK TWELVE (12) OF THE  
H. F. M. & M. ADDITION.

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)



October 14, 1980

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Z-81-80 WILLIAM THOMAS AND ROGER MINAMI FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER  
OF 28TH STREET AND CEDAR AVENUE.  
FROM: R-E (RESIDENCE ESTATES)  
TO: R-3 (LIMITED MULTIPLE RESIDENCE)  
PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SOUTH 165  
FEET OF THE EAST HALF (E $\frac{1}{2}$ ) OF LOT FIVE (5) IN BLOCK  
ONE (1) OF ARTESIAN ACRES, EXCEPTING THE WEST 15' OF  
THE SOUTH 90' THEREOF.

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE)

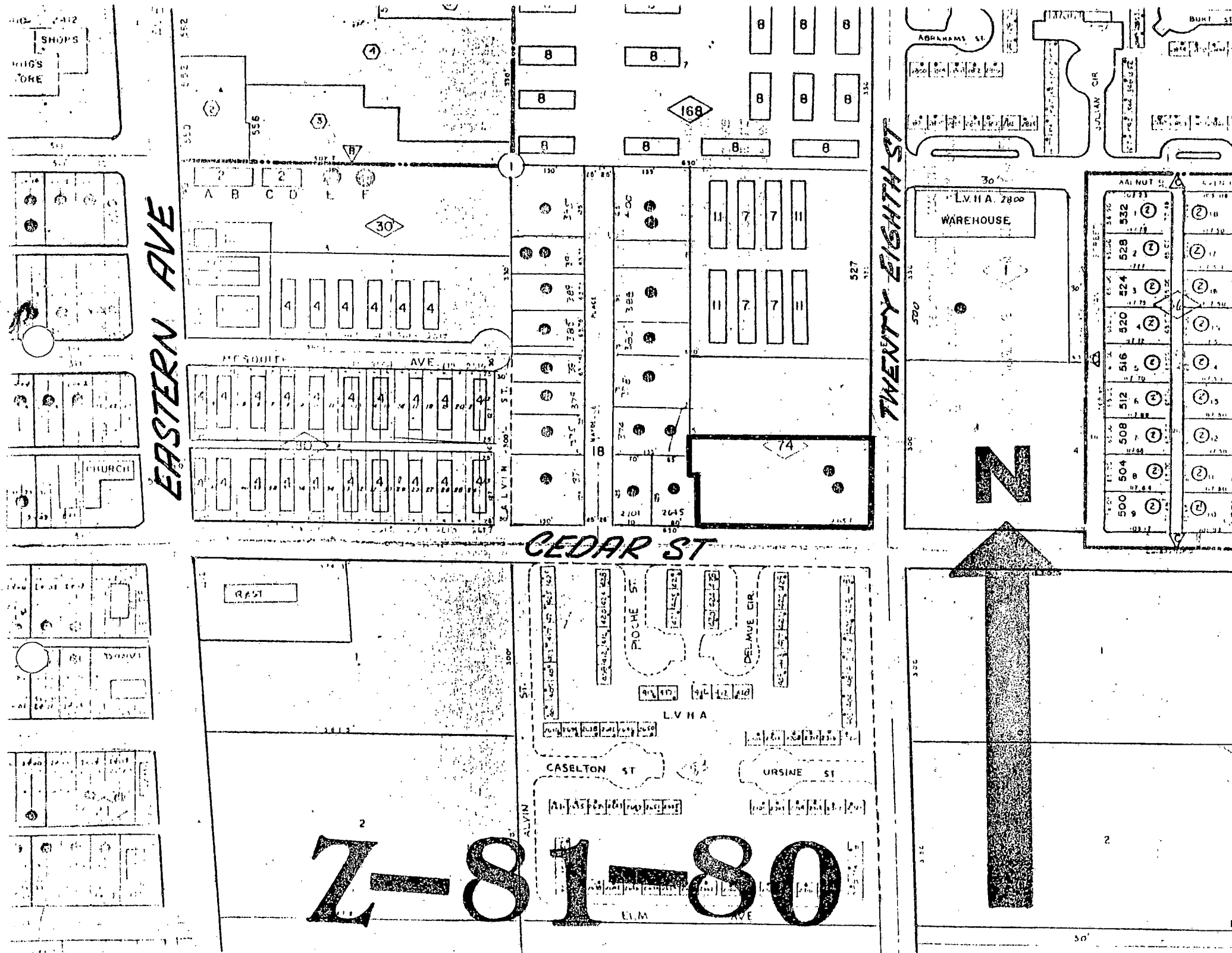
EASTERN AVE

TWENTY EIGHTH ST

CEDAR ST

N

7-81-80



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Notice is hereby given that on October 28, 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-82-80 ROBERT H. BARRETT FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WALNUT  
AVENUE AND WARDELLE STREET.  
FROM: R-E (RESIDENCE ESTATES)  
TO: R-3 (LIMITED MULTIPLE RESIDENCE)  
PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION  
OF THE WEST HALF (W $\frac{1}{2}$ ) OF LOTS FIVE (5) AND SIX (6), IN  
BLOCK TWO (2) OF ARTESIAN ACRES.

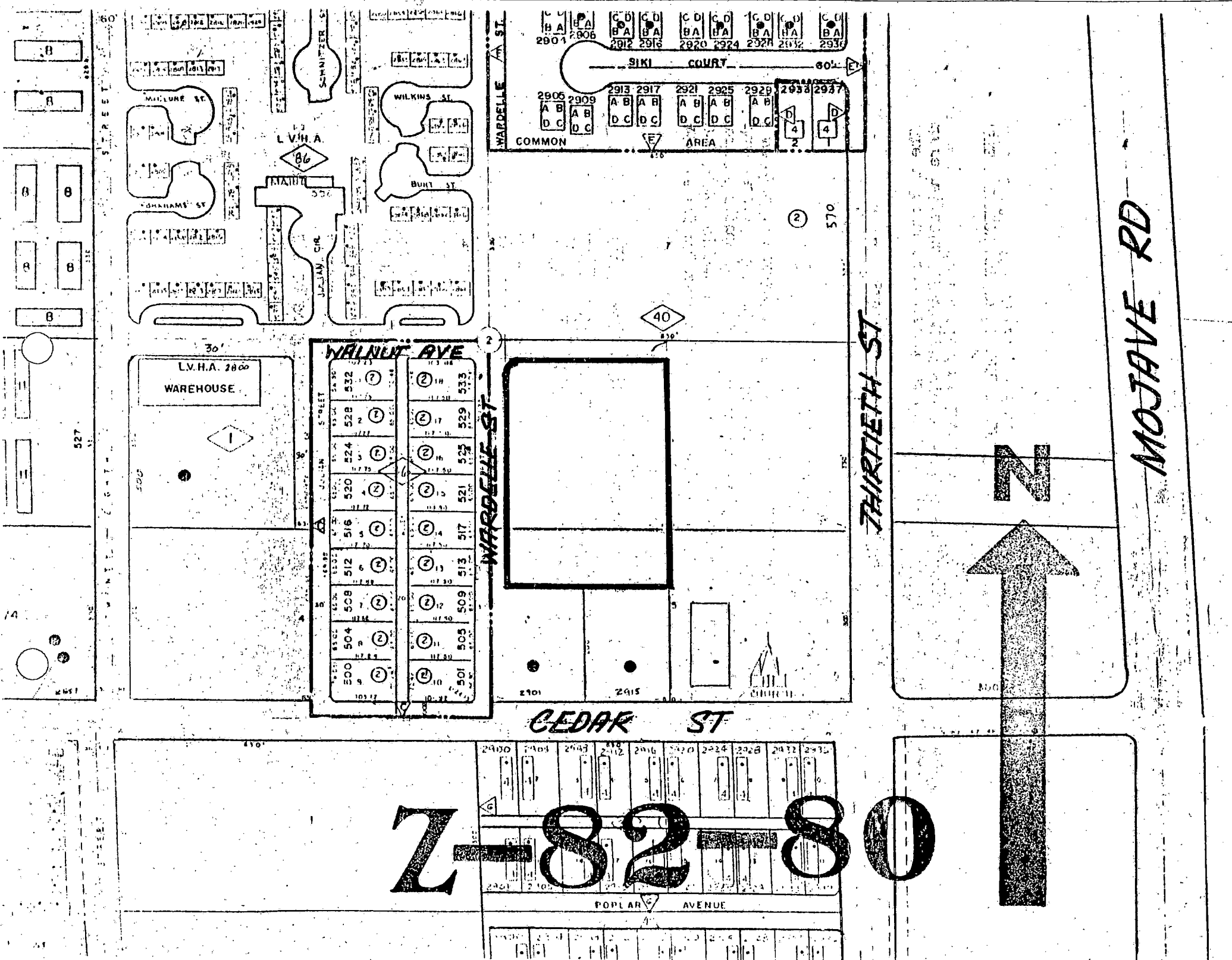
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**7-82-80**

**MOJAVE RD**

**THIRTIETH ST**

**CEDAR ST**

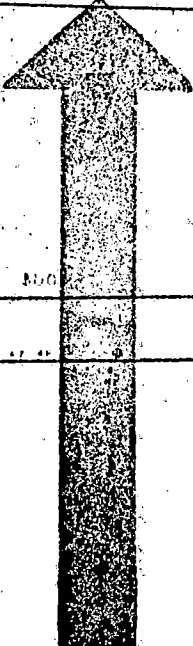
**WARBELLE ST**

**WALNUT AVE**

**WAREHOUSE**

**POPLAR AVENUE**

**N**



570

40

86

8  
8  
8  
8

60  
STREET

MILLURE ST

MILLAMS ST

L.V.H.A.

MAIN ST

BUILT ST

WILKINS ST

WARBELLE ST

SIKI COURT

COMMON AREA

2904 2906 2912 2916 2920 2924 2928 2932 2936

2906 2909 2913 2917 2921 2925 2929 2933 2937

L.V.H.A. 2000

532	(7)	(2) 18	533
528	(7)	(2) 17	529
524	(7)	(2) 16	525
520	(7)	(2) 15	521
516	(7)	(2) 14	517
512	(7)	(2) 13	513
508	(7)	(2) 12	509
504	(7)	(2) 11	505
500	(7)	(2) 10	501

2101

2915

500

2900 2904 2908 2912 2916 2920 2924 2928 2932 2936

2904 2908 2912 2916 2920 2924 2928 2932 2936

2908 2912 2916 2920 2924 2928 2932 2936

2912 2916 2920 2924 2928 2932 2936

2916 2920 2924 2928 2932 2936

2920 2924 2928 2932 2936

2924 2928 2932 2936

2928 2932 2936

2932 2936

2936

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Notice is hereby given that on October 28, 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-83-80

S.S.C. INVESTMENTS FOR RECLASSIFICATION OF PROPERTY  
LOCATED AT 2000 GOLDRING AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: MEDICAL OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH  
131.58 FEET OF THE EAST 155 FEET OF THE NORTH HALF (N $\frac{1}{2}$ )  
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST  
QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION  
33, 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

(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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Notice is hereby given that on October 28, 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-84-80

RUSSELL KASHKA, STEVEN LIPKIN & MARK LIPKIN FOR  
RECLASSIFICATION OF PROPERTY LOCATED AT 1999  
PARADISE ROAD.

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: VENDING COMPANY OFFICE & STORAGE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT  
TWENTY-ONE (21) IN BLOCK ONE (1) OF PARADISE  
VILLAGE TRACT NO. ONE (1).

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- COMMUNITY PLANNING AND DEVELOPMENT

  
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Z-85-80 JOHN F. O'REILLY, ET AL FOR RECLASSIFICATION OF PROPERTY  
GENERALLY-LOCATED ON THE NORTHEAST CORNER OF MARYLAND  
PARKWAY AND LEWIS AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICES AND RETAIL SALES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS  
THIRTEEN THROUGH SIXTEEN (13-16), INCLUSIVE IN  
BLOCK NINE (9) OF PIONEER HEIGHTS ADDITION TO  
LAS VEGAS, NEVADA.

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Notice is hereby given that on October 28, 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-86-80 LAUDENE STEWART NEUMAN FOR RECLASSIFICATION OF PROPERTY LOCATED AT 4801 CHURCHILL AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: TRAVEL AGENCY OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT  
TWENTY-FOUR (24), BLOCK THREE (3), STELMAR  
SUBDIVISION, TRACT NO. 1

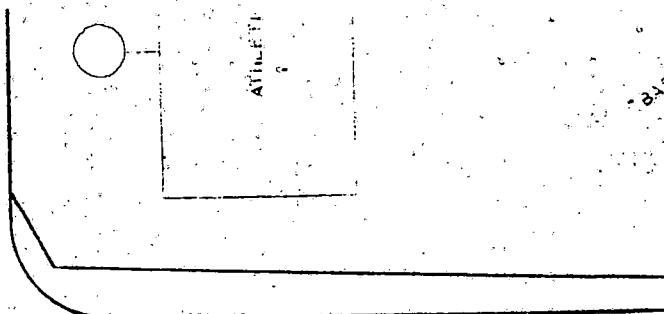
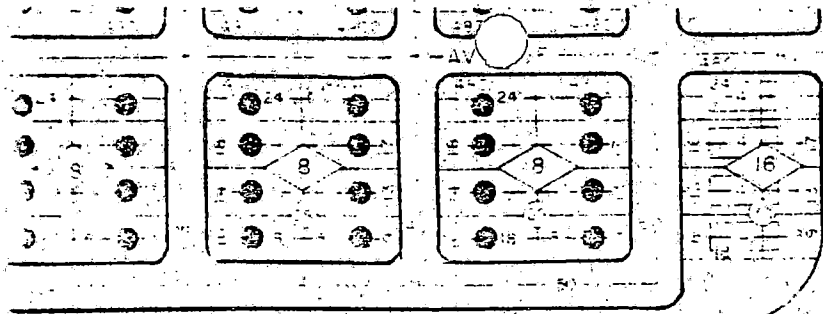
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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

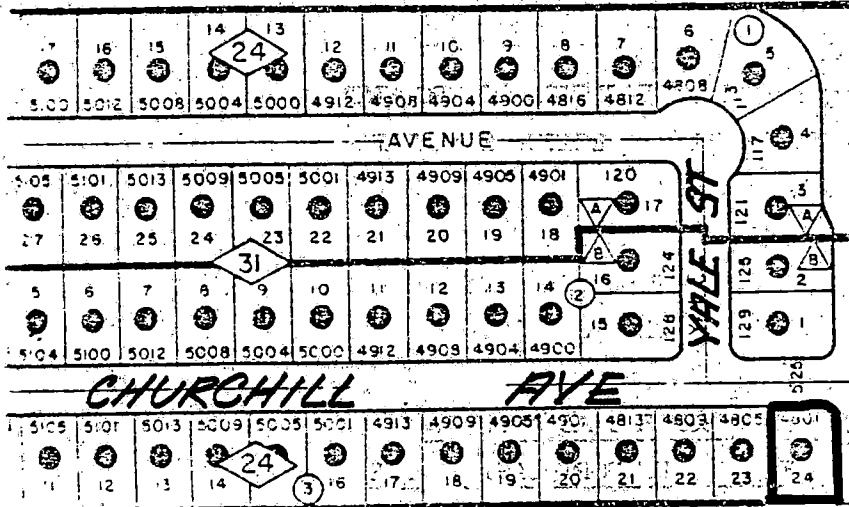
  
HAROLD P. FOSTER, DIRECTOR

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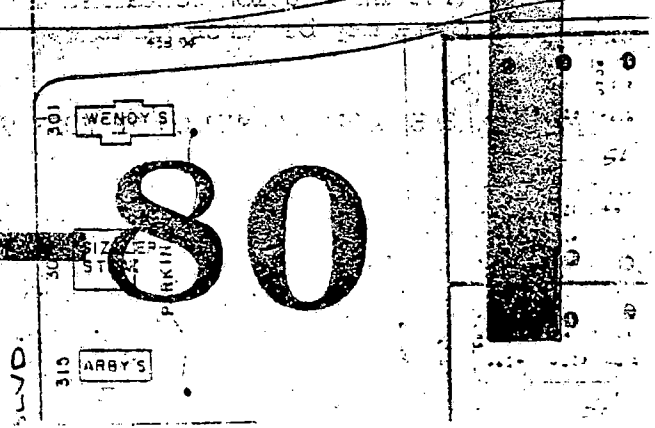
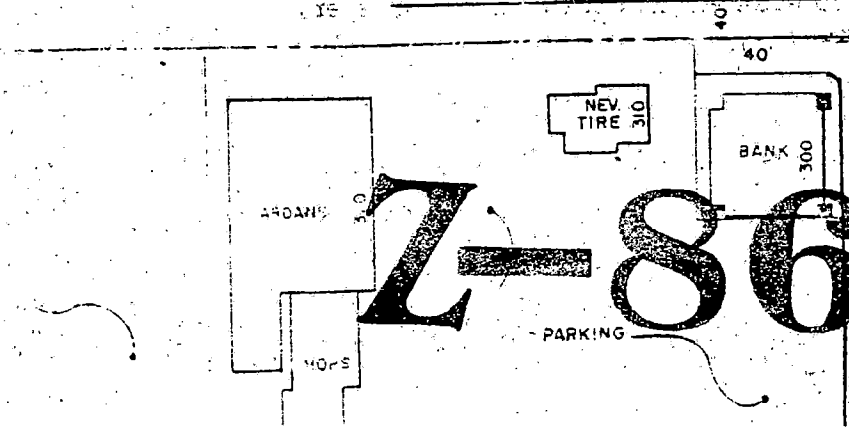
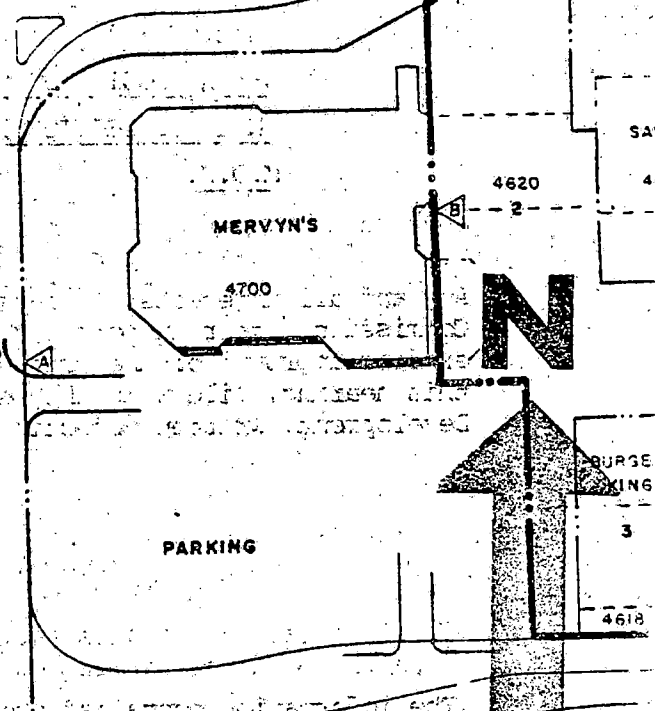
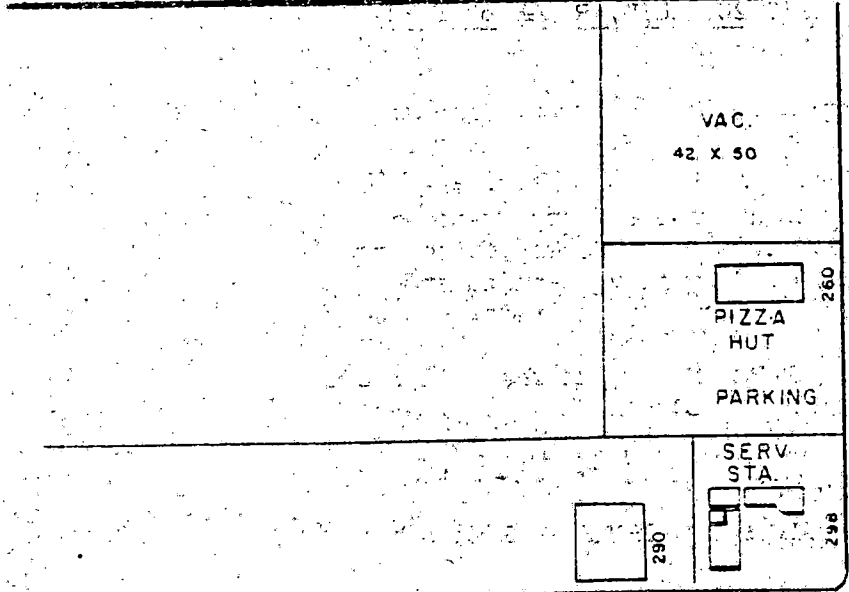
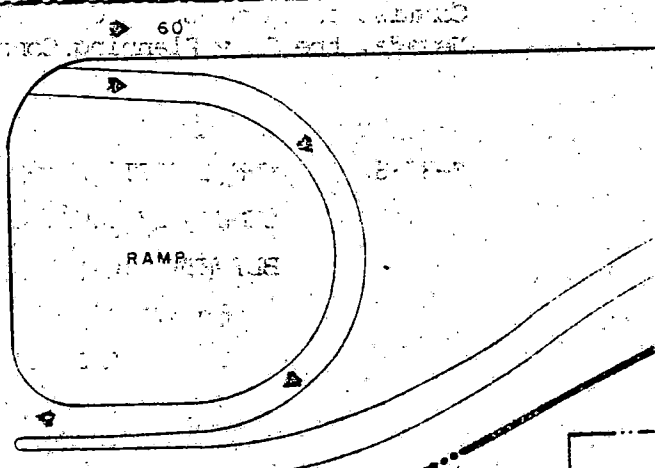
(SEE LOCATION MAP ON REVERSE SIDE.)



**LAS VEGAS EXPWY**



**DECATUR BLVD**



October 14, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 28, 1980

Notice is hereby given that on October 28, 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-87-80

THE LIBERTY CORPORATION FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE WEST SIDE OF DECATUR BOULEVARD  
BETWEEN GOWAN ROAD AND ALEXANDER ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY DWELLINGS - DETACHED

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 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST,

M.D.M.

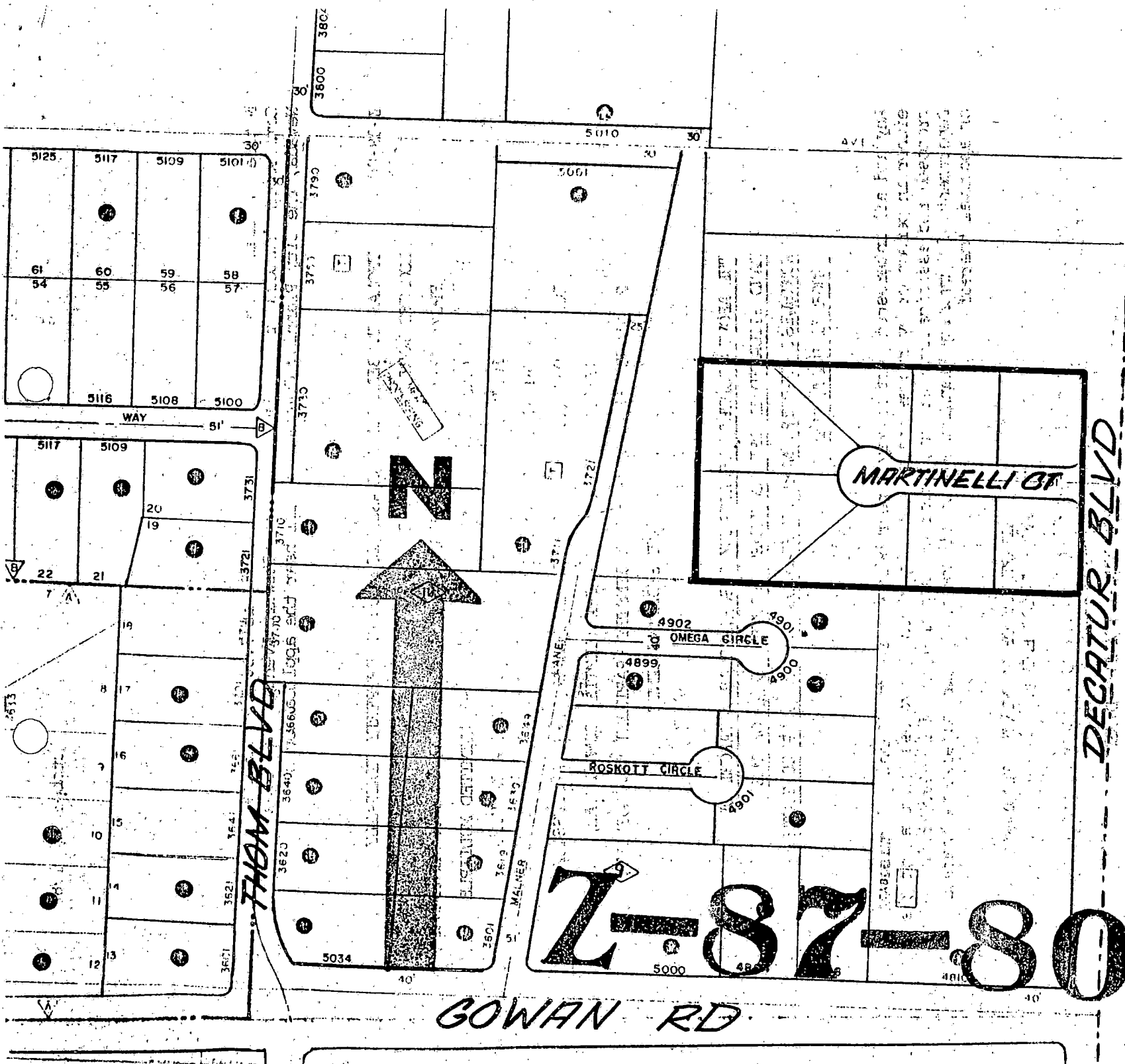
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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CITY OF  
NORTH  
LAS VEGAS

October 14, 1980

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Z-88-80

THOMAS T. BEAM FOR RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED NORTHWEST OF ALTA DRIVE AND HIGHLAND DRIVE.

FROM: R-4 (APARTMENT RESIDENCE) & R-1 (SINGLE FAMILY RESIDENCE),  
(UNDER RESOLUTION OF INTENT TO R-3 (LIMITED MULTIPLE  
RESIDENCE), P-R (PROFESSIONAL OFFICES & PARKING), &  
C-1 (LIMITED COMMERCIAL))

TO: R-3 (LIMITED MULTIPLE RESIDENCE), P-R (PROFESSIONAL  
OFFICES & PARKING), & C-1 (LIMITED COMMERCIAL)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT DEVELOPMENT,  
OFFICES AND SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PARCEL OF  
LAND SITUATED IN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE  
NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 33, TOWNSHIP 20 SOUTH,  
RANGE 61 EAST, M.D.M.

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DEVIATION IN  
IN A PORTION  
EXISTING  
CONTRIBUTION  
BY THE CITY

R-3

C-1

**PROPOSED**

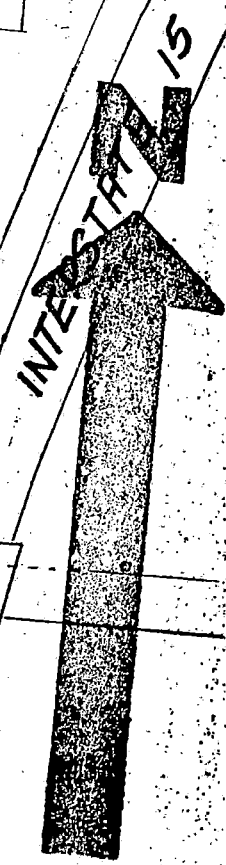
P-R

C-1

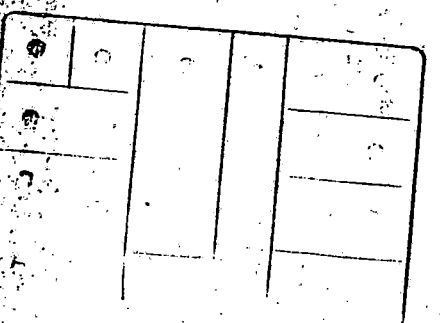
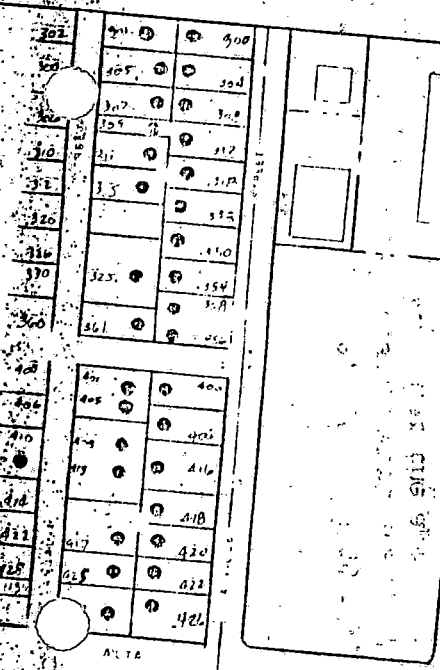
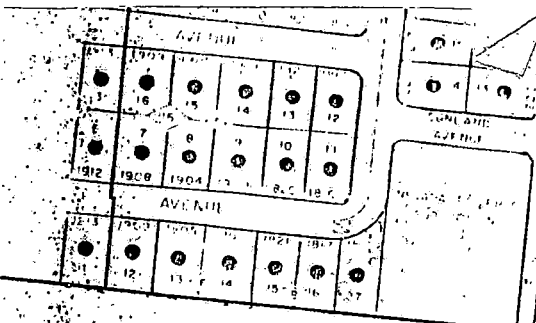
SHADOW LAINE

HIGHLAND DR

ALTA DR



**Z-88-80**



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Z-89-80

ROBERT L. CONN FOR RECLASSIFICATION OF PROPERTY  
LOCATED AT 622 SUNNY PLACE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: OFFICE & RETAIL COMPLEX

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

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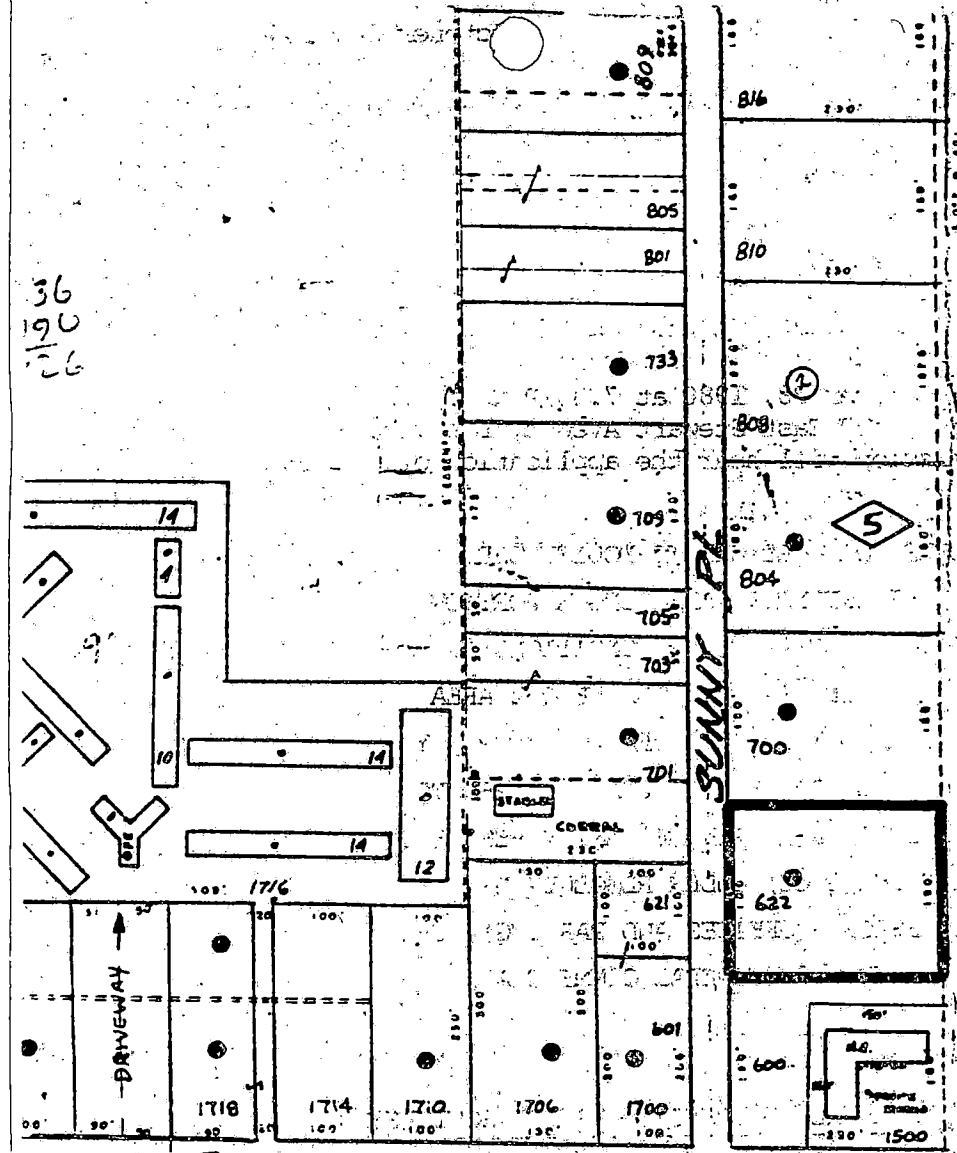
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
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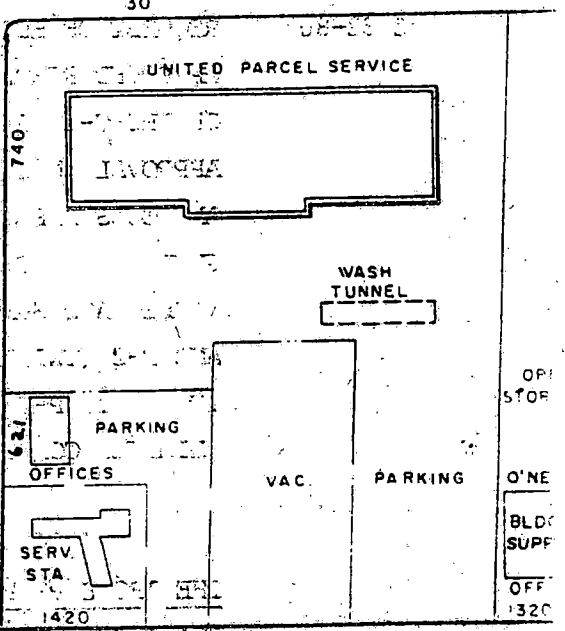
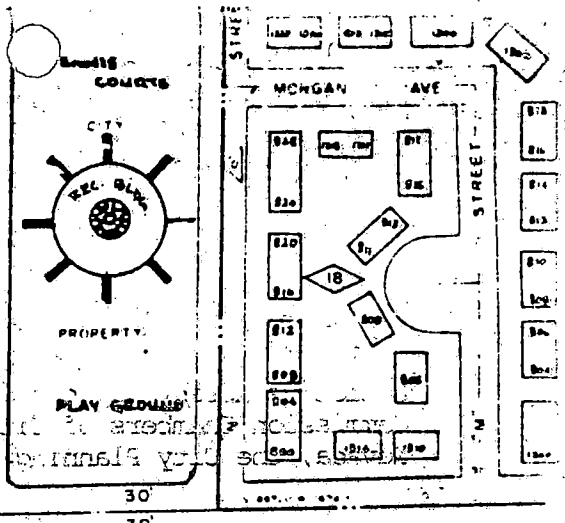
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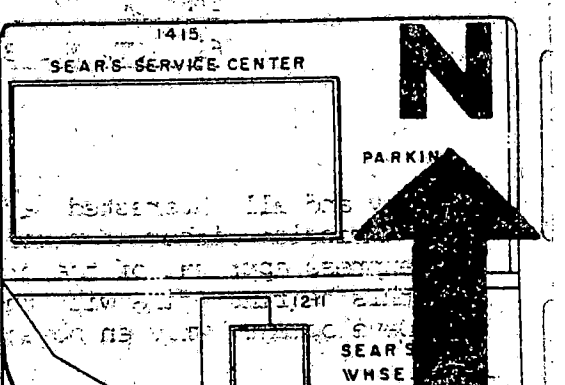
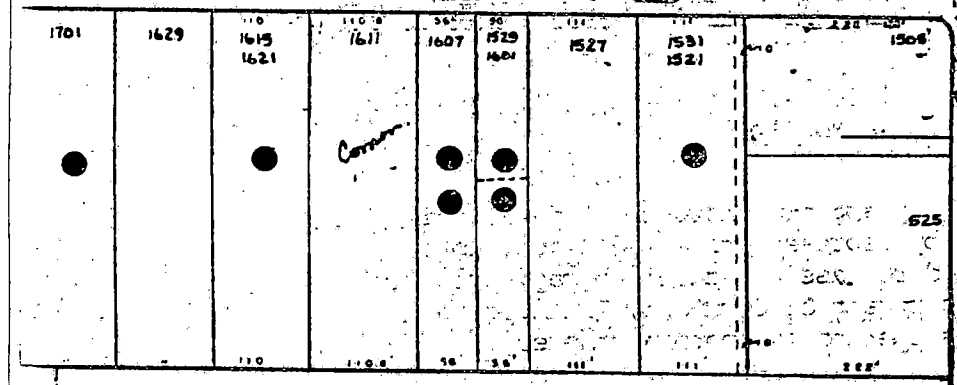
36  
190  
26



HIGHLAND DR

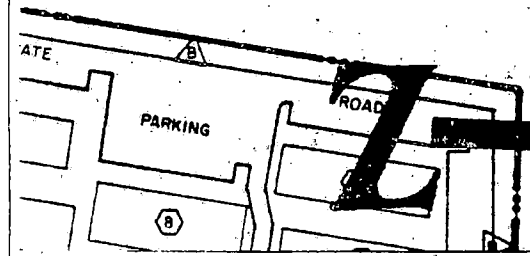


BONANZA RD



C.T. 2.01  
C.T. 2.02  
LAS VEGAS EXPWY

7-89-80



October 14, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 28, 1980

Notice is hereby given that on October 28, 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-32-80 REQUEST OF EDD BECKER FOR A REVIEW TO MODIFY THE APPROVED RESOLUTION OF INTENT BY AMENDING A PORTION OF THE C-2 AREA TO C-1, AMENDING THE CONDITIONS OF APPROVAL ON THE BLOCK WALL ADJACENT TO THE C-2 AREA AND CONSIDERATION OF A REVISED PLOT PLAN ON PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF SPENCER STREET AND SAHARA AVENUE, R-1 (SINGLE FAMILY RESIDENCE) AND R-2 (TWO FAMILY RESIDENCE) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICES AND PARKING), C-1 (LIMITED COMMERCIAL), AND C-2 (GENERAL COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTH EAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

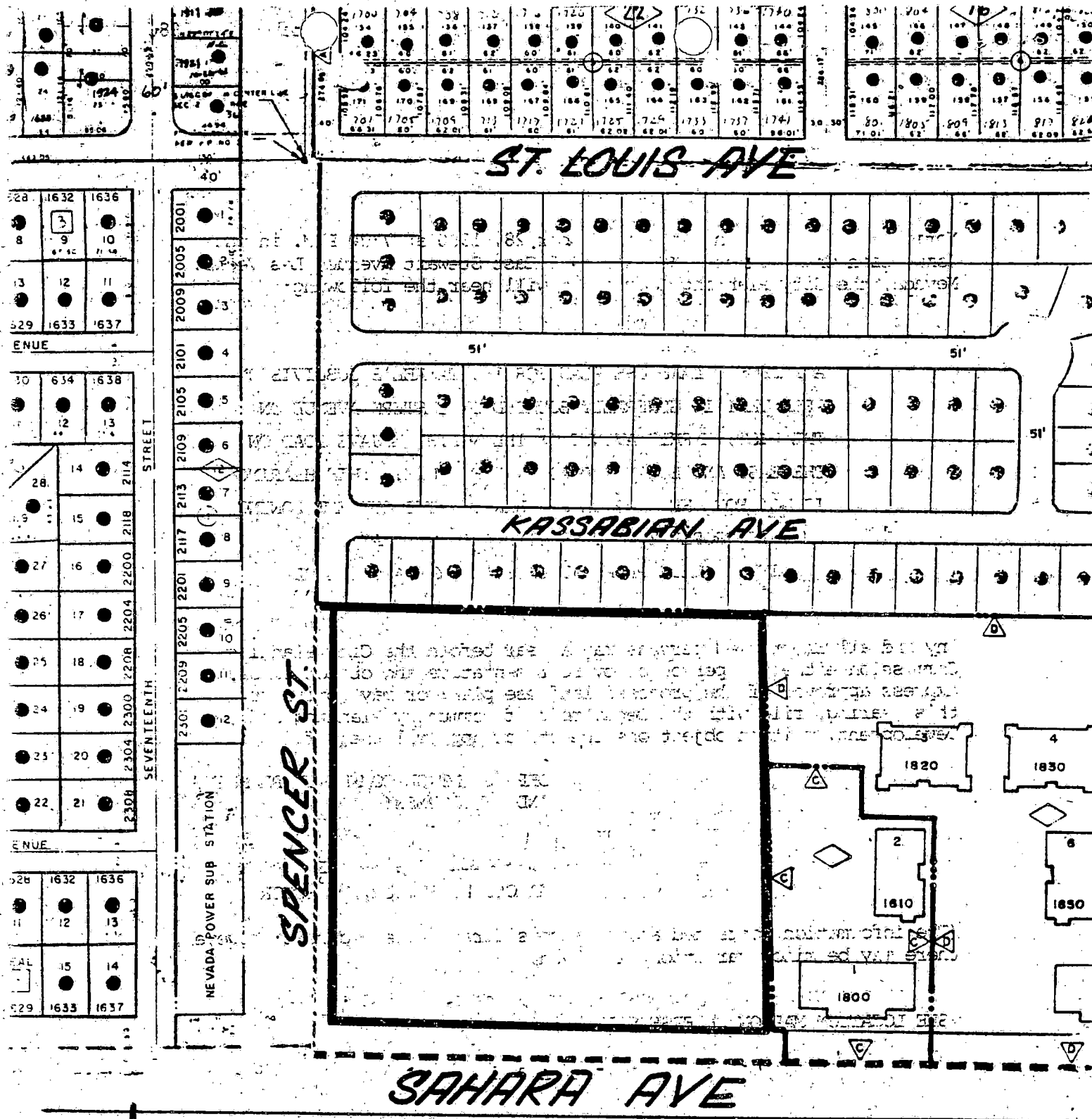
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



COUNTY

**7-32-80**

October 14, 1980

NOTICE OF PUBLIC HEARING

OCTOBER 28, 1980

Notice is hereby given that on October 28, 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 following:

A PROPOSED LAND USE PLAN FOR THE TANKEL'S SUBDIVISION AREA THAT IS GENERALLY BOUNDED BY EASTERN AVENUE ON THE WEST, HARRIS AVENUE ON THE NORTH, MOJAVE ROAD ON THE EAST AND BONANZA ROAD ON THE SOUTH. THIS HEARING IS NOT FOR THE PURPOSE OF CHANGING THE CURRENT ZONING ON THIS PROPERTY AT THIS TIME BUT TO OBTAIN PUBLIC COMMENT ON THIS PROPOSED GENERALIZED LAND USE PLAN.

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 land use plan; 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.)

08-1980-10-28



hmk  
October 15, 1980

NOTICE OF HEARING

OCTOBER 28, 1980

Notice is hereby given that on October 28, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Street Avenue, Las Vegas, Nevada, the City Planning Commission will consider the application of:

VAC-18-80 PETITION OF VACATION SUBMITTED BY CLARK COUNTY TO  
VACATE A 20 FT. WIDE ALLEY BOUNDED ON THE NORTH BY  
BRIDGER AVENUE AND ON THE SOUTH BY LEWIS AVENUE,  
LOCATED BETWEEN FIRST STREET ON THE WEST AND CASINO  
CENTER BOULEVARD ON THE EAST.


THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

ALL OF THE 20.00 FT. ALLEY SHOWN WITHIN

BLOCK 12 OF CLARK'S LAS VEGAS TOWNSITE.

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.

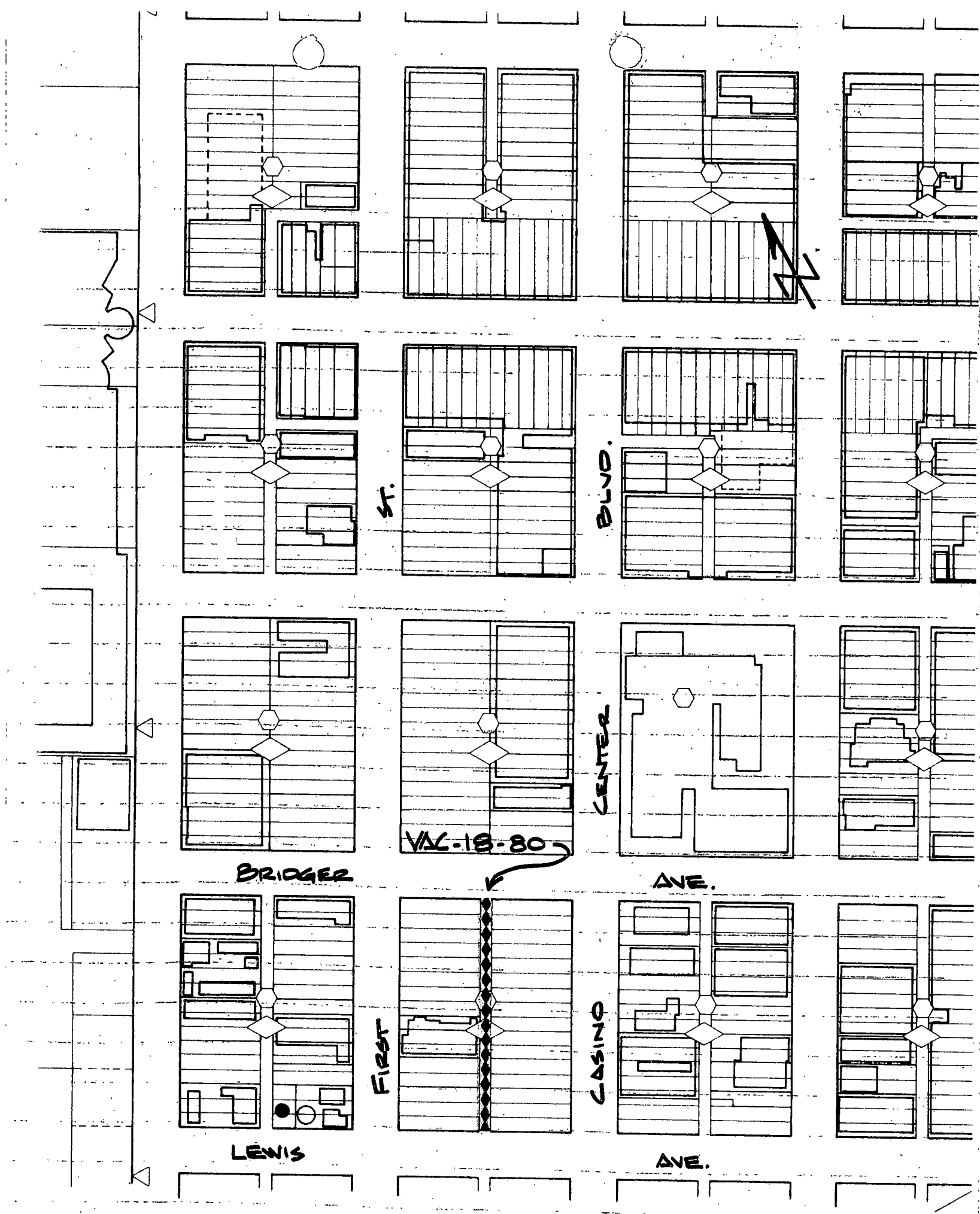
COMMUNITY PLANNING AND DEVELOPMENT

  
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.)



MINUTES

CITY PLANNING COMMISSION

OCTOBER 28, 1980

CALL TO ORDER: A regular meeting of the City Planning Commission was called to order at 7:35 P.M. by Chairman Jones in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Jones  
Mrs. Coleman  
Mr. Miller  
Mr. Guthrie  
Mr. Kennedy

EXCUSED: Mr. Swessel  
Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Howard A. Null, Supervisor of Planning  
Brett Reale, Assistant Planner  
Linda Owens, Recording Secretary

ANNOUNCEMENT: MR. FOSTER 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.

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

OLD BUSINESS:

1. Z-32-80 Request of Edd Becker for a review to modify the approved Resolution of Intent by amending a portion of the C-2 area to C-1, amending the conditions of approval on the block wall adjacent to the C-2 area and consideration of a revised plot plan on property generally located on the northeast corner of Spencer Street and Sahara Avenue, R-1 (Single Family Residence) and R-2 (Two Family Residence) under Resolution of Intent to P-R (Professional Offices and Parking), C-1 (Limited Commercial) and C-2 (General Commercial). The above property is legally described as the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 61 East, M.D.B. & M.

AMENDMENT TO RESOLUTION AND REVIEW OF CONDITION APPROVED

MR. FOSTER stated this item was held in abeyance since the last meeting so the surrounding property owners could be notified. The applicant would like to delete the easterly 125 feet from the C-2 resolution and have this amended to C-1. The conditions of approval around the C-2 area required a 6 foot block wall along the north and east sides. Applicant is requesting the block wall be relocated to the new boundary and from the building south to Sahara the block wall be stepped down from 6 feet to 3 feet so there would be more visibility of his Honda dealership and to eliminate any site restrictions. If this is approved, staff would recommend that the Planning Commission approve the plot plan for the 125 foot strip and that the surrounding property owners be notified of whatever would be proposed to be built in one or two years. Staff recommends approval.

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

1. Z-32-80  
(Continued)

EDD BECKER, 3825 Boulder Highway, appeared for the application. He is going to build a Honda dealership on part of the parcel with parking in the back of the parcel. He will wait approximately a year before he develops the remainder of the parcel, but wishes to create the 125 foot strip at this time.

CHAIRMAN JONES asked how many persons were in the audience in favor or against this item and six persons raised their hands.

JOSEPH DIGREGORIO, 1716 Kassabian Avenue, appeared in protest. He inquired about the block wall.

MR. FOSTER explained where the block wall would be located on the parcel.

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-32-80, subject to the following conditions:

1. Planning Commission approval of the development plan shall be required prior to construction for the 125 feet amended on the Resolution of Intent from C-2 to C-1.
2. The surrounding property owners shall be notified of the proposed development plan.
3. Conformance to the revised plot plan for the C-2 area.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

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 November 5, 1980 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP  
SUNCREST MEADOWS  
APPROVED

Property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, R-1 zone.

Owner/Subdivider: Buttrum Construction Co.

No. of Acres: 20.4 No. of Lots: 87

MR. NULL presented the staff report stating that staff recommends the following conditions: 1. No vehicular access to Craig Road, Lorenzi Boulevard and the Rainbow Expressway

1. TENTATIVE MAP  
(Continued)

from the abutting lots. 2. A wall statement. With these conditions and the normal conditions, staff would recommend approval.

JERRY SLIGAR, ALCA Engineering, 2765 South Highland Avenue, appeared for the application. He said they are in agreement with the conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Suncrest Meadows, 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. No vehicular access to Craig Road, Lorenzi Boulevard and the Rainbow Expressway from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

2. FINAL MAP  
SUNCREST MEADOWS  
UNIT 2

Property generally located on the west side of Lorenzi Boulevard south of Craig Road, R-1 zone.

Owner/Subdivider: Buttrum Construction Co.  
No. of Acres: 13.948 No. of Lots: 64

APPROVED

MR. NULL presented the staff report stating staff would recommend approval, subject to approval of the tentative map and conformance to the conditions of approval of the tentative map.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Suncrest Meadows Unit 2, subject to the following conditions:

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

2. FINAL MAP  
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP  
LIBERTY SQUARE  
APPROVED

Property generally located on the south side of Sahara Avenue  
east of Arville Street, R-3 (under Resolution of Intent to C-1).  
Owner/Subdivider: Liberty Square Associates  
No. of Acres: .42 No. of Lots: 7

MR. NULL presented the staff report stating this is a commercial  
condominium project. Staff would recommend conformance to the  
conditions of approval for Z-55-80 and approval of the CC&R's  
as they relate to the assigning of parking spaces and a covered  
parking structure to the rear of the lot. With these conditions  
and the normal conditions, staff would recommend approval.

NED GILBERT, 3032 El Camino Avenue, appeared for the application.  
They are in agreement with the conditions.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for  
Liberty Square, 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. Conformance to the conditions of approval for Z-55-80.
3. Approval of the CC&R's as they relate to the parking structure  
and the assigning of parking spaces.
4. Street names to be provided in accord with the City's Street  
Name Policy.
5. Subject to all conditions of City departments and State  
Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City  
Commission on November 19, 1980 at 2:00 P.M.

4. FINAL MAP  
LIBERTY SQUARE  
APPROVED

Property generally located on the south side of Sahara Avenue  
east of Arville Street, R-3 (under Resolution of Intent to C-1).  
Owner/Subdivider: Liberty Square Associates  
No. of Acres: .42 No. of Lots: 7

4. FINAL MAP  
(Continued)

MR. NULL presented the staff report stating this final map is in conformity with the tentative map. Staff would recommend approval with the approval of the tentative map and conformance to the conditions of approval of the tentative map.

NED GILBERT, 3032 El Camino Avenue, appeared for the application.

MRS. COLEMAN asked if he was going to build it entirely for condominium development.

NED GILBERT answered that this is a commercial retail condominium and the units are already presold.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Liberty Square, 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. Miller, Mrs. Coleman, Mr. Guthrie,  
Mr. Kennedy  
"NOES" None

Motion for APPROVAL' carried unanimously.

5. TENTATIVE MAP  
PARKWOOD 10  
EXTENSION OF TIME  
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a one-year extension of time on property generally located at the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (under Resolution of Intent to R-1).

MR. NULL presented the staff report stating staff would recommend approval with the condition that this subdivision be subject to the City of Las Vegas Flood Hazard Reduction Ordinance.

MIKE KOIZUMI, VTN, 2209 Paradise Road, appeared for the applicant. He said they are in agreement with staff.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Parkwood 10, Extension of Time, subject to the following condition:

1. Compliance to the "Flood Hazard Reduction" provisions as required by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. TENTATIVE MAP  
PARKWOOD 11 AND 12  
EXTENSION OF TIME  
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a one-year extension of time on property generally located on the south side of Bonanza Road, east of Marion Drive, R-E zone (under Resolution of Intent to R-1).

MR. NULL presented the staff report stating staff would recommend approval with the condition that these subdivisions be subject to the City of Las Vegas Flood Hazard Reduction Ordinance.

6. TENTATIVE MAP  
(Continued)

MIKE KOIZUMI, VTN, 2209 Paradise Road, appeared for the applicant. He said they are in agreement with staff.

MR. MILLER made a Motion for APPROVAL of the Tentative Maps for Parkwood 11 and 12, Extension of Time, subject to the following condition:

1. Compliance to the "Flood Hazard Reduction" provisions as required by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

7. TENTATIVE MAP  
RANCHO SERENO  
UNIT 3

Property generally located north of Sahara Avenue and west of Rancho Drive, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 10.25 No. of Lots: 46

APPROVED

MR. NULL presented the staff report stating the applicant has resubmitted this map increasing the size of the lots; therefore, reducing the number of lots. The applicant still has to provide, under the zoning procedures, information which calls for a dimensioned floor plan, site plan, etc. Staff recommends approval with the normal conditions.

MIKE KOIZUMI, VTN, 2209 Paradise Road, appeared for the applicant. He said they are in agreement with staff.

MR. NULL also stated there is a waiver required in the length of Block 1 because it exceeds the design requirements by about 300 feet. Staff would recommend approval of this waiver.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map for Rancho Sereno Unit 3.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

8. FINAL MAP  
RANCHO SERENO  
UNIT 3

Property generally located north of Sahara Avenue and west of Rancho Drive, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 10.25 No. of Lots: 46

APPROVED

MR. NULL presented the staff report stating this final map is in conformity with the tentative map and staff would recommend approval, subject to the following conditions: 1. Approval of the tentative map. 2. Conformance to the conditions of approval of the tentative map.

MIKE KOIZUMI, VTN, 2209 Paradise Road, appeared for the applicant. He said they are in agreement with staff.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for

B. FINAL MAP  
(Continued)

Rancho Sereno Unit 3, 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. Miller, Mrs. Coleman, Mr. Guthrie,  
Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

9. VAC-1B-B0  
APPROVED

Petition of Vacation submitted by Clark County to vacate a 20 foot wide alley bounded on the north by Bridger Avenue and on the south by Lewis Avenue, located between First Street on the west and Casino Boulevard on the east. The above property is legally described as all of the 20.00 foot alley shown within Block 12 of Clark's Las Vegas Townsite.

MR. NULL presented the staff report indicating that the utility companies and City departments have no objections and staff would recommend approval with the normal conditions.

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

DON THOMPSON, 401 South 4th Street, Administrative Manager for the County Public Works, appeared for the application.

MR. KENNEDY inquired about the building on First Street.

DON THOMPSON said they are in condemnation proceedings on that parcel. They have acquired the remaining parcel which is part of the parking lot. At the close of the condemnation proceedings they will own the entire block. The north half will be used for a parking structure and the south half will be used for the County detention facilities.

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-1B-B0, 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 conditions have been met.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mrs. Coleman, Mr. Guthrie,  
Mr. Kennedy  
"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 November 5, 1980 at 2:00 P.M.

10. A-16-80 (A)  
APPROVED

Petition of Annexation submitted by ERNEST A. BECKER, JR. AND RICHARD H. PLASTER, to annex property generally located at the Northwest corner of the Las Vegas Expressway and Alexander Road, approximately 37.3621 acres.

MR. NULL presented the staff report stating the area has County zoning of R-E, which is equivalent to City N-U. Staff would recommend approval.

No one appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of A-16-80 (A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. Z-80-80  
APPROVED

Application of VICTORY BAPTIST CHURCH for reclassification of property generally located on the northwest corner of "E" Street and Monroe Avenue, from C-2 and R-4 (General Commercial and Apartment Residence) to C-2 (General Commercial). The above property is legally described as Lots 4, 5, and 6, Block 12, of the H.F.M. & M. Addition.

Proposed Use: Church, Church Nursery and Related Facilities

MR. FOSTER presented the staff report stating this is for a church facility. He said this is a compatible request for zoning in that area and staff would recommend approval, subject to the normal conditions. Staff does not have any protests on record.

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

EDDIE H. MILES, 1500 East Karen Avenue, #360, appeared for the application. He said this would be operated by members of the church.

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-80-80, 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 and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

11. Z-80-80  
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

12. Z-81-80  
APPROVED

Application of WILLIAM THOMAS AND ROGER MINAMI for reclassification of property generally located on the northwest corner of 28th Street and Cedar Avenue, from R-E (Residence Estates) to R-3, (Limited Multiple Residence). The above property is legally described as South 165 feet of the East Half (E 1/2) of Lot 5 in Block 1 of Artesian Acres, excepting the West 15 feet of the South 90 feet thereof.

Proposed Use: Medium High Density Apartment Development

MR. FOSTER presented the staff report stating the surrounding area is primarily zoned R-3, so this request is compatible with the area. The plot plan indicates seven 4-plexes are proposed, with access off Cedar Avenue to 28th Street. They will have adequate off-street parking and landscaping around the facility. Public Services requires that the parking area and driveways conform to their requirements, as well as dedicate the radius corner at 28th and Cedar, and construct full off-site improvements on 23th and Cedar. Staff would recommend approval and there are no protests.

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

NORMA PLOEN, 2491 Palora, appeared for the applicant.

MRS. COLEMAN asked if there were any elevations to this plan.

NORMA PLOEN said they submitted elevation plans. She showed a rendering of the proposed development.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-81-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The dedication of radius corner at Cedar Avenue and 28th Street as required by the Department of Public Services.
3. Approval of a parking and driveway plan by the Traffic Engineer.
4. Construction of full off-site improvements on 28th Street and Cedar Avenue as required by the Department of Public Services.
5. Conformance to the requirements of the Departments of Fire Services and Building and Safety.
6. Conformance to the plot plan as amended to provide the required rear setback and an additional parking space as required by the Department of Community Planning and Development.
7. Landscaping and a permanent underground sprinkler system

12. Z-81-80  
(Continued)

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.

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

13. Z-82-80  
APPROVED

Application of ROBERT H. BARRETT for reclassification of property generally located at the southeast corner of Walnut Avenue and Wardelle Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the West Half (W 1/2) of Lots 5 and 6, in Block 2 of Artesian Acres.

Proposed Use: Medium High Density Apartment Development

MR. FDSTER presented the staff report stating this is about a block east of Item 12, Z-81-80. There is R-3 in the area and this is in conformance to the surrounding zoning pattern. This is for 45 units. Staff would recommend approval, subject to revising the parking layout in the front yard area. The Fire Department wants a turnaround for the driveway off of Wardelle Street. Public Services requires dedication of 30 feet of right-of-way for Walnut and Wardelle, plus the radius corner at that intersection, and full half-street improvements on Walnut and Wardelle, as well as meeting their drainage requirements. Staff would recommend approval with the above conditions and there are no protests.

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

HAROLD LOUNSBURY, 5912 Mustang, represented the applicant. He would like to meet with staff in regard to the parking. He said the apartments will be between 800 feet and 900 feet. There will be 45 units. They feel the demand is still high for this type of housing.

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-82-80, 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 as amended to provide only two parking spaces in the required front yard; and to provide a turn-around for fire equipment as required by the Department of Fire Services.
3. Dedication of 30 feet of right-of-way for Walnut and

13. Z-82-80  
(Continued)

Wardelle and the radius corner at this intersection, improvements of the streets and a plan to handle the drainage water east of the development as required by the Department of Public Services.

4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

14. Z-83-80  
APPROVED

Application of S.S.C. INVESTMENTS for reclassification of property located at 2000 Goldring Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as the South 131.58 feet of the East 155 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M.  
Proposed Use: Medical Offices

MR. FOSTER presented the staff report stating this general area is indicated as a transition area under the Special Activity Area Plan. Therefore, the request is in accordance with the transitioning pattern in the area. Staff recommends approval, subject to half-street improvements on Goldring Avenue and the parking and driveway locations meeting the requirements of the Department of Public Services. There are no protests.

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

DR. GARY SYMONDS, 209 Rosemary Lane, appeared for the application.

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-83-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The approval of the parking and driveway plan by the

14. Z-83-80  
(Continued)

Traffic Engineer.

3. Construct half-street improvements on Goldring Avenue as required by the Department of Public Services.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

15. Z-84-80  
APPROVED

Application of RUSSELL KASHKA, STEVEN LIPKIN AND MARK LIPKIN for reclassification of property located at 1999 Paradise Road, from R-4 (Apartment Residence) to C-1 (Limited Commercial). The above property is legally described as Lot 21 in Block 1 of Paradise Village Tract 1.  
Proposed Use: Vending Company Office and Storage

MR. FOSTER presented the staff report stating the request is in accordance with the zoning pattern along Paradise Road. Staff would recommend approval, subject to conformance to the one-hour fire construction required by the Department of Building and Safety; dedication of five feet for Paradise Road; revise the parking and driveway layout as required by the Traffic Engineer; conformance to the conditions of the Resolution which will be taken up under Director's Business at the end of the meeting. There are no protests.

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

STEVE LIPKIN, 4854 Cincinnati Avenue, and RUSSELL KASHKA, 4854 Cincinnati Avenue, appeared for the application. They have three company vans that travel around the city distributing merchandise to their vending machines. There will not be a lot of traffic coming and going from this property and the vans will not be parked on the property at night. They feel this building would be suitable for them because they do not plan on enlarging their business. This building will be used for storage and an office.

MR. FOSTER stated the conditions of the Resolution. 1. No more than two employees engaged in the storage or handling of finished products, or distribution of the products. 2. All storage, materials, and equipment of the products must be in a completely enclosed building. 3. The bulk of the stored materials shall not exceed 8% of the cubic content of the

15. Z-84-80  
(Continued)

building. 4. No more than two vehicles, not exceeding 3/4 ton in gross weight, shall be used for the distribution of the stored materials or products. 5. All materials and products stored shall be such sizes that can be distributed in the vending machines.

MR. GUTHRIE asked how they plan to handle the storage and maintenance of their vending machines.

STEVE LIPKIN said the maintenance is carried out in the field. They do not plan on storing any more than three or four vending machines on this property.

JOHN BARNESKE, 2020 Santa Clara, appeared in opposition. He submitted a letter from the resident at 2100 Santa Clara who is also in opposition. He feels there will be a lot of vandalism in the back area of this property and there will be a possibility of cockroaches since they are dealing with food, and there will be noise. He was told that property would stay P-R and not change to C-1.

STEVE LIPKIN appeared in rebuttal saying they do not plan on posting any signs in the front of the property. They plan to keep a low profile and not create a lot of noise.

MRS. COLEMAN suggested there be a provision that there should not be any loading or unloading before or after certain hours.

JOHN BARNESKE said there is a problem of storm water runoff from this property onto his property and feels that with the food there could be food as well as water running into his yard.

STEVE LIPKIN said they have all their stored merchandise 3, 4, 5, or 6 inches off the ground and it will all be stored indoors and sprayed for pests.

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-84-B0, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construct a 6 foot block wall along the rear property line.
3. Conformance to the requirements of the Department of Building and Safety regarding the one hour construction on this structure.
4. No loading or unloading vending machine merchandise before 8:00 A.M. or after 4:00 P.M.
5. Dedication of 5 feet of right-of-way for Paradise Road as required by the Department of Public Services.
6. Approval of the parking and driveway layout by the Traffic Engineer.
7. A 6 month review be required regarding this operation.
8. Conformance to the plot plan.
9. 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

15. Z-84-80  
(Continued)

and underground sprinkler systems shall be cause for revocation of a business license.

10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

16. Z-85-80  
ABEYANCE

Application of JOHN F. O'REILLY, ET AL, for reclassification of property generally located on the northeast corner of Maryland Parkway and Lewis Avenue, from R-4 (Apartment Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 13 through 16, inclusive, in Block 9 of Pioneer Heights Addition to Las Vegas, Nevada.  
Proposed Use: Offices and Retail Sales

MR. FOSTER presented the staff report stating this area is R-4 and staff feels the C-1 pattern should not be extended north of Lewis and, therefore, recommends denial.

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

JOHN F. O'REILLY, 225 Bridger, appeared for the application. They purchased this building in July of this year with the intention of renovating it into offices. They were told at the time of the purchase that the property was always used as a commercial office structure and not an office building.

MRS. COLEMAN asked if this meets the parking requirements.

MR. FOSTER said it meets the code requirements.

JOHN F. O'REILLY said he had inquired from staff about a variance for his tenant, but was told that was not the way to handle this situation. He is simply asking for the proper zoning for this property as to what it has always been used for.

MR. FOSTER said there were no protests.

MRS. COLEMAN asked why he could not apply for a variance.

MR. FOSTER said he could apply for a variance, but the zoning would allow a greater latitude of use on the property.

JOHN F. O'REILLY asked that this item be held in abeyance so they could study the situation.

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

16. Z-85-80  
(Continued)

MRS. COLEMAN made a Motion for ABEYANCE of Z-85-80.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this would be heard by the City Planning Commission on November 13, 1980 at 7:30 P.M.

17. Z-86-80  
DENIED

Application of LAUDENE STEWART NEUMAN for reclassification of property located at 4801 Churchill Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot 24, Block 3, Stelmar Subdivision, Tract 1.

Proposed Use: Travel Agency Office

MR. FOSTER presented the staff report stating the applicant would like to convert the existing property into a travel agency. Staff does not want to start a P-R pattern so they are recommending denial.

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

BILL PHILLIPS, Rogers, Monsey, Woodbury & Berggreen, 723 South 3rd Street, appeared for the applicant. They feel this is appropriate zoning for this house, inasmuch as no one wants to live in the house because of the heavy traffic in the area. About 85% of the business is conducted by telephone. The property will continue to look like a residence.

BRIAN CABELL, 5013 Churchill, appeared in protest. He wants to keep the area residential.

MR. FOSTER said there were no letters of protest.

LAUDENE STEWART NEUMAN said she is the owner of the property and that it is difficult to keep the property rented due to the noise from the traffic.

BILL PHILLIPS said that if this property is not rezoned it becomes comparatively valueless. He does not feel it would harm the residents of the neighborhood, since there would not be a lot of people entering and leaving the building.

BRIAN CABELL questioned why this is an undesirable property. Is it because it is overpriced or because it is near a busy congested street?

SHARON SMITH said they talked to the property owners within 300 feet of the property, but apparently had missed Mr. Cabell. The property owners are in favor of this because it would give them some protection from the noise and dust, etc. off of Decatur. However, the property owners did ask that they build a fence on the west side.

TOM MILLER asked if she had any letters or statements stating the neighbors are in favor of this rezoning.

SHARON SMITH said she could produce them.

WANDA SCHICK, 129 South Yale, appeared in favor. She said if this property is rezoned to commercial, the adjoining neighbors would like the same rezoning.

17. Z-86-80  
(Continued)

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-86-80.

Voting was as follows:

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

Motion for DENIAL carried by a 3/2 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

18. Z-87-80  
DENIED

Application of THE LIBERTY CORPORATION for reclassification of property generally located on the west side of Decatur Boulevard between Gowan Road and Alexander Road, from R-E (Residence Estates) to R-D (Single Family Residence, Restricted). 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 12, Township 20 South, Range 60 East, M.D.M.  
Proposed Use: Single Family Dwellings - Detached

MR. FOSTER presented the staff report stating the area is primarily R-E. The applicant is planning a 13-lot subdivision. The request for R-D is to increase the number of units on the site from the R-E zoning. Since there is an established R-E pattern in the area, staff would recommend denial. Staff has no protests.

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

The applicant did not appear.

JERRY HAMLIN, 4810 Gowan, appeared in protest. He presented a petition with 35 signatures on it in opposition.

WILLIAM HINDE, 3711 Malner Lane, appeared in protest. He is not in favor of any plan with over 10 lots. He would be in favor of R-PD zoning with two houses to an acre.

F. GLENN, 3700 Thom Boulevard, appeared in protest. He felt this would violate his property rights if this were broken up into smaller lots.

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-87-80.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

19. Z-88-80  
APPROVED

Application of THOMAS T. BEAM for reclassification of property generally located northwest of Alta Drive and Highland Drive, from R-4 (Apartment Residence) and R-1 (Single Family Residence), (under Resolution of Intent to R-3 (Limited Multiple Residence),

19. Z-88-80  
(Continued)

P-R (Professional Offices and Parking), and C-1 (Limited Commercial), to R-E (Limited Multiple Residence), P-R (Professional Offices and Parking), and C-1 (Limited Commercial). The above property is legally described as a parcel of land situated in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.M.

Proposed Use: Medium High Density Apartment Development, Offices and Shopping Center

MR. FOSTER presented the staff report stating the applicant would like to expand the R-3 area and reduce the P-R and C-1 areas. This will allow an increase in the number of apartment units. They are proposing 440 apartment units. Staff has checked the density in terms of what the General Plan recommends and this is within that guideline. Staff recommends approval with no access to Shadow Lane, except the emergency access; that there be a 30 foot dedication on Shadow Lane and radius corner on Shadow and Alta; off-site improvements on Highland, Shadow and Alta be constructed as required by the Department of Public Services; that they upgrade the traffic signals at Highland and Alta because of the increase in traffic this project will generate, which is required by the Department of Public Services; expunge the approval of Z-108-78. Staff did not have any protests.

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

GEORGE DICKERSON, 630 South 3rd Street, represented the applicant. He said the applicant is Thomas Beam and the developer will be A. G. Spanos and Company. He showed photographs of this proposed project and explained the layout of the project.

CHAIRMAN JONES asked why they come in with so many units in all of their projects.

GEORGE DICKERSON answered that they are trying to utilize the property as profitably as possible, taking into consideration the price of the land. They are always within the requirements for what is required as far as density in that type of zoning.

PAUL WOODS, 229 Shadow Lane, appeared in protest. He inquired as to how high the retainer fence is going to be around the project.

GEORGE DICKERSON answered that it would be 6 feet high.

PAUL WOODS asked if this would be more fireproof than the previous Spanos projects.

GEORGE DICKERSON answered that these buildings would have stucco sides and tile roofs, not wood. However, the wood they used in their previous projects was within the fire code requirements.

PAUL WOODS asked if the emergency access for the City would be gated and locked or open.

CHAIRMAN JONES answered that it would be a crash gate that emergency vehicles could go through, but not normal traffic.

MILLIE WOODS, 229 Shadow Lane, appeared in protest. She asked how close the buildings will come to their house. They are against the buildings coming too close.

GEORGE DICKERSON explained the buildings would be about 300 feet away.

CHAIRMAN JONES asked if anyone else wished to be heard; there

19. Z-88-80  
(Continued)

being no one, he declared the public hearing closed.

MR. KENNEDY made a Motion for APPROVAL of Z-88-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Provision of a 6 foot block wall along the north property line.
3. Approval of the parking and driveway plan by the Traffic Engineer including the profiles for the walls so that the Traffic Engineering Division can ascertain site restrictions.
4. No access to Shadow Lane, except for emergency access.
5. Dedicate 30 feet on Shadow Lane and radius corner at Shadow and Alta.
6. Construct off-site improvements on Highland, Shadow and Alta as required by the Department of Public Services.
7. Upgrade traffic signals at Alta and Highland as required by the Department of Public Services.
8. Expunge approval of Z-108-78.
9. Conformance to the plot plan.
10. Landscaping and a permanent underground sprinkler system 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.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
13. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on November 19, 1980 at 2:00 P.M.

20. Z-89-80  
APPROVED

Application of ROBERT L. CONN for reclassification of property located at 622 Sunny Place, from R-E (Residence Estates), to C-2 (General Commercial). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.  
Proposed Use: Office and Retail Complex

MR. FOSTER presented the staff report stating that when Item 21, Z-70-80, was heard before the City Commission, they indicated they were opposed to the apartments and asked the applicant if he could come up with a project other than apartments. Therefore,

20. Z-89-80  
(Continued)

the applicant is now proposing an office and retail complex. Staff recommends approval with the application being amended from C-2 to C-1. Also, there should be no access to Sunny Place; the south portion of the building be deleted so the service traffic could go out Highland Drive only; half-street improvements along Highland Drive and dedication; and a 6 foot block wall along Sunny Place guaranteeing no access to this property and guaranteeing some aesthetic treatment to the rear of the property.

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

ROBERT CONN, 2228 West Bonanza Road, appeared for the application. He asked Mr. Foster if staff requires that there be no access to Sunny Place as the street is now or even if the street is widened.

MR. FOSTER replied that in either case staff recommends no access to Sunny Place.

ROBERT CONN asked if it was possible to redesign the building to a different configuration as they are cutting off quite a few feet to the proposed building.

MR. FOSTER did not feel this would be a problem.

P.J. CORD, 700 Sunny Place, appeared in favor of this project. When this came up previously he had presented a petition with 26 signatures in opposition. Since the apartment project was changed to offices and a retail complex they are all in favor of this project.

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-89-80, subject to the following conditions:

1. Application be amended to C-1.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Construction of a 6 foot block wall along the west property line.
4. No access to Sunny Place.
5. South portion of building be deleted so service traffic can go out Highland Drive only.
6. Conformance to the plot plan amended to provide a driveway around the building.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

20. Z-89-80  
(Continued)

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

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

21. Z-70-80  
(Referred Back  
From City  
Commission)

Application of ROBERT L. CONN for reclassification of property located at 622 Sunny Place from R-E to R-3 and C-2.  
Proposed Use: Medium High Density Apartments  
and an Office Complex

ABEYANCE

MR. FOSTER requested this be held in abeyance until Item 20, Z-89-80 is acted upon, at which time this item will be withdrawn.

MRS. COLEMAN made a Motion for ABEYANCE of Z-70-80.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. Discussion and consideration of the December 23, 1980 regular Planning Commission meeting.

CANCELLED

MR. FOSTER said that due to the Christmas holiday he inquired if the Commission would like to have its meeting remain as scheduled for December 23, 1980, have the date changed, or have the meeting cancelled completely.

CHAIRMAN JONES asked Mr. Foster if he had any idea of the length of the agenda for that meeting.

MR. FOSTER replied that he was not positive of the number of items that would be on the agenda. However, judging from the past, there have not been many applications around the holidays.

There was discussion between Staff and the Commissioners and it was decided to cancel the meeting completely.

MRS. COLEMAN made a Motion to CANCEL the December 23, 1980 Planning Commission meeting.

Voting was as follows:

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

Motion to approve the cancellation of the meeting was carried unanimously.

2. Resolution for vending company storage as a permitted use in the C-1 zone.

APPROVED

MR. FOSTER said the Commissioners had gone through the Resolution on a previous zoning application and inquired if they would like to have more discussion on it.

MRS. COLEMAN said the office section of the Resolution is all right, but wondered if vending machine companies were going to repair machines, haul machines in and out of the buildings, what kind of trucks were going to deliver to them, and the hours of delivery.

MR. FOSTER said the Resolution indicates everything has to be stored inside the building. In essence, the Resolution indicates it can only be a limited type of operation. If the business got larger, they would have to go to another location or at least find another location for their stored items.

After discussion, it was felt the Resolution was acceptable.

MRS. COLEMAN made a Motion to APPROVE the Resolution for vending company storage as a permitted use in the C-1 zone.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. AMENDED FINAL MAP

Property generally located on the north side of Bromley Avenue, west of Michael Way, R-1 zone (under ROI to R-PD7).

RIDGEMOUNT UNIT 2

Owner/Subdivider: Housing Concepts, Inc.  
No. of Acres: 11.6+ No. of Lots: 90

APPROVED

MR. NULL presented the staff report stating this is a recorded map that has been amended. Staff would recommend approval. There have been some minor changes in the center of the map.

JIM NOBLE, 205 East Harmon, appeared for the application. He is the general manager of Housing Concepts. They needed to change some of the common areas so they could build and sell one block at a time, instead of two blocks at a time. Basically, it is a change in their construction schedule.

MR. MILLER made a Motion for APPROVAL of the Amended Final Map for Ridgemount Unit 2.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. Z-101-78  
PLOT PLAN REVIEW  
APPROVED

Request of BRONZE CONSTRUCTION COMPANY, INC. for a Plot Plan Review on property generally located on the west side of Lamb Boulevard, 330 feet north of Stewart Avenue, R-E zone (under Resolution of Intent to R-P016).

MR. FOSTER presented the staff report stating there are proposed carports to this Plot Plan, which is the reason this came back for review and staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-101-78, Plot Plan Review, subject to the following condition:

1. Conformance to the Plot Plan.

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 November 19, 1980 at 2:00 P.M.

3. AR-8-80  
ARCHITECTURAL  
REVIEW  
APPROVED

Request of LAOY LUCK HOTEL/CASINO for an Architectural Review on property generally located on the east side of 3rd Street between Ogden Avenue and Stewart Avenue, C-2 zone.

MR. FOSTER presented the staff report stating this is a 360 room addition to the Lady Luck Casino. Staff recommends approval.

DENNIS PIOTROWSKI, General Manager of Lady Luck Casino, appeared for the application. They hope to obtain their loan on November 18, 1980, break ground on February 15, 1981, and expect construction to be completed in 12 to 14 months.

MR. MILLER made a Motion for APPROVAL of AR-8-80, subject to the following condition:

1. Continuation of the pattern of landscaping along the sidewalk as required by the Department of Community Planning and Development.

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 November 19, 1980 at 2:00 P.M.

4. Z-115-79  
PLOT PLAN REVIEW  
AND EXTENSION  
OF TIME  
APPROVED

Request of ALLEN G. NEL for a Plot Plan Review and Extension of Time on property generally located on the north side of Alpine Place, 300 feet west of Decatur Boulevard, R-1 (under Resolution of Intent to R-3 and P-R).

MR. FOSTER presented the staff report stating they have re-designed this to be three buildings with 2 two-and-a-half story buildings and a two story building in the middle, for a total of 45 units on the property. They are requesting an extension of time because they are new owners of the property. Staff would recommend approval.

ALLEN G. NEL, 1685 Westwind Circle, appeared for the application. He would like six months to one year's time.

MRS. COLEMAN made a Motion for APPROVAL of Z-115-79, Plot Plan Review and Extension of Time, subject to the following condi-

4. Z-115-79  
(Continued)

tions:

1. Extension of Time shall be limited to one (1) year.
2. Recordation of the vacations on the north, west and east sides of the property.

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 November 19, 1980 at 2:00 P.M.

5. Z-57-77  
USE REVIEW  
APPROVED

Request of POTTERY STATION for a Use Review on property located at 1555 East Charleston Boulevard, from a used car lot to retail sales of pottery and related items, C-2 zone.

MR. FOSTER presented the staff report stating the applicants plan to build a chain-link fence around the property and staff is concerned as to its appearance. Possibly some other type of fencing should be explored to make the property look better.

HOWARD CADWELL, 1455 Katie, and GEORGE LEE, 6501 West Charleston, appeared for the application. They have been in this type of a business in California and feel they can improve this property. They like to use chain-link fencing so their merchandise can be displayed behind it and motorists can see it. They are buying the property.

MRS. COLEMAN made a Motion for APPROVAL of Z-57-77, subject to the following conditions:

1. Provision of a five foot setback with low landscaping along Charleston and 16th Street frontages.
2. Substitution of wrought iron for the proposed six foot chain-link fence along the Charleston side of the property.

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.

6. Z-56-80  
PLOT PLAN REVIEW  
APPROVED

Request of BIVINS CONSTRUCTION COMPANY for a Plot Plan Review on property generally located on the southeast corner of Washington Avenue and Pecos Drive, R-1 (under Resolution of Intent to R-PD12).

MR. FOSTER presented the staff report stating the number of units is being changed from 264 units to 230 units. The units will be one story, rather than two story. There will be less green area. Staff is questioning whether they should notify the surrounding property owners.

DONALD BIVINS, 411 Dogwood, Henderson, appeared for the application.

6. Z-56-80  
(Continued)

LYNN HUMPHREYS, 3504 Valley Forge, appeared in favor. She was not notified of this project when it came up previously.

MR. FOSTER said the property owners were notified within 300 feet of this project.

MRS. COLEMAN made a Motion for APPROVAL of Z-56-80, subject to the following condition:

1. Conformance to the revised plot plan and elevations.

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 November 19, 1980 at 2:00 P.M.

7. TANKEL'S LAND  
USE PLAN  
ABEYANCE

A proposed Land Use Plan for the Tankel's Subdivision area that is generally bounded by Eastern Avenue on the west, Harris Avenue on the north, Mojave Road on the east, and Bonanza Road on the south. This hearing is not for the purpose of changing the current zoning on this property at this time, but to obtain public comment on this proposed generalized Land Use Plan.

MR. FOSTER said this item did not appear on the agenda in time to meet the Open Meeting Law. The City Attorney's office advised staff this could not be heard, so staff sent out letters to the property owners in the area advising them it would not be heard at this time. This will be on the November 13, 1980 agenda.

MRS. COLEMAN made a Motion for ABEYANCE of Tankel's Land Use Plan.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

END PECKER  
Joe DiGiorgio  
JERRY SLIGAR  
MIKE KOZUMI  
Norma Ploen  
J. W. Lounsbury  
GARY SYMONDS, M.D.  
John Zurko  
B. C.  
Wanda J. Laska  
Steven P. Spletter  
Wm. H. Hurd  
Art. Kemp  
George Dickerson  
Bob Conn  
K. J. Cord  
Jim Noble  
Dennis Pottowski  
ALLEN G. NEL  
GEORGE LEE  
Arnold W. B.

3825 Buelter Hwy  
1716 Koochanua  
2765 S. HIGHLAND  
2209 PARADISE RD.  
2491 PALOMA L.V. 89121  
5912 MUSTY L.V.  
209 ROSEMARY LANE.  
2020 Santa Clara  
5013 Churchill  
129 S. Yale  
4854 Chermak Dr.  
3711 Melmer Lane  
3900 THOM BLVD.  
630 So 3rd L.V. New 89101  
229 SHARPOW LN.  
2228 W. BONANZA RD, LV, NV  
700 SUNNY PL.  
205 E. HARMON L.V.  
Lady Luck Casino  
1685 Westwind Circle  
6501 W CHARLTON  
441 Dogwood, Henderson

PLEASE Print NAME AND ADDRESS

NAME

ADDRESS

EDDIE H. MILES

1500 E. KAREN AVE. #360

Wm R Phillips

723 S. 3rd St.

HOWARD CAWELL

1455 KATIE L.V.