

AGENDA

CITY PLANNING COMMISSION

NOVEMBER 13, 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 September 11, 1980 and September 23, 1980.

OLD BUSINESS:

1. TANKEL'S LAND USE PLAN

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.

2. Z-85-80

(Abeyance Item from 10/28/80)

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

NEW BUSINESS:

1. REVERSIONARY MAP OF

A PORTION OF PARK OLIVER

Property generally located north of Harris Avenue and east of Pecos Street, R-1 Zone.
Owner: Bivins Construction Co., Inc.
Subdivider: Consolidated Companies
No. of Acres: 0.3 No. of Lots: 1

2. AMENDED FINAL MAP

CHARLESTON VILLAGE GREEN

UNIT NO. 1

Property generally located on the west side of Lamb Boulevard north of Charleston Boulevard, R-PD8 Zone.
Owner/Subdivider: Charleston Village Green Homeowners Association
No. of Acres: 10+ No. of Lots: 56

3. FINAL MAP

TORREY PINES VILLAGE

UNIT NO. 2

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U (under Resolution of Intent to R-PD14).

Owner/Subdivider: Nevada Equities, a Nevada Partnership
No. of Acres: 2.1 No. of Lots: 35

4. FINAL MAP

TORREY PINES VILLAGE

UNIT NO. 3

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U (under Resolution of Intent to R-PD14).

Owner/Subdivider: Nevada Equities, a Nevada Partnership
No. of Acres: 2.6 No. of Lots: 49

5. VAC-19-80
Petition of Vacation submitted by JOHN G. GUBLER to vacate McKnight Street from the northerly r-o-w line of East Bonanza Road to the southerly r-o-w line of Gay Street.
6. Z-90-80
Application of HELEN HUNT RIVES AND FIRT NATIONAL BANK OF NEVADA for reclassification of property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, from C-1, C-C and C-M to C-1.
Proposed Use: Bank and Offices (10-Story) and Parking Structure
7. Z-91-80
Application of MONROE MEADOWS AND ASSOCIATES for reclassification of property generally located on the northeast corner of North Lamb Boulevard and Monroe Avenue, from R-E and R-T to R-PD8.
Proposed Use: Medium Density Residential Development
8. Z-92-80
Application of TOY R. GREGORY, JR., TRUSTEE for reclassification of property located at 1829 East Charleston Boulevard, from C-1 to C-M.
Proposed Use: Buying and Selling of Gold and Silver
9. Z-93-80
Application of M-L ENTERPRISES, INC. for reclassification of property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, from R-1 (under Resolution of Intent to R-PD7) to R-PD11.
Proposed Use: Medium Density Condominium Development
10. Z-94-80
Application of JOHN E. AND CAROL L. ERB, ALBERT SPINO, TRUSTEE AND DUANE FOREMASTER, TRUSTEE for reclassification of property generally located on the south side of Owens Avenue between Sandhill Road and Gateway Road, from R-E to R-3 and C-1.
Proposed Use: Medium High Density Apartment Development and Retail Sales
11. TENTATIVE MAP
HAAS APARTMENTS
Property generally located on the south side of Owens Avenue east of Sandhill Road, R-E Zone (proposed R-3).
Owner: John E. & Carol L. Erb, Albert Spino, Trustee, & Duane Foremaster, Trustee
Subdivider: Larry Haas
No. of Acres: 10.7 No. of Lots: 36

12. Z-95-80

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the southeast corner of Torrey Pines Drive and O'Bannon Drive, from R-1 to R-PD6.

Proposed Use: Medium Low Density
Detached Single Family
Residential Development

13. Z-96-80

Application of LEWIS HILDRETH for reclassification of property generally located on the southwest corner of O'Bannon Drive and Edmond Street, from N-U to R-3.

Proposed Use: Medium Density Apartment
Development

14. Z-44-78

EXTENSION OF TIME

Request of INDEPENDENT, INC. for an Extension of Time on property generally located on the south side of Smoke Ranch Road, 250' east of Maverick Street, R-3 (under Resolution of Intent to R-PD11).

15. ZC-323-78

PLOT PLAN REVIEW

Request of CARL KARCHER ENTERPRISES, INC. for a Plot Plan Review on property generally located at the southwest corner of Decatur Boulevard and Lake Mead Boulevard, R-E zone (under Resolution of Intent to C-1).

October 29, 1980

NOTICE OF HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-19-80 PETITION OF VACATION SUBMITTED BY JOHN G. GUBLER TO
VACATE McKNIGHT STREET FROM THE NORTHERLY RIGHT-OF-WAY
LINE OF EAST BONANZA ROAD TO THE SOUTHERLY RIGHT-OF-WAY
LINE OF GAY STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

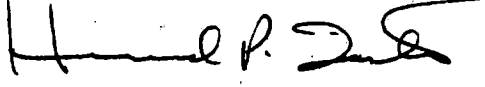
McKNIGHT STREET, A 60 FT. WIDE STREET,

LOCATED BETWEEN BLOCKS 11 AND 12 OF

TANKEL'S NORTH ADDITION #2.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bj1

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

(SEE LOCATION MAP ON REVERSE SIDE.)

M-26-8

EASTERN

AVENUE

50

50

600

630

634

690

712

732

AMERICAN
TIRE CO.

REST

BOX

NEVADA POWER CO
SUB-STATION

POPPY LANE

2500

2504-08

12 18 20 2234

JULIP LANE
2509-2515-2517-2521-2525

780 724 726 732 736

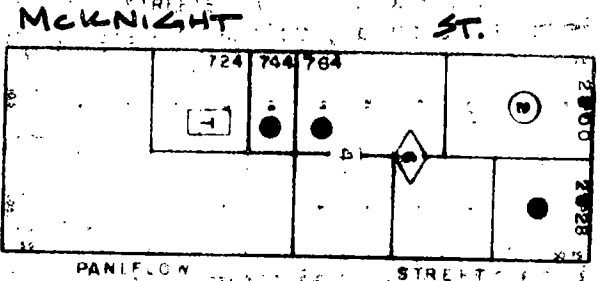
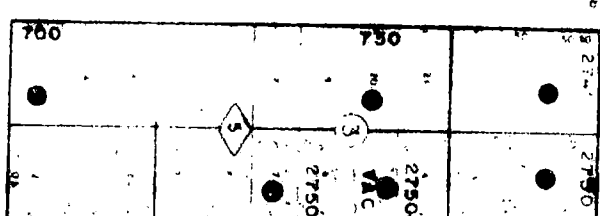
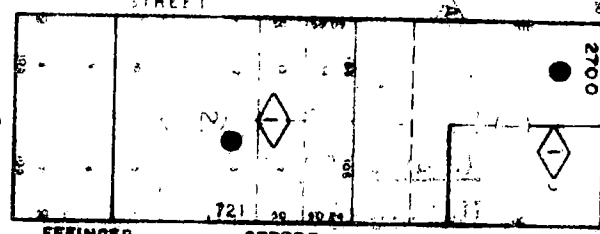
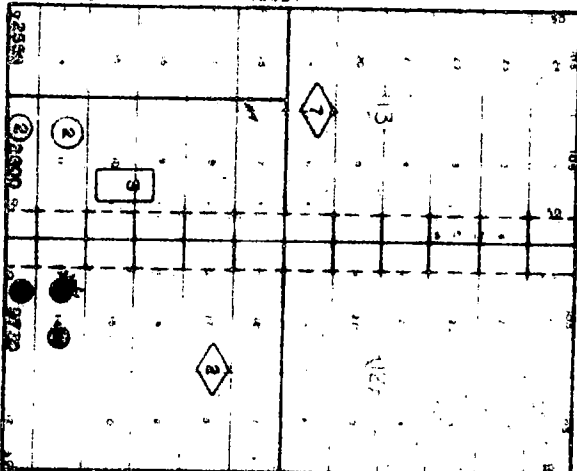
ASTER LANE

713 717 721 725 729 733 737 741

VAC

SHELBY

STREET



BOHANNAN

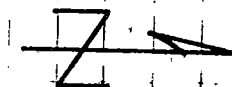
ROAD

VAC-19-80

FIELD

100 AM 547

CLERK



WANDA OWENS

NOTICE OF PUBLIC HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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:

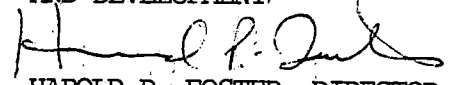
Z-90-80 HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA, TRUSTEE FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA AVENUE AND MARYLAND PARKWAY.

FROM: C-1 (LIMITED COMMERCIAL), C-C (NEIGHBORHOOD COMMERCIAL CENTER) & C-M (COMMERCIAL INDUSTRIAL)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: BANK AND OFFICES (10-STORY) AND PARKING STRUCTURE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

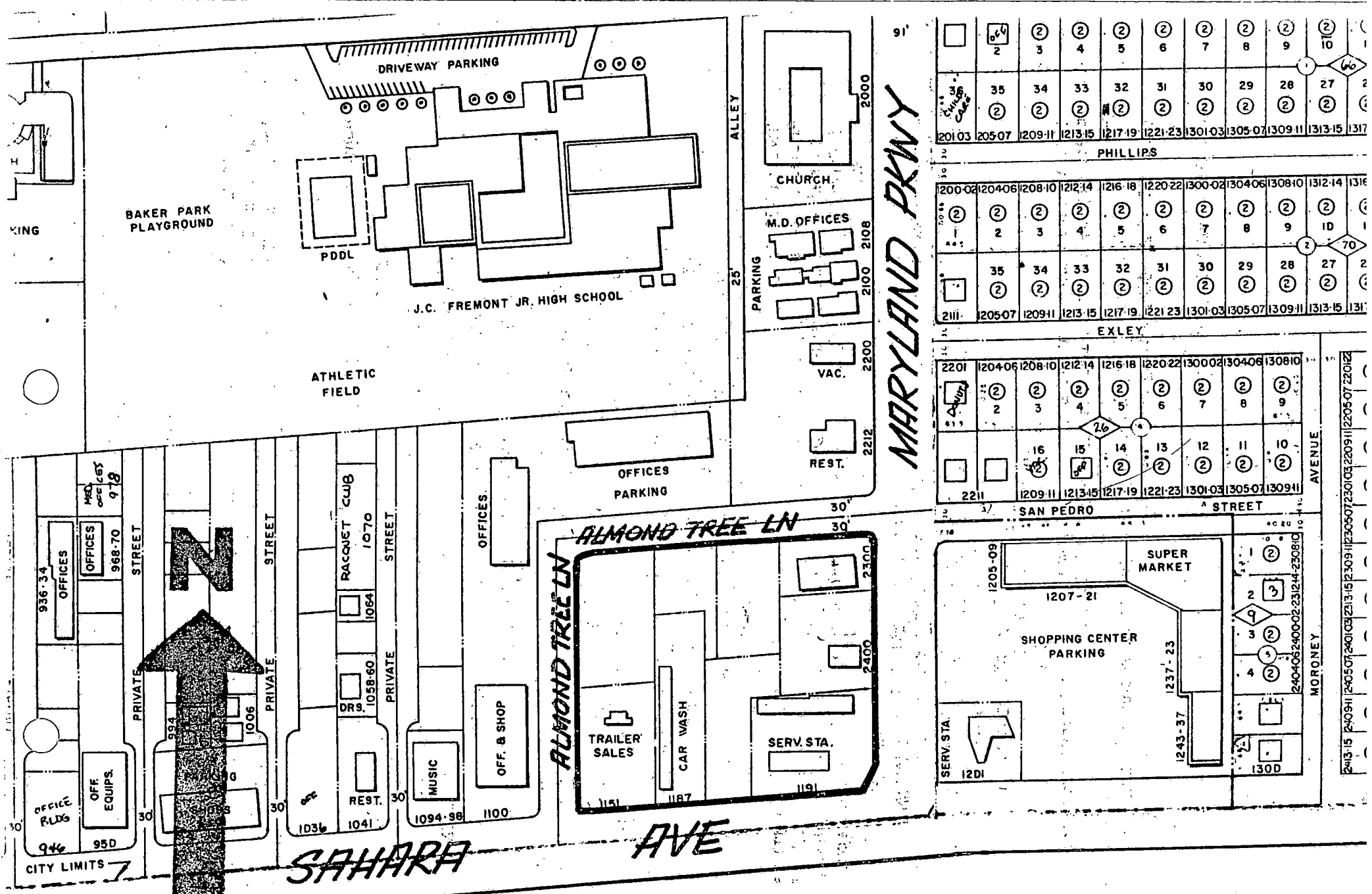
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



20103	20507	20911	21315	21719	22123	23003	23057	230911	231315	2317
20002	20406	20810	21214	21618	22022	23002	230406	230810	231214	2316
2201	220406	220810	221214	221618	222022	230002	230406	230810		
2201	220406	220810	221214	221618	222022	230002	230406	230810		
2201	220406	220810	221214	221618	222022	230002	230406	230810		

COUNTY **7-90-80**

NOTICE OF PUBLIC HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-91-80 MONROE MEADOWS AND ASSOCIATES FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NORTH LAMB BOULEVARD AND MONROE AVENUE.

FROM: R-E (RESIDENCE ESTATES) & R-T (TRAILER RESIDENCE)

TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

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 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST,
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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(SEE ATTACHED LOCATION MAP)

CITY LIMITS

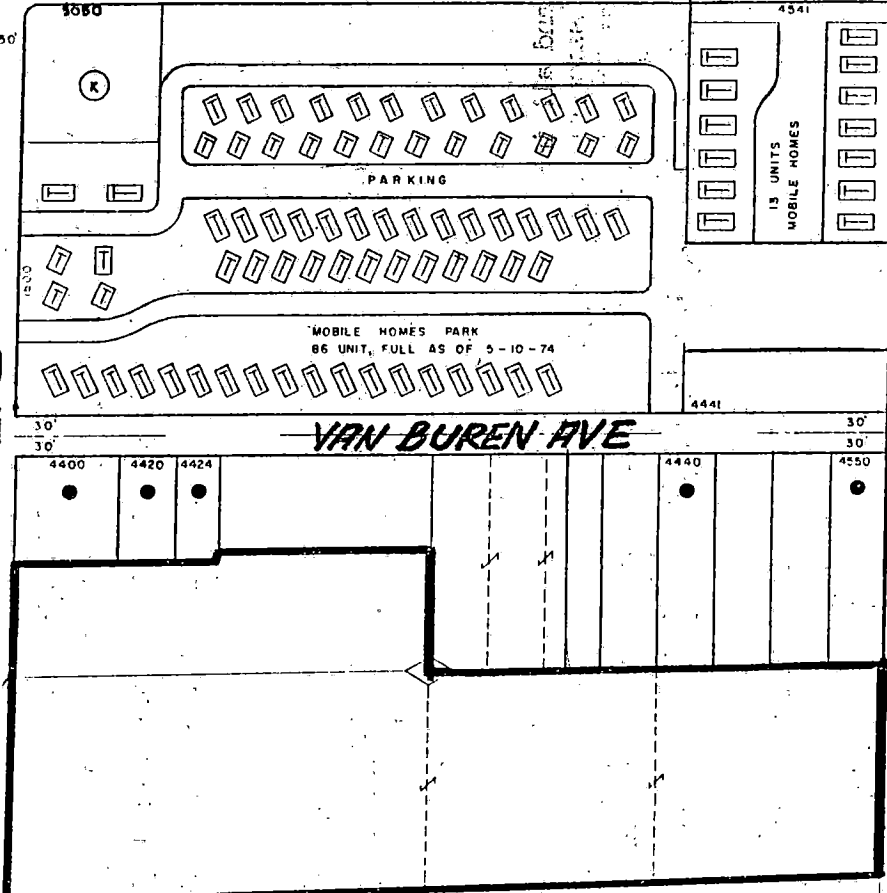
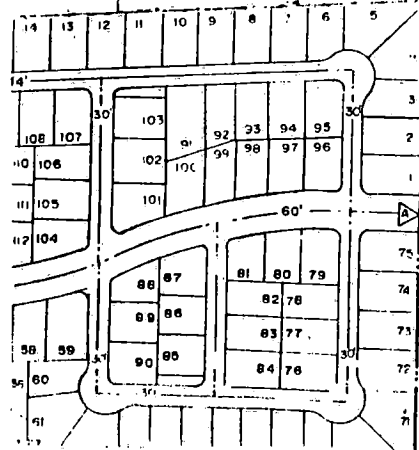
AVENUE

OWENS AVE

LAMB BLVD

VAN BUREN AVE

MONROE AVE



Z-91-80

NOTICE OF PUBLIC HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-92-80 . TOY R. GREGORY, JR., TRUSTEE, FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 1829 EAST CHARLESTON BOULEVARD.
FROM: C-1 (LIMITED COMMERCIAL)
TO: C-M (COMMERCIAL INDUSTRIAL)
PROPOSED USE: BUYING & SELLING OF GOLD AND SILVER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS
THIRTEEN (13) AND FOURTEEN (14) OF LAWRENCE LOVE
TRACT.

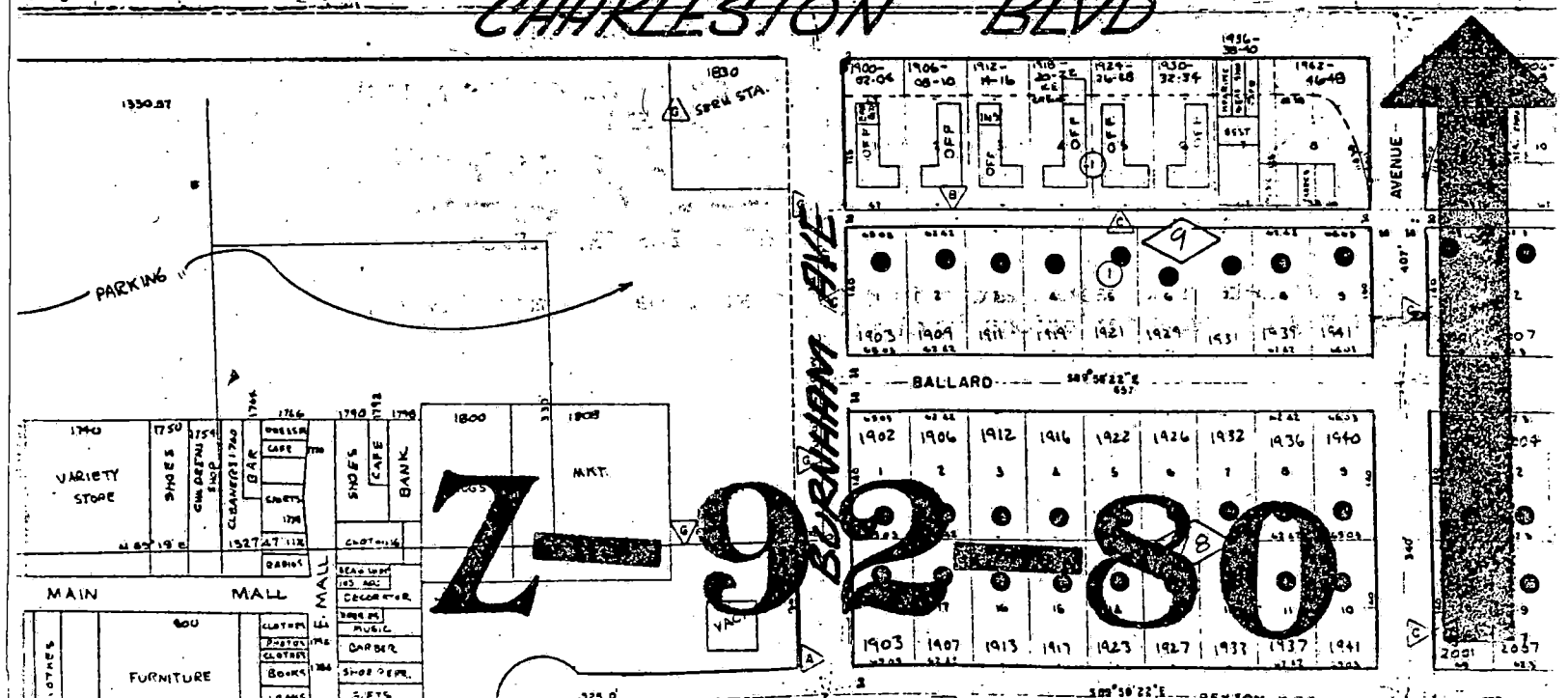
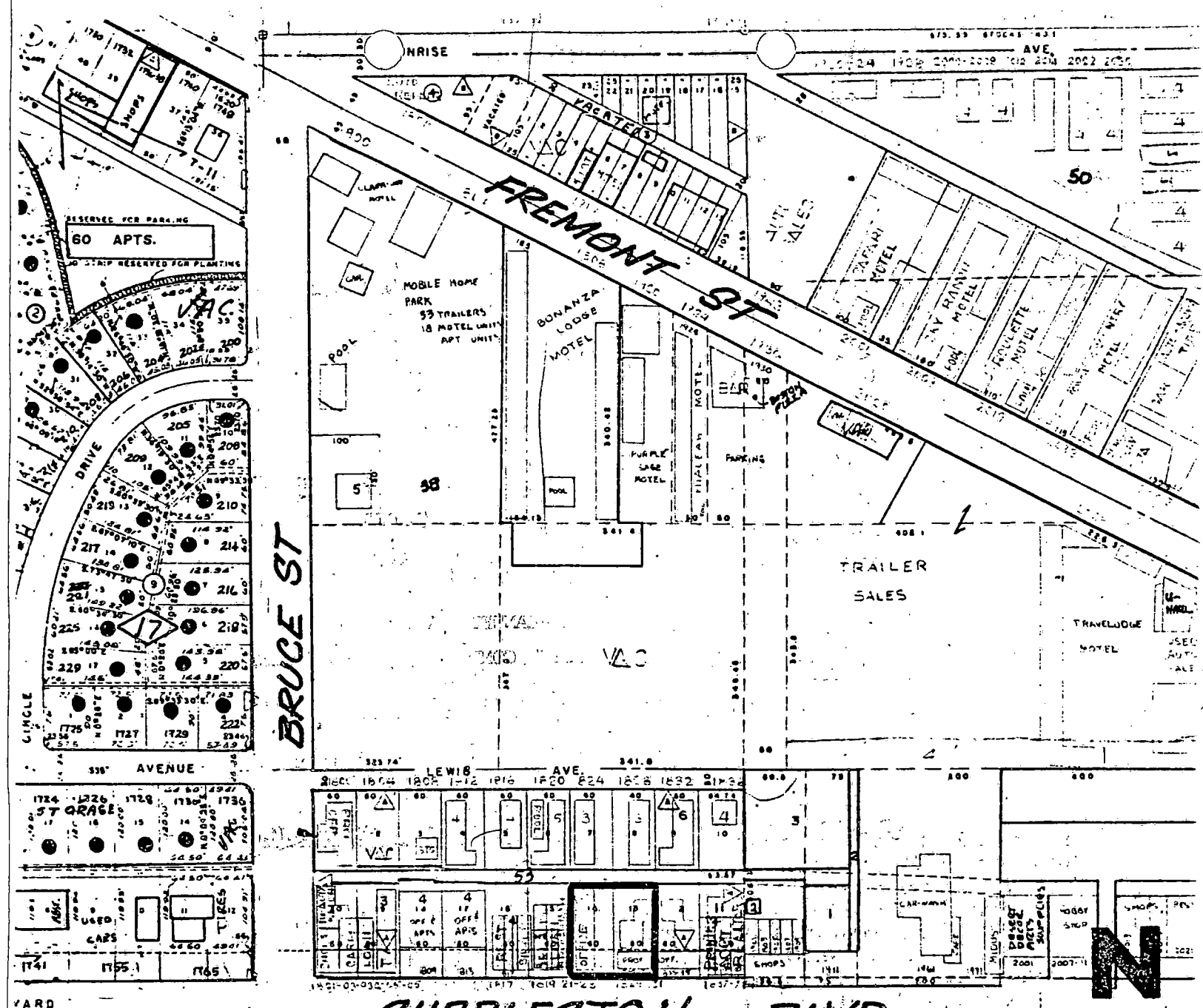
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



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NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-93-80

M-L ENTERPRISES, INC. FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF LAMB BOULEVARD BETWEEN STEWART AVENUE AND CHARLESTON BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION OF INTENT TO R-PD7 RESIDENTIAL PLANNED DEVELOPMENT)

TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY CONDOMINIUM DEVELOPMENT

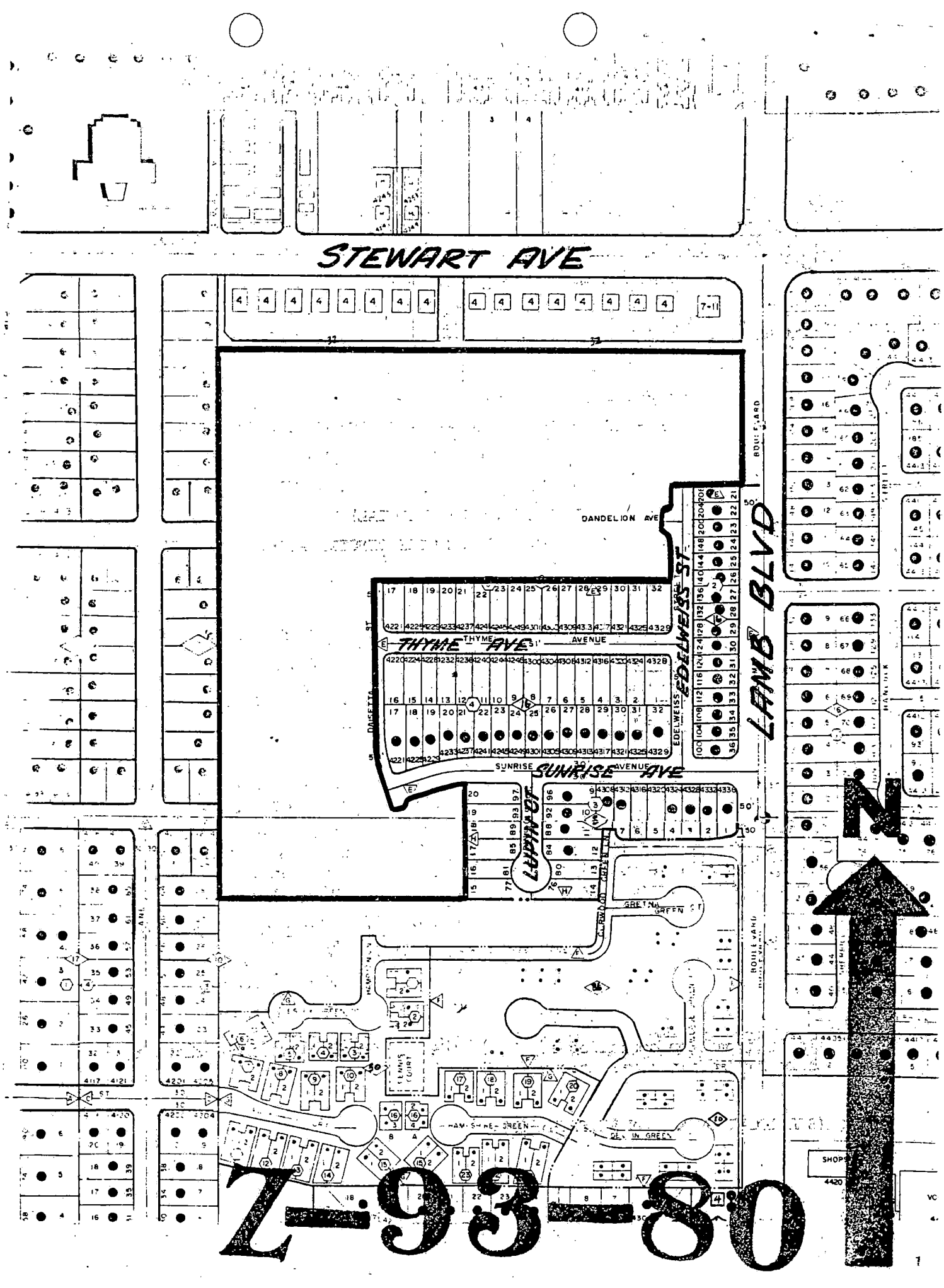
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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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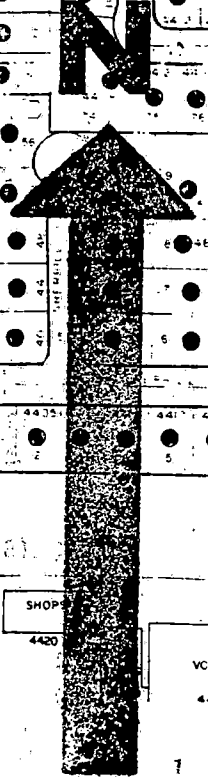
STEWART AVE

THYME AVE

EDGEWOOD ST

LAMB BLVD

7-93-80



NOTICE OF PUBLIC HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-94-80

JOHN E. AND CAROL L. ERB, ALBERT SPINO, TRUSTEE,
AND DUANE FOREMASTER, TRUSTEE, FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
OWENS AVENUE BETWEEN SANDHILL ROAD AND GATEWAY ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE) AND
C-1 (LIMITED COMMERCIAL)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT DEVELOPMENT
& RETAIL SALES

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

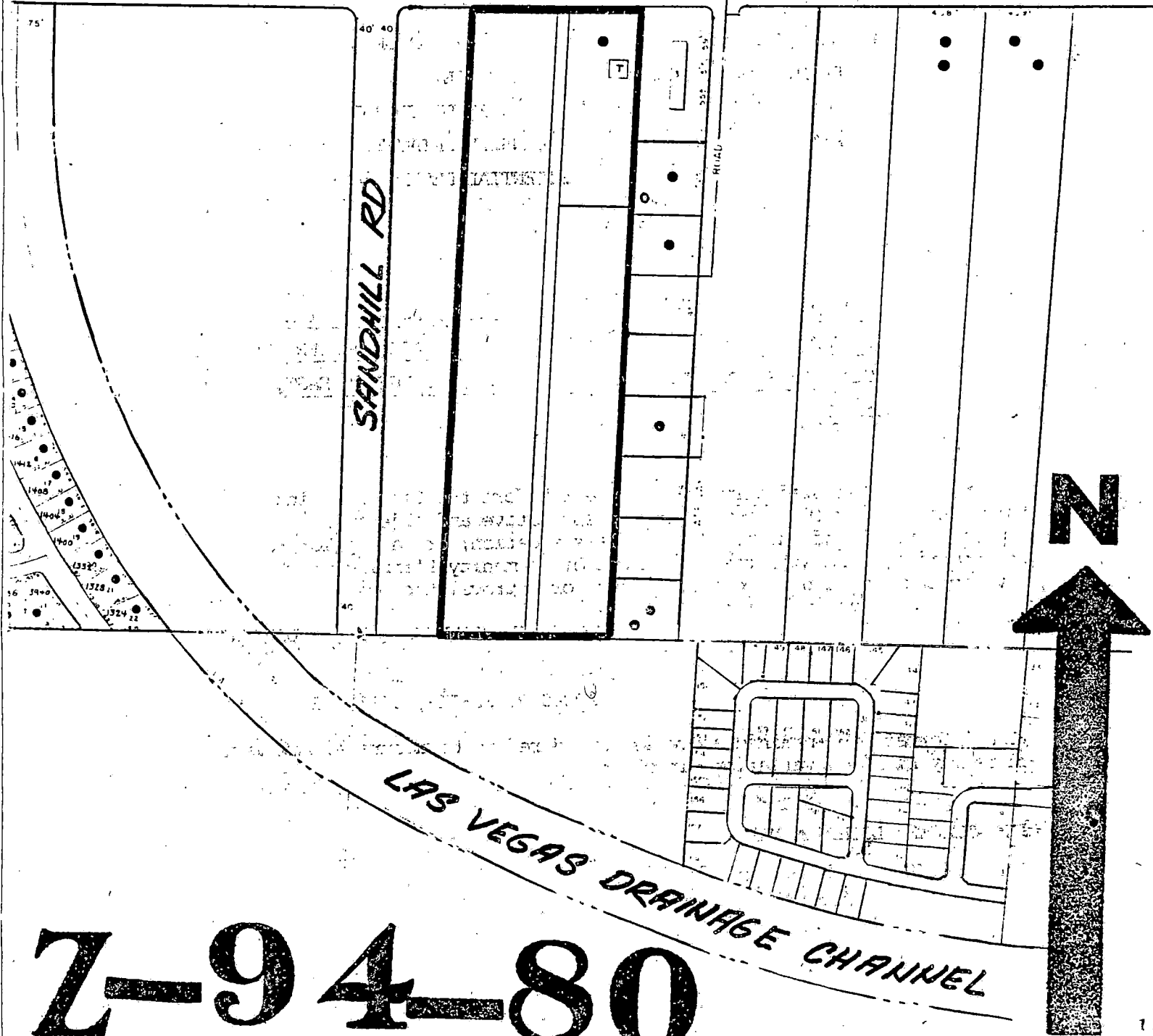

HAROLD P. FOSTER, DIRECTOR

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(SEE LOCATION MAP ON REVERSE SIDE.)

COUNTY

OWENS AVE



Z-94-80

NOTICE OF PUBLIC HEARING

NOVEMBER 13, 1980

Notice is hereby given that on November 13, 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-95-80

LEWIS HOMES OF NEVADA, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST
CORNER OF TORREY PINES DRIVE AND O'BANNON DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE
FAMILY RESIDENTIAL DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTH ONE HALF (S½) OF THE SOUTHEAST QUARTER
(SE¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE ATTACHED LOCATION MAP)

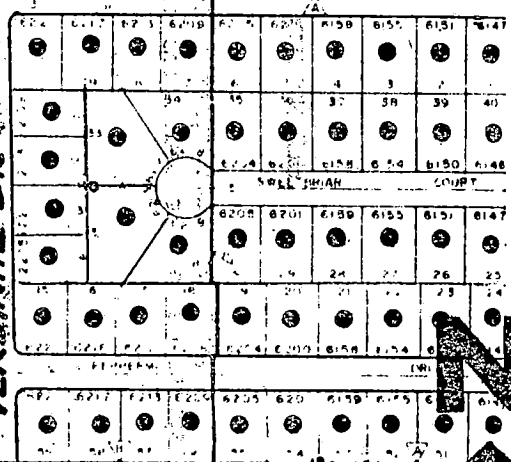
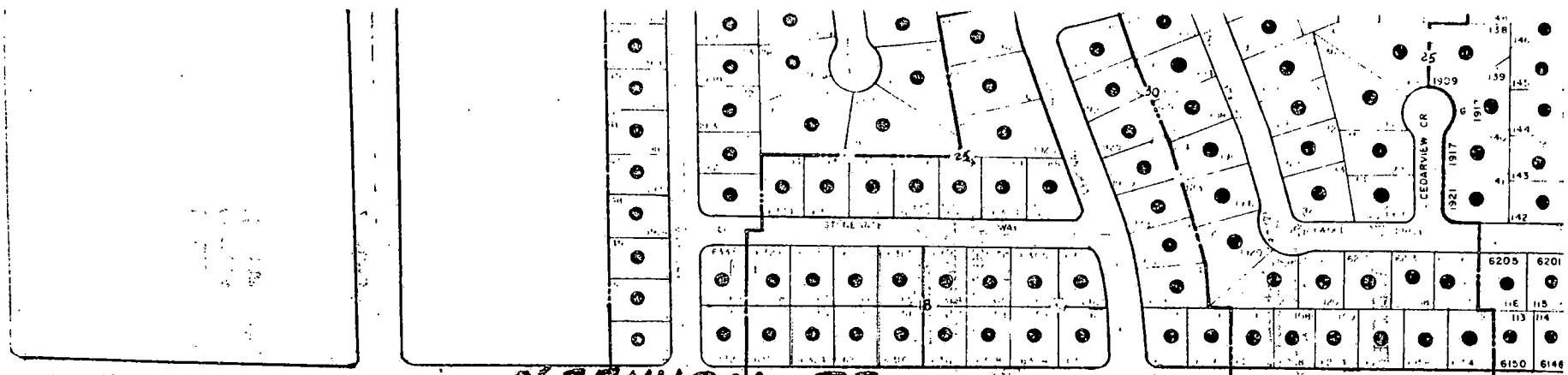
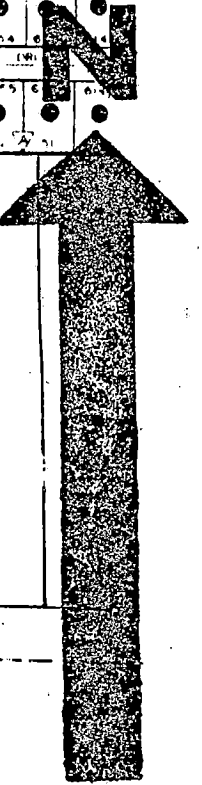
TORREY PINES DR

O'BANNON DR

VERDINAL DR

SAHARA AVE

7-95-80



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Notice is hereby given that on November 13, 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-96=80

LEWIS HILDRETH FOR RECLASSIFICATION OF

PROPERTY GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF O'BANNON DRIVE AND EDMOND STREET.

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 1,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

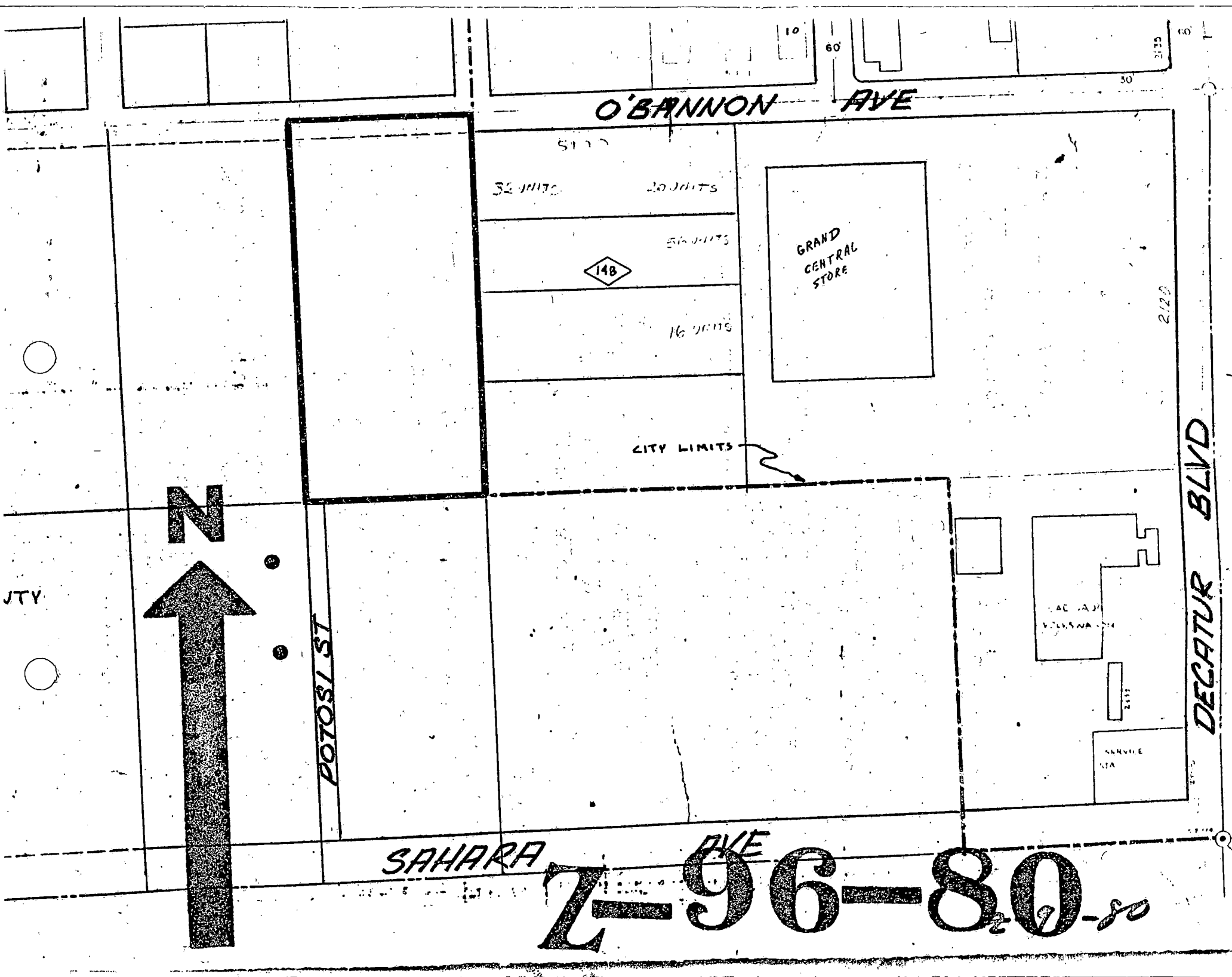
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

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 ATTACHED LOCATION MAP)



O'BANNON AVE

SAHARA AVE

POTOSI ST

DECATUR BLVD



Z-96-80-80

GRAND CENTRAL STORE

148

CITY LIMITS

LAC JAY VILLAWASH

ANNVILLE STA

32 UNITS

20 UNITS

56 UNITS

16 UNITS

2120

30

10

3135

60

10

JTY

MINUTES

CITY PLANNING COMMISSION

NOVEMBER 13, 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. Miller
Mr. Swessel
Mrs. Coleman
Mr. Guthrie
Mr. Kennedy
Mr. Canul

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

ANNOUNCEMENT: MR. BROWN stated the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the Department of Community Planning and Development.

MINUTES: MRS. COLEMAN made a Motion for Approval of the Minutes of September 11, 1980 and September 23, 1980. MR. GUTHRIE said there is a correction on the September 11, 1980 Minutes on Page 9, Item 4, A-13-80 (A). It should state "Motion for APPROVAL carried by a 5/1 vote," and not "Motion for APPROVAL carried unanimously." Motion for APPROVAL of the Minutes carried unanimously.

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

OLD BUSINESS:

1. TANKEL'S LAND USE PLAN

APPROVED

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.

MR. FOSTER presented the staff report. He said this Land Use Plan had been requested by the City Commission for a determination as to what the Land Use Plan would be in the vicinity of the Tankel's North Addition No. 2 subdivision. It started from a rezoning request at the south end of Effinger Street when apartment zoning was requested. At that hearing staff pointed out much of the general area was going to be apartments and more than likely this area along Effinger would be apartments in the future. The property owners in that area were indicating they felt they had a very cohesive single-family residential neighborhood and wished to retain it that way. Many of the streets in that subdivision have been vacated and through the years there have been various opinions from the City Attorney's office regarding the status of all the street and the subdivision plats. At this time, staff has received another opinion from the City Attorney's office which is that neither the streets nor the plat have been vacated because

1. TANKEL'S LAND
USE PLAN
(Continued)

the action in the past did not fully comply with the provisions of the statutes that were in effect at that time. This Land Use Plan will serve as a guideline for future rezoning items in that area. Staff notified the property owners in that area, but only received one reply.

CHAIRMAN JONES declared the public hearing open.

MILTON STEFFEN, 2740 Harris Avenue, appeared in opposition. He said they do not receive any City services, such as street lights.

CHAIRMAN JONES advised Milton Steffen to speak with Mr. Foster to get advice as to whom he should contact to try and obtain the various City services in that subdivision because the Planning Commission does not handle requests of that nature. He 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 the Tankel's Land Use Plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-85-80
(Abeyance Item
from 10/28/80)
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 Thirteen through Sixteen (13-16), inclusive, in Block Nine (9) of Pioneer Heights Addition to Las Vegas, Nevada.
Proposed Use: Offices and Retail Sales.

MR. BROWN said the applicant has requested this item be held in abeyance while he discusses with the City Attorney's office the possibility of using the property for what he wants without rezoning it.

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

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

NEW BUSINESS:

1. REVERSIONARY MAP
OF A PORTION OF
PARK OLIVER
APPROVED

Property generally located north of Harris Avenue and east of Pecos Street, R-1 zone.
Owner: Bivins Construction Co., Inc.
Subdivider: Consolidated Companies
No. of Acres: 0.3 No. of Lots: 1

MR. NULL presented the staff report stating this is a Reversionary Map to add a portion of the property to an R-PD Development to the north. The final map has been recorded, which means it has to go through a reversionary process. Staff would recommend approval.

1. REVERSIONARY MAP
OF A PORTION OF
PARK OLIVER

(Continued)

DAVID WEIR, VTN, 2209 Paradise Road, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of the Reversionary Map of a portion of Park Oliver.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. AMENDED FINAL MAP
CHARLESTON VILLAGE:
GREEN UNIT NO. 1

APPROVED

Property generally located on the west side of Lamb Boulevard north of Charleston Boulevard, R-PD8 zone.

Owner/Subdivider: Charleston Village Green
Homeowners Association

No. of Acres: 10+ No. of Lots: 56

MR. NULL presented the staff report stating the applicant would like to change the subdivision plat that will transfer the wall patios from the common areas to the individual owners. Since this is in conformity with the tentative map, staff would recommend approval.

BOB BERGHOFER, 4248 Moonlight Drive, appeared for the application. He said they want to make the patios available for ownership by the individual owners of the property.

MR. MILLER made a Motion for APPROVAL of the Amended Final Map for Charleston Village Green Unit No. 1.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. FINAL MAP
TORREY PINES
VILLAGE UNIT
NO. 2

APPROVED

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U (under Resolution of Intent to R-PD14).

Owner/Subdivider: Nevada Equities, A Nevada Partnership

No. of Acres: 2.1 No. of Lots: 35

MR. NULL presented the staff report stating this map is in compliance with the tentative map. Staff would recommend approval, subject to conformance to the conditions of approval of the tentative map and compliance with the "Flood Hazard Reduction Ordinance."

DAVID WEIR, VTN, 2209 Paradise Road, appeared for the application.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Torrey Pines Village Unit No. 2, subject to the following conditions:

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

2. Compliance with the "Flood Hazard Reduction Ordinance."

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. FINAL MAP
TORREY PINES
VILLAGE UNIT
NO. 3

APPROVED

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U. (under Resolution of Intent to R-PD14).

Owner/Subdivider: Nevada Equities, a Nevada Partnership
No. of Acres: 2.6 No. of Lots: 49

MR. NULL presented the staff report stating staff would recommend approval, subject to conformance to the conditions of approval of the tentative map and compliance with the "Flood Hazard Reduction Ordinance."

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Torrey Pines Village Unit No. 3, subject to the following conditions:

1. Conformance to the conditions of approval of the tentative map.
2. Compliance with the "Flood Hazard Reduction Ordinance."

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. VAC-19-80

APPROVED

Petition of Vacation submitted by JOHN G. GUBLER to vacate McKnight Street from the northerly right-of-way line of East Bonanza Road to the southerly right-of-way line of Gay Street. The above property is legally described as McKnight Street, a 60 foot wide street, located between Blocks 11 and 12 of Tankel's North Addition #2.

MR. NULL presented the staff report stating this is an existing right-of-way within the Tankel's Land Use Plan just approved. The purpose of vacating this street is to separate the R-1 area from the multiple area to the south. The utility companies and the City departments have no objection to this Vacation. Staff would recommend approval, with the normal conditions.

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

GARY MOREHEAD, 1555 East Flamingo, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of VAC-19-80, subject to the following conditions:

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

Voting was as follows:

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

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

6. Z-90-80

APPROVED

Application of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA, TRUSTEE, for reclassification of property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, from C-1 (Limited Commercial), C-C (Neighborhood Commercial Center) and C-M (Commercial Industrial) to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 61 East, M.D.B. & M.

Proposed Use: Bank and Offices (10-Story)
and Parking Structure

MR. BROWN presented the staff report stating staff recommends approval, subject to the following conditions in addition to the normal conditions: 1. At the time of development, submit parking and driveway plans to the Traffic Engineering Division for review and approval. 2. Any relocation of traffic signal equipment should be at the developer's expense.

The Commissioners were questioning the area that would be involved.

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

BRUCE COLLMAR, 300 South 4th Street, appeared for the application. He said this would take in all of the car wash area.

TIM MASSANARI, Keith Farris Architects, 844 East Sahara Avenue, appeared for the application. He said this building will be ten stories high and approximately 15,000 to 20,000 square feet per floor with adequate parking spaces.

MR. BROWN said they have 580 parking spaces and the ordinance only requires 400 parking spaces.

MR. MILLER questioned where ingress and egress would be for the cars.

TIM MASSANARI said it would be on Maryland Parkway, Sahara Avenue, and Almond Tree Lane.

CHAIRMAN JONES asked if this was going to be a reflective type of building.

TIM MASSANARI said they plan to use reflective glass with low reflectivity.

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-90-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. At the time of development, submit parking and driveway plans to the Traffic Engineering Division for review and approval.
3. Any relocation of traffic signals equipment on Sahara or Maryland Parkway shall be at the developer's expense.
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

6. Z-90-80
(Continued)

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, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

7. Z-91-80
ABEYANCE

Application of MONROE MEADOWS AND ASSOCIATES for reclassification of property generally located on the northeast corner of North Lamb Boulevard and Monroe Avenue, from R-E (Residence Estates) and R-T (Trailer Residence) to R-POB (Residential Planned Development). 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 29, Township 20 South, Range 62 East, M.O.B. & M.
Proposed Use: Medium Density Residential Development

MR. BROWN said staff has a letter from the applicant requesting this item be held in abeyance until the City Planning Commission meeting of November 25, 1980.

MRS. COLEMAN made a Motion for ABEYANCE of Z-91-80.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Planning Commission on November 25, 1980 at 7:30 P.M.

8. Z-92-80
ABEYANCE

Application of TOY R. GREGORY, JR., TRUSTEE, for reclassification of property located at 1829 East Charleston Boulevard, from C-1 (Limited Commercial) to C-M (Commercial Industrial). The above property is legally described as Lots Thirteen (13) and Fourteen (14) of Lawrence Love Tract.

Proposed Use: Buying and Selling of Gold and Silver

MR. BROWN presented the staff report stating this is in the heart of a C-1 district. Buying and selling of gold and silver becomes a Class II Secondhand License requirement, and Class II requirements a light industrial area. Light industrial at this location is not the most compatible zoning.

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

TOY GREGORY, 1825 East Charleston Boulevard, appeared for the application. He said he had looked into applying for a Variance, but found out that he could only do so if the business was no

8. Z-92-80
(Continued)

more than 25% in the buying and selling of gold and silver. He said it would be all right with him if the zoning were conditional in that if the business no longer existed, the zoning would revert back to C-1. There are various types of businesses in this building, not just the gold and silver business.

MR. FOSTER said it's possible to apply for a Variance for this type of a business.

TOY GREGORY said he has an executed lease with the tenant that is effective January 1, 1981 which is contingent upon the approval of this rezoning.

There was discussion as to whether he should follow through with this rezoning or apply for a Variance. It was decided the applicant should discuss this with the City Attorney's office.

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

MR. CANUL made a Motion for ABEYANCE of Z-92-80.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

9. Z-93-80 .
APPROVED.

Application of M-L ENTERPRISES, INC. for reclassification of property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, from R-1 (Single Family Residence) (under Resolution of Intent to R-PD7 Residential Planned Development), to R-PD11 (Residential Planned Development). The above property is legally described as a portion of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B.
Proposed Use: Medium Density Condominium Development

MR. BROWN presented the staff report stating the applicant is requesting R-PD11 on the total parcel. However, they are only using the R-PD11 density on the north portion and retaining the previously approved R-PD7 density on the south portion. Staff does not have any objections to the increased density, but does object to the lack of parking spaces that the design standards of the Planned Area Development section recommends, which is 3 parking spaces per dwelling unit. Staff recommends the northwest building be eliminated and that the parking lot be extended northward for an additional 32 spaces. Also, there is an area near the recreational area where 15 additional parking spaces could be achieved. Staff would recommend that the R-PD11 be approved, but that an additional 66 parking spaces be provided and that the remainder of the property requested for R-PD11 be denied. Staff recommends the plot plan be approved, deleting the building and adding the parking.

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

BOB SHARP, 1701 West Charleston Boulevard, appeared for the application. He showed a revised plot plan stating they have modified it to provide for the necessary parking spaces.

MR. BROWN said staff has 25 protests.

ALDEN STEWART, 5120 Tennis Court, appeared for the application.

9. Z-93-80

(Continued)

CHAIRMAN JONES asked how many persons were in attendance in opposition and there were 18 present.

ROBERT WIEBERS, 4225 Sunrise Avenue, appeared in opposition. He wants the neighborhood to remain low density residential. Also, he feels this project would slow down the appreciation on his house and increase the traffic in the area.

KAREN EFFRON, 4321 Sunrise Avenue, appeared in opposition. She feels low density residential could be built on this property.

BILL RODREICK, 200 Edelweiss Street, appeared in opposition. He wants to see the area remain single family homes.

PHYLLIS HOYER, 216 Prince Lane, appeared in opposition. She feels her allergy problems will become worse with the additional carbon monoxide created by the additional cars in the area.

LINDA LARSEN, 4245 Sunrise Avenue, appeared in opposition. She feels this project would decrease the value of her house.

BOB SHARP appeared in rebuttal. The one bedroom units will be selling for \$39,000; the two bedroom units will be selling for \$49,500; and the three bedroom units will be selling for \$58,500. This will be a single story condominium development which will try to maintain the integrity of the neighborhood. He showed renderings of the buildings.

ALDEN STEWART explained the layout of the project stating the buildings will have shake roofs, stucco sides, and insulated glass. They plan to spend about \$6,000 per building on landscaping.

MR. BROWN said that if the Commission approves this application, staff would recommend that the application be amended to R-PD11 only. Also, the plot plan would have to be subject to the approval of staff, since they have changed the parking spaces.

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-93-80.

Voting was as follows:

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

Motion for DENIAL did not pass.

MRS. COLEMAN made a Second Motion for APPROVAL of Z-93-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Minor revisions to the plot plan as required by the Department of Community Planning and Development.
3. Application be amended to the north portion of the development where the R-PD11 density is proposed.
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.

9. Z-93-80

(Continued)

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, Mr. Swessel, Mrs. Coleman, Mr. Kennedy

"NOES" Mr. Guthrie, Mr. Canul

Motion for APPROVAL carried by a 5/2 vote.

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

10. Z-94-80

APPROVED

Application of JOHN E. AND CAROL L. ERB, ALBERT SPINO, TRUSTEE, AND DUANE FOREMASTER, TRUSTEE, for reclassification of property generally located on the south side of Owens Avenue between Sandhill Road and Gateway Road, from R-E (Residence: Estates) to R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B.&M. Proposed Use: Medium High Density Apartment Development and Retail Sales

MR. BROWN presented the staff report stating staff recommends the R-3 be amended to R-2 and that the northern half be permitted to be developed whenever the applicant chooses, but that the southern half be developed only contingent upon a secondary ingress and egress being provided to Sandhill.

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

DAVID CAUSEY, Causey Engineering, 3325 West Desert Inn, represented the applicant. He presented a petition with 13 signatures on it of property owners in the area who are in favor of this project. He said they will withdraw the C-1 request.

SAM COTTER, Gateway Road, appeared in opposition.

LARRY HAAS, 1901 Westlund, appeared for the applicants. He said there will not be any windows looking into the houses in the area.

KENNETH A. TOLLER, 1559 Gateway Road, appeared in favor. He clarified to the persons in opposition that all the property is not up for rezoning between Sandhill and Gateway, just this particular parcel.

MRS. COLEMAN asked if the elevation of the land for this project is the same as the surrounding homes.

DAVID CAUSEY said this is approximately a foot lower than the surrounding property. The drainage would go from the adjoining property to this property and then to the Vegas Wash.

SHIRLEY LANIER, 1501 North Gateway, appeared in opposition. They do not want to be crammed in with this project. She did not understand where the 13 signatures were obtained from on the petition that David Causey submitted.

10. Z-94-80

(Continued)

DAVID CAUSEY said they are going to bring the buildings forward as far as they can so they will have more than the required rear yard.

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

MR. SWESSEL made a Motion for APPROVAL of Z-94-80, subject to the following conditions:

1. Application be amended to R-2 on the entire site.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Construct a block wall on the east property line that is 6 feet high from finished grade on the R-E side of the wall.
4. A secondary access to Sandhill Road shall be provided after the north half of the development is constructed.
5. Conformance to the plot plan.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

11. TENTATIVE MAP
HAAS APARTMENTS
APPROVED

Property generally located on the south side of Owens Avenue east of Sandhill Road, R-E zone (proposed R-3).

Owner: John E. and Carol L. Erb, Albert Spino, Trustee, and Duane Foremaster, Trustee

Subdivider: Larry Haas

No. of Acres: 10.7 No. of Lots: 36

MR. NULL presented the staff report stating this is a companion item to No. 10, Z-94-80. Staff would recommend the following conditions: Approval of application Z-94-80; conformance to the conditions of approval for Z-94-80; and compliance to the "Flood Hazard Reduction Ordinance." Under these conditions and the normal conditions, staff would recommend approval.

DAVID CAUSEY said the applicants are in agreement with staff's recommendations.

MR. SWESSEL made a Motion for APPROVAL of the Tentative Map

11. TENTATIVE MAP

(Continued)

for HAAS APARTMENTS, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Approval of zoning application Z-94-80.
3. Conformance to the conditions of approval of Z-94-80.
4. Compliance with the "Flood Hazard Reduction Ordinance."
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, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

12. Z-95-80

APPROVED

Application of LEWIS HOMES OF NEVADA, for reclassification of property generally located on the southeast corner of Torrey Pines Drive and O'Bannon Drive, from R-1 (Single Family Residence) to R-PD6 (Residential Planned Development). The above property is legally described as a portion of the South One Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

Proposed Use: Medium Low Density Detached Single Family Residential Development.

MR. BROWN presented the staff report stating the lots are generally 47 feet in width. The private street is 40 feet. The engineers office said there is sufficient sewer capacity on Sahara to handle this project. Staff would recommend approval.

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

NICK DANE, 5240 South Polaris Avenue, represented Lewis Homes. These homes will be priced between \$80,000 and \$100,000, and will be from 1,400 to a little over 2,000 square feet, depending upon whether they are two stories or just one story.

There were five persons in the audience in opposition to this project.

BOB ETHIER, 6220 O'Bannon, appeared in opposition. He purchased his home in the area under the pretense this was a single family

12. Z-95-80

(Continued)

area.

ROSS CAPAWANA, 6313 Stonegate Way, appeared in opposition. His main concern was access into and out of the area, especially during rainstorms. He would like to see O'Bannon cut through to Jones and also Verdinal cut through to Sahara before this project occurs.

NICK DANE said they are unable to extend Verdinal to Sahara, or O'Bannon to Jones, because they do not own that property.

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-95-80, 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.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

13. Z-96-80

DENIED

Application of LEWIS HILDRETH for reclassification of property generally located on the southwest corner of O'Bannon Drive and Edmond Street, from N-U (Non-Urban) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 60 East, M.D.B. & M.
Proposed Use: Medium Density Apartment Development

MR. BROWN presented the staff report stating staff feels multiple family residential of R-3 density would be an incompatible use in this location. Staff would recommend the request be changed to R-PD7. Staff has nine letters of protest and a petition containing 100 signatures in protest.

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

13. Z-96-80

(Continued)

BARRY GREEN, 930 South 3rd Street, architect, appeared for the applicant. There will be four units to each building and each unit will be 900 to 1,200 square feet.

MARVIN RAY, 2113 Edmond, appeared in opposition. He feels this project is not compatible with the individual homes in the area.

JOHN MCCARTHY, 2093 South Mohawk, appeared in opposition. He too feels this multiple residential project is compatible with the single family residences in the area. Also, there is enough traffic in the area at the present time.

B. G. EDWARDS, 5270 West O'Bannon, appeared in protest. They built their home because they like the low density, low traffic, and do not want transient neighbors. He said the Master Plan calls for single family dwellings in that area.

There were twelve persons in attendance in protest.

BARRY GREEN appeared in rebuttal stating these are condominiums and not apartments.

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

MR. MILLER made a Motion for DENIAL of Z-96-80.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

14. Z-44-78

EXTENSION OF TIME

APPROVED

Request of INDEPENDENT, INC. for an Extension of Time on property generally located on the south side of Smoke Ranch Road, 250 feet east of Maverick Street, R-3 (under Resolution of Intent to R-PD11).

MR. BROWN said staff has no objection to this request.

GEORGE STRAIN, 3660 Boulder Highway, appeared for the application stating they need more time because they did not get their construction loan yet.

MR. SWESSEL made a Motion for APPROVAL of Z-44-78, subject to the following condition:

1. Extension of Time shall be limited to one (1) year.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

15. ZC-323-78
PLOT PLAN REVIEW.
APPROVED

Request of CARL KARCHER ENTERPRISES, INC. for a Plot Plan Review on property generally located at the southwest corner of Decatur Boulevard and Lake Mead Boulevard, R-E zone (under Resolution of Intent to C-1).

MR. BROWN presented the staff report stating this location had been approved for a bank, but now they want to obtain approval for a Carl's, Jr. restaurant.

RON CONTRERAS, Carl Karcher Enterprises, 1200 North Harbor Boulevard, Anaheim, California 92803, appeared for the application. They have a system that uses filters that does not let the cooking odors escape out of the restaurant.

MRS. COLEMAN made a Motion for APPROVAL of ZC-323-78.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/1 vote.

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

SUPPLEMENTAL AGENDA:

1. A-11-79 (A)
(Abeyance Item
From 8/9/79)

APPROVED

Petition of Annexation submitted by CENTRAL NEVADA DISTRIBUTING COMPANY to annex property generally located at the southeast corner of Michael Way and Peak Drive, approximately 25.34 acres.

MR. NULL presented the staff report stating this item has been held in abeyance pending clarification of ownership and the boundaries of the annexation area. Recently, this was resolved in a quiet title action. The result being that the boundaries remain the same and the ownership remains the same. This is R-E County zoning and N-U City equivalent. Staff would recommend approval.

BEN FLIPPIN, 1131 East Tropicana, appeared for the applicant. He said they intend to build single family homes.

MR. SWESSEL made a Motion for APPROVAL of A-11-79 (A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. A-17-80
APPROVED

Petition of Annexation submitted by PAUL AND JOSEPHINE RECKINGER to annex property generally located on the west side of Potosi Street approximately 300 feet north of Sahara Avenue, approximately 0.762 acres.

MR. NULL presented the staff report stating this consists of two parcels. The front parcel has a single-family home on it. It has R-E County zoning with an R.O.I. to C.P., which is equivalent to our P-R. In the City it would be N-U, with an R.O.I. to P-R.

WILMA LITTLEFORD, 6600 Pickford, appeared for the applicants. The purpose of the annexation is to get city sewers.

MR. SWESSEL made a Motion for APPROVAL of Z-17-80, subject to

2. A-17-80
(Continued)

the property being annexed on the basis of R-1 (Single Family Residence) zoning.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

3. CD-2-80
USE REVIEW
APPROVED

Request of BOB CHANEY'S PROFESSIONAL KARATE STUDIOS for a Use Review on property located at 3415 West Charleston Boulevard, C-D zone.

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

BOB CHANEY appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of CD-2-80.

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

4. ZC-203-78
EXTENSION OF
TIME
APPROVED

Request of GRACE LAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located on the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E zone (under Resolution of Intent to C-1).

MR. BROWN said this is the second Extension of Time and staff would recommend approval.

MR. MILLER made a Motion for APPROVAL of ZC-203-78, subject to the following condition:

1. Extension of Time shall be limited to one (1) year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

5. Z-96-78
EXTENSION OF
TIME
APPROVED

Request of LAKE MEAD PROPERTIES, INC. for an Extension of Time on property generally located at the northwest corner of Jones Boulevard and Lake Mead Boulevard, R-E zone (under Resolution of Intent to C-1).

5. Z-96-78
(Continued)

MR. BROWN said this is a new purchaser and is the second request for an Extension of Time.

JAY DOWNEY appeared for the application.

MRS. CDLEMAN made a Motion for APPROVAL of Z-96-78, subject to the following condition:

1. Extension of Time shall be limited to one (1) year.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

6. Z-2B-74
RESCIND CONDITION
APPROVED

Request of BENIAMINO CANAL to rescind the condition which limits the Development to only one duplex on property located at 621 Willow Trail, R-2 zone.

MR. BROWN said the applicant wants to add a structure to the lot. The ordinance requires 750 square feet and that lot has 11,500 square feet. This would also include the lot next to it which is under the same zoning. Staff recommends approval.

BENIAMINO CANAL, 1812 Cypress Trail, appeared for the application.

MR. CANUL made a Motion for APPROVAL of Z-2B-74, Rescind Condition.

Voting was as follows:

"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, 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 December 5, 1980 at 2:00 P.M.

7. CV-2-80
APPROVED

Proposed CASHMAN FIELD SPORTS, CULTURAL AND CONVENTION COMPLEX generally located southeast of Washington and Las Vegas Boulevard North in C-V district.

MR. BROWN presented the staff report stating the Planning Commission and the City Commission have to approve all C-V uses.

MR. CANUL made a Motion for APPROVAL of CV-2-80.

Voting was as follows:

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

"NOES" None

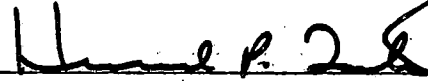
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting was adjourned at 9:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
NOVEMBER 13, 1980

MINUTES:

SEPTEMBER 11, 1980
SEPTEMBER 23, 1980

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

OLD BUSINESS:

1. TANKEL'S LAND
USE PLAN

APPROVED - MILLER/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
PROTESTORS: Milton Steffen, 2740 Harris Avenue

2. Z-85-80

ABEYANCE - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None

NEW BUSINESS:

1. REVERSIONARY MAP OF
A PORTION OF PARK
OLIVER

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

2. AMENDED FINAL MAP
CHARLESTON VILLAGE
GREEN UNIT NO. 1

APPROVED - MILLER/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None

3. FINAL MAP
TORREY PINES VILLAGE
UNIT NO. 2

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

SPECIAL CONDITIONS: 1. Conformance to the condi-
tions of approval of the
tentative map.
2. Compliance to the Flood
Hazard Reduction Ordinance.

4. FINAL MAP
TORREY PINES VILLAGE
UNIT NO. 3

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

SPECIAL CONDITIONS: 1. Conformance to the condi-
tions of approval of the
tentative map.
2. Compliance to the Flood
Hazard Reduction Ordinance.

5. VAC-19-80

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

PROTESTORS: 0

6. Z-90-80 APPROVED - CANUL/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
SPECIAL CONDITIONS: 1. At the time of development
submit parking and driveway
plans to the Traffic
Engineering Division for
review and approval.
2. Any relocation of traffic
signal equipment should
be at the developers
expense.
PROTESTORS: 0
7. Z-91-80 ABEYANCE - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
PROTESTORS: 0
8. Z-92-80 ABEYANCE - CANUL/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
PROTESTORS: 0
9. Z-93-80 APPROVED - COLEMAN/Ayes: Miller, Swessel, Coleman, Jones,
(2nd Motion) Kennedy
Noes: Canul, Guthrie
PROTESTORS: Staff has 25 protestors
18 protestors in audience
Robert Wiebers, 4225 Sunrise Avenue
Karen Effron, 4321 Sunrise Avenue
Bill Rodreick, 200 Edelweiss Street
Phyllis Hoyer, 216 Prince Lane
Linda Larsen, 4245 Sunrise Avenue
(There was a 1st Motion made by Mr. Guthrie for
Denial, but it did not carry. The voting was
the opposite of above.)
SPECIAL CONDITIONS: 1. Plot Plan be subject to
approval of staff.
2. Increase parking spaces,
which has already been done.
3. Northern part of parcel
only approved.
10. Z-94-80 APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
SPECIAL CONDITIONS: 1. R-3 & C-1 changed to R-2.
2. Northern half be permitted
to be developed whenever
applicant chooses, but
southern half be developed
on the contingency of ingress
and egress to Sandhill Road.
IN FAVOR: 13 signatures on a petition
Kenneth Toller, 1559 Gateway Road
PROTESTORS: Sam Cotter, Gateway Road
Shirley Lanier, 1501 N. Gateway Road

11. TENTATIVE MAP
HAAS APARTMENTS APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
SPECIAL CONDITIONS: 1. Approval of Z-94-80.
2. Conformance to conditions
of approval of Z-94-80.
3. Compliance to Flood Hazard
Reduction Ordinance.
12. Z-95-80 APPROVED - MILLER/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
PROTESTORS: Bob Ethier, 6220 O'Bannon
5 persons in audience
Ross Capawana, 6313 Stonegate Way
13. Z-96-80 DENIED - MILLER/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
PROTESTORS: 9 Letters
100 Signatures on a Petition.
12 Persons in Audience.
Marvin Ray, 2113 Edmond
John McCarthy, 2093 S. Mohawk
B. G. Edwards, 5270 O'Bannon
14. Z-44-78
Extension of Time
(1 year) APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
Noes: None
15. ZC-323-78
Plot Plan Review APPROVED - COLEMAN/Ayes: Miller, Coleman, Jones, Guthrie,
Kennedy, Canul
Noes: Swessel
- SUPPLEMENTAL AGENDA:
1. A-11-79 (A) APPROVED - SWESSEL/Ayes: Miller, Coleman, Jones, Guthrie,
Kennedy, Canul, Swessel
Noes: None
2. A-17-80 APPROVED - SWESSEL/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy, Guthrie, Canul
Noes: None
(This is to be R-1 zoning.)
3. CD-2-80
USE REVIEW APPROVED - KENNEDY/Ayes: Miller, Swessel, Coleman, Jones,
Kennedy, Canul, Swessel
Noes: None

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NAME	ADDRESS
✓ Milton Steffen	2740 Harris Ave
✓ Bob Berghofer	4248 Moonlight Dr
✓ ALLEN STEWARD	5120 Travis Court LV,
✓ BOB SHARP	1701 W. CHARLESTON
✓ KAREN EHRON	4321 SUNRISE AVE
✓ Bill Rodrick	200 Edelweiss St.
✓ Phyllis Joyce	216 Prince Lane
✓ Al Katar	1901 W. Wadsworth
✓ Kenneth J. Tatter	1559 Gateway Rd.
✓ Shirley Lerner	1501 N. Gateway Rd.
✓ BOB ETHIER	6220 O' BANION
✓ ROSS CAPAWANN	6313 SERRANO WAY
✓ Marvin Ray	2113 Edmond
✓ B. Y. Edwards	5270 ORANAVON
✓ RON CONTRERAS, ENT.	<small>P.O. Box 4349</small> 1200 N. HARBOR BLVD. ANAHEIM, CA 92803
✓ Wilma Littleford	6600 Peakford Las Vegas
✓ Bob Chavez	1913 Embury Las Vegas 89107
✓ Betty Littleford	2024- Sunrise Rd. Las Vegas, 89104
✓ Benny Conrad	1812 CYPRESS TRIL

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

✓ DAVID WEIR

2209 PARADISE RD.

✓ Gary Morehead

1555 E. Flamingo RD.

✓ Bruce Collman

300 So. 4th St.

✓ Robert J. Wiebers

4225 Sunrise Ave

✓ Linda Larsen

4245 Sunrise Ave.

✓ Nick Dane Lewis Homes

5240 South Polaris Ave.

✓ George STRAIN

3660 Boulder Hwy

✓ Jay Downey

4601 W. Sahara