

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

29233-269
6/981-1-8

AGENDA

CITY PLANNING COMMISSION

JANUARY 8, 1981

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 November 13, 1980 and November 25, 1980.

OLD BUSINESS:

1. Z-85-80

(Abeyance Item from 11/13/80)

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

2. Z-92-80

(Abeyance Item from 11/13/80)

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

WITHDRAWN BY APPLICANT

3. Z-101-80

(Abeyance Item from 12/11/80)

Application of KENNETH J. HOLLOWAY for reclassification of property generally located on the east side of Encanto Drive south of Wilson Avenue, from R-1 to R-4.

Proposed Use: High Density Apartment Development

4. Z-49-77

(Abeyance Item from 12/11/80)

Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time to August 1, 1981 on property located at 1401 South Arville Street, C-1 Zone.

EXTENSION OF TIME

NEW BUSINESS:

1. TENTATIVE MAP

TANGLEWOOD SUBDIVISION

Nevada State
Documents Section
JAN 19 1981
Property generally located on the north side of Smoke Ranch Road and on the west side of Torrey Pines Drive, R-1 Zone (proposed R-PD8)
Owner: Nevada Savings & Loan Association
Subdivider: Ram Development Company
No. of Acres: 14 No. of Lots: 100

2. TENTATIVE MAP
CROSSROADS III
Property generally located on the west side of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD11).
Owner: Carlos L. Deal, M L Enterprises, Inc.
Subdivider: Bronze Construction Co., Inc.
No. of Acres: 16.2 No. of Lots: 168

3. TENTATIVE MAP
QUAIL PARK II
Property bounded by Rancho Drive on the west, Pinto Lane on the north, Truluck Street on the east, and Palomino Lane on the south, R-E Zone (under Resolution of Intent to P-R).
Owner: Eve Michelas, Trs., Et Al
Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 6.1 No. of Lots: 34

4. FINAL MAP
QUAIL PARK II
Property bounded by Rancho Drive on the west, Pinto Lane on the north, Truluck Street on the east, and Palomino Lane on the south, R-E Zone (under Resolution of Intent to P-R).
Owner: Eve Michelas, Trs., Et Al
Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 6.1 No. of Lots: 34

5. MASTER PLAN OF STREETS
AND HIGHWAYS AMENDMENT -
RANCHO DRIVE
Proposed amendment to the Master Plan of Streets and Highways on a portion of the east right-of-way of Rancho Drive between Pinto Lane on the north and Palomino Lane on the south.

6. A-19-80(A)
Petition of Annexation submitted by JACOB GAREHIME, JR. AND BETTY GAREHIME, to annex property generally located on the southwest corner of Alexander Road and Lorenzi Boulevard, approximately 54.7 acres.

7. VAC-23-80
Petition of Vacation submitted by FLETCHER JONES to vacate a portion of Rigel Avenue from the south right-of-way line of Sirius Avenue to a point on the west right-of-way line of Rancho Drive (extended).

8. VAC-24-80
Petition of Vacation submitted by EDWARD R. AND ALICE L. MORGAN, ET AL, to vacate a portion of the right-of-way between Bamboo Place and Torrey Pines Drive, located in Jade Park Unit #3.

9. VAC-25-80
Petition of Vacation submitted by RICHARD KIRK, ET AL to vacate a portion of Jones Boulevard located between the southwest right-of-way line of Rancho Drive and the northwest right-of-way line of the realigned Jones Boulevard, and a portion of a 20' alley located east of Jones Boulevard.

10. VAC-26-80
Petition of Vacation submitted by CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a portion of Cory Place, from the east right-of-way line of Turin Street, a distance of approximately 300' to the centerline of Milan Street and the following Government patent reservations: the west 33' of Government Lot 5; the north 33' and the east 33' of Government Lot 27; and the east 33' of Government Lot 38.
11. Z-105-80
Application of DAVID G. YOUNG, JR. AND BIRGIT F. YOUNG, for reclassification of property located at 2121 Pinto Lane, from R-1 to P-R.
Proposed Use: Medical Office
12. Z-106-80
Application of DONALD C. BIVINS for reclassification of property generally located on the south side of Washington Avenue, 100' west of Parkhurst Street, from R-1 to R-PD6.
Proposed Use: Medium Low Density Residential Development
13. Z-107-80
Application of JOHN A. DIFIORE, for reclassification of property located on the northwest corner of Tonopah Drive and Pinto Lane, from R-1 to P-R.
Proposed Use: Medical Office
14. Z-108-80
Application of BRIGHAM YOUNG UNIVERSITY, A UTAH CORPORATION, ON BEHALF OF THE LAS VEGAS HOUSING AUTHORITY for reclassification of property generally located on the west side of Lamb Boulevard, 680' south of Bonanza Road, from R-E to R-3.
Proposed Use: 112 Apartments
15. Z-109-80
Application of ORA LEE SNYDER, ET AL for reclassification of property generally located at the southwest corner of Ballard Drive and Eastern Avenue, from R-1 to P-R.
Proposed Use: 2-Story Office Building
16. Z-110-80
Application of NEVADA SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Torrey Pines Drive, from R-1 to R-PD8.
Proposed Use: Medium Density Housing (Detached/Attached Single Family Dwellings)

17. Z-111-80

Application of ELAINE D. SILVER, ET AL for reclassification of property generally located at the northwest corner of Westwind Road and Holmby Avenue, from N-U to C-1.

Proposed Use: Parking and Future Commercial/Office Facilities

18. Z-56-80

PLOT PLAN REVIEW

Request of BIVINS CONSTRUCTION CO., INC. for a Plot Plan Review on property generally located on the southeast corner of Washington Avenue and Pecos Street (Park Oliver Residential Planned Development), R-1 (under Resolution of Intent to R-PD12).

19. Z-126-79

PLOT PLAN REVIEW

Request of WALLACE ENGINEERING for a Plot Plan Review on property generally located on the south side of Bonanza Road, 500' east of Rancho Drive, C-1, C-2 & C-M (under Resolution of Intent to C-2).

20. Z-72-76

PLOT PLAN REVIEW

Request of TUNEUP MASTERS for a Plot Plan Review on property generally located on the northwest corner of Charleston Boulevard and Bruce Street, C-2 Zone.

21. AR-10-80

Request of CLARK COUNTY for an Aesthetic Review on property located at 210 South Main Street, C-2 Zone.

22. AR-11-80

Request of CLARK COUNTY for an Aesthetic Review on property located at 1142 South 4th Street, R-4 Zone.

DIRECTOR'S BUSINESS

1. Proposed Street Name Change Amendment
2. Election of Officers for 1981

LINDA OWENS

NOTICE OF PUBLIC HEARING

JANUARY 8, 1981

Notice is hereby given that on January 8, 1981 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-105-80 DAVID G. YOUNG, JR. AND BIRGIT F. YOUNG FOR
RECLASSIFICATION OF PROPERTY LOCATED AT 2121
PINTO LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: MEDICAL OFFICE

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

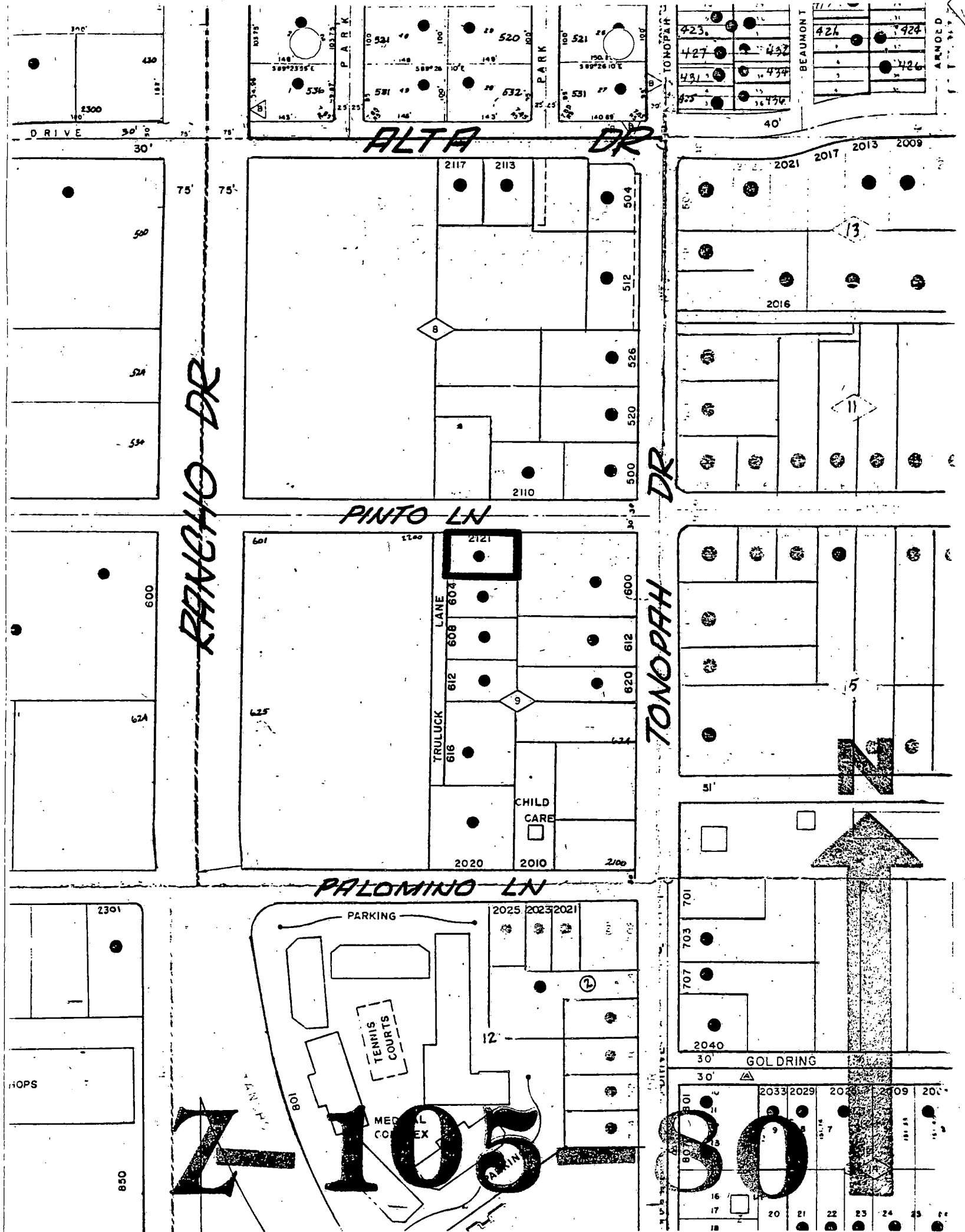
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE ATTACHED LOCATION MAP)



Z-105-80

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JANUARY 8, 1981

Notice is hereby given that on January 8, 1981 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-106-80 DONALD C. BIVINS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF WASHINGTON
AVENUE 100' WEST OF PARKHURST STREET.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: \ R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM LOW DENSITY RESIDENTIAL DEVELOPMENT

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

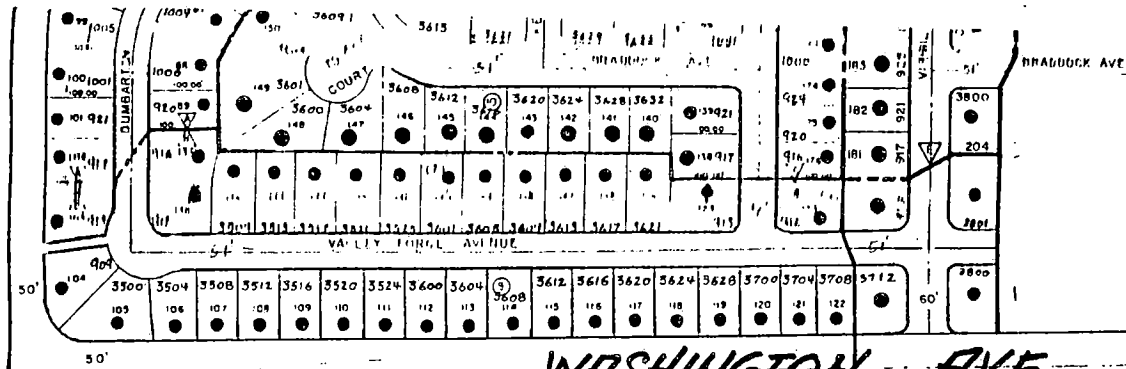
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WASHINGTON AVE

PECOS DR

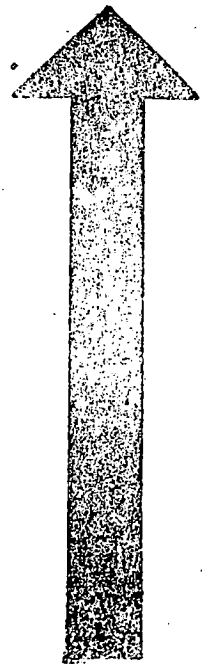
BROOKFIELD AVE

PARK OLIVER DR

AMRZON AVE

PARKHURST ST

N



SANDHILL RD

HARRIS AVE

AVE

Z-106-80

NOTICE OF PUBLIC HEARING

JANUARY 8, 1981

Notice is hereby given that on January 8, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-107-80 JOHN A. DIFIORE FOR RECLASSIFICATION OF PROPERTY
LOCATED ON THE NORTHWEST CORNER OF TONOPAH DRIVE
AND PINTO LANE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: MEDICAL OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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JANUARY 8, 1981

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Z-108-80 BRIGHAM YOUNG UNIVERSITY, A UTAH CORPORATION ON BEHALF OF THE LAS VEGAS HOUSING AUTHORITY FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF LAMB BOULEVARD 680 FEET SOUTH OF BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES)


TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: 112 APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 31, 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


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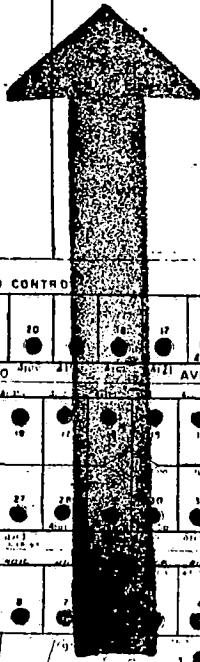
SANDHILL RD

BONANZA ROAD

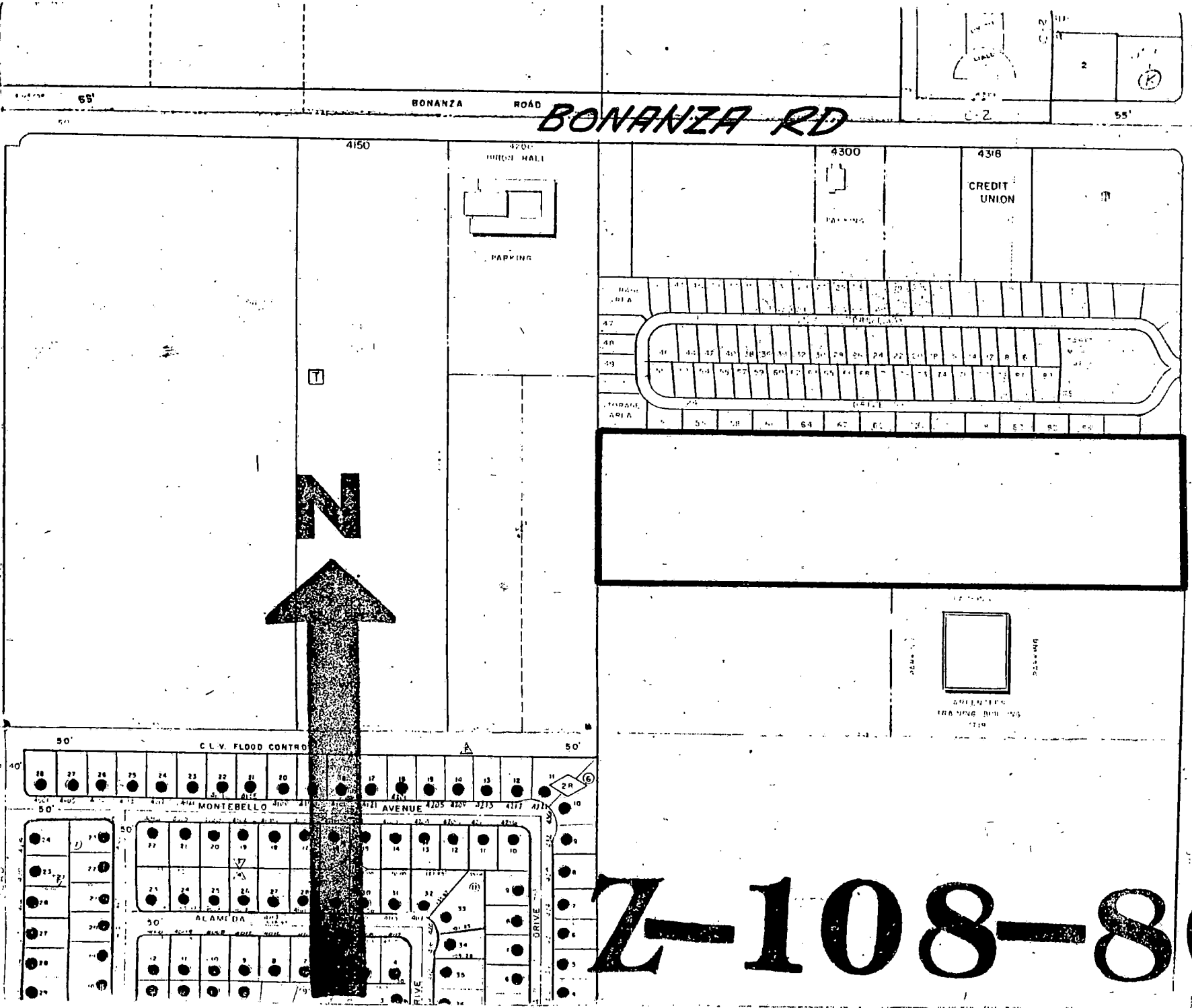
BONANZA RD

LAMB BLVD

N



Z-108-80



NOTICE OF PUBLIC HEARING

JANUARY 8, 1981

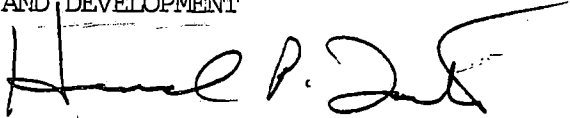
Notice is hereby given that on January 8, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-109-80 ORA LEE SNYDER, ET AL FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED AT THE SOUTHWEST
CORNER OF BALLARD DRIVE AND EASTERN AVENUE.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: 2-STORY OFFICE BUILDING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT
TEN (10), BLOCK SEVEN (7) OF CRESTWOOD HOMES
TRACT #2.

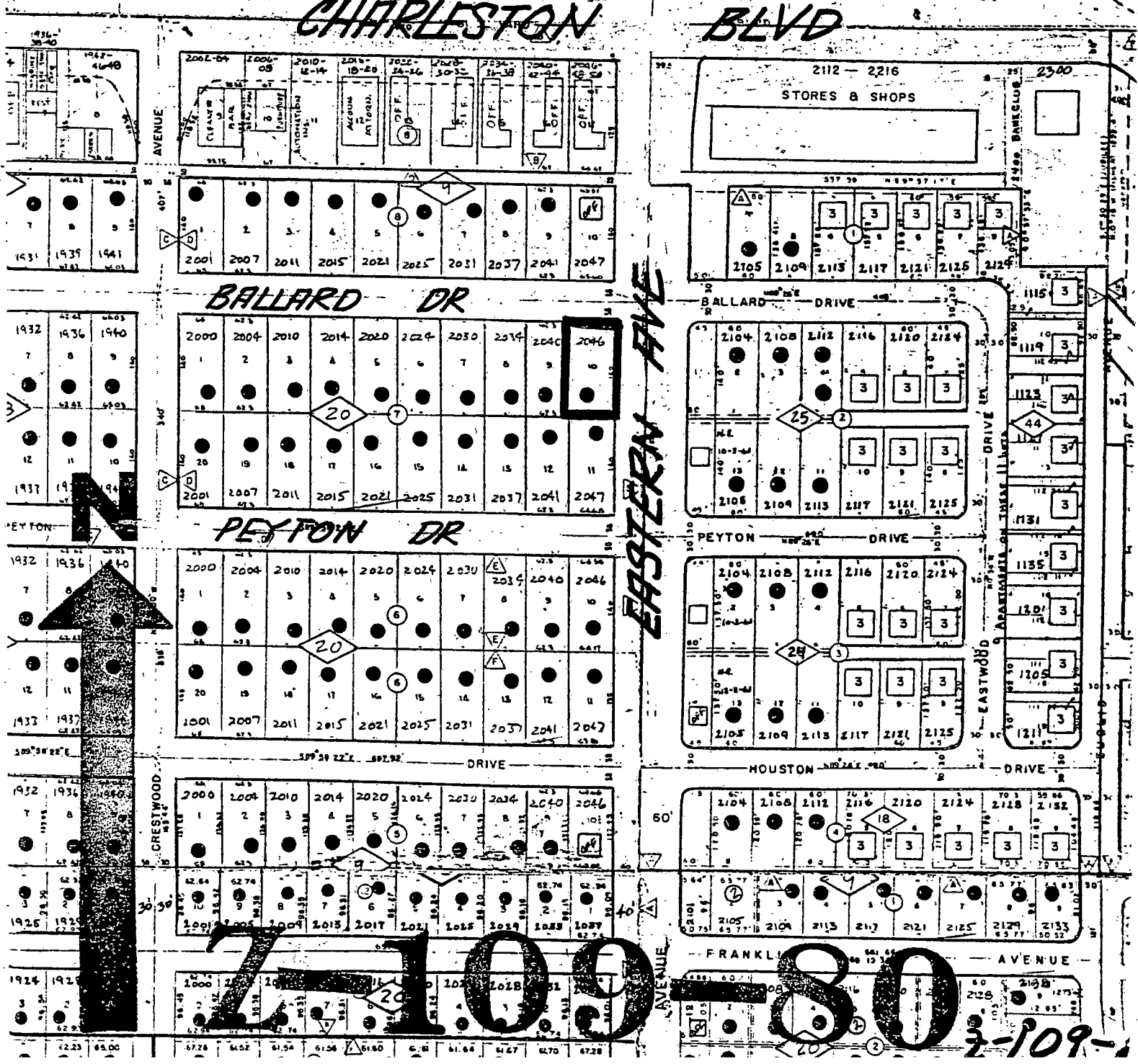
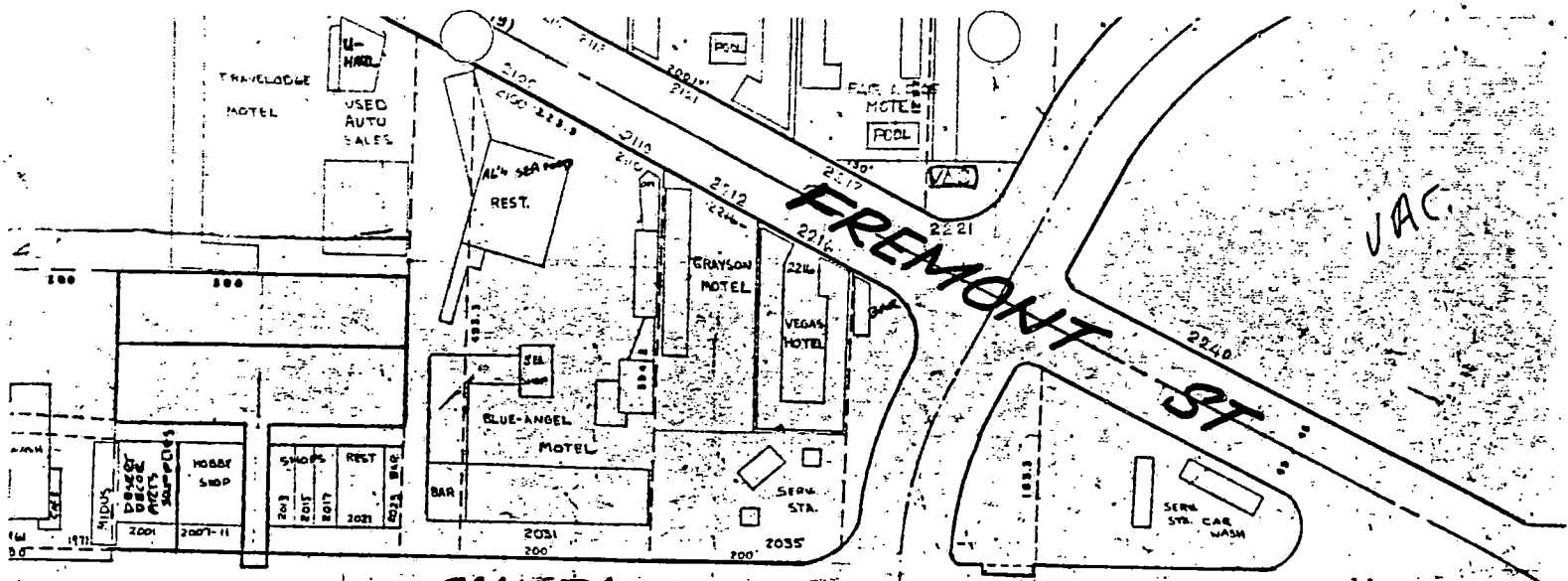
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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(SEE ATTACHED LOCATION MAP)



2109-80

2-109-

NOTICE OF PUBLIC HEARING

JANUARY 8, 1981

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Z-110-80 NEVADA SAVINGS AND LOAN ASSOCIATION FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED AT THE NORTHWEST CORNER OF SMOKE
RANCH ROAD AND TORREY PINES DRIVE.
FROM: R-1 (SINGLE FAMILY RESIDENCE).
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: MEDIUM DENSITY HOUSING (DETACHED/ATTACHED
SINGLE FAMILY DWELLINGS)

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

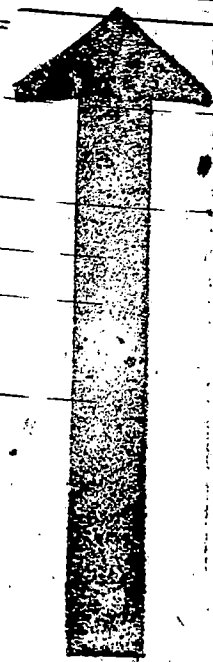
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DEPARTMENT OF COMMUNITY PLANNING
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N

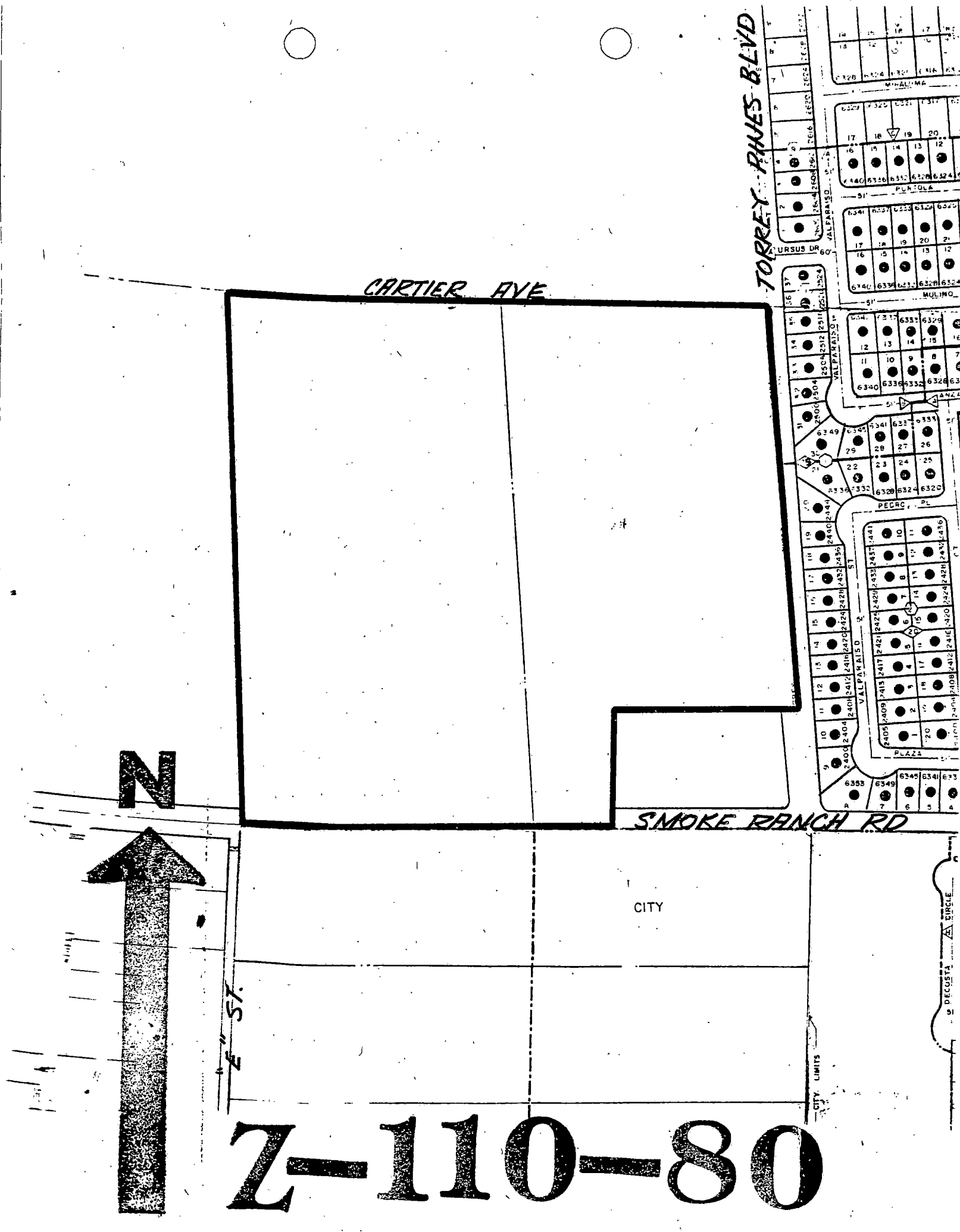
CARTIER AVE

TORREY PINES BLVD

SMOKE RANCH RD

CITY

Z-110-80



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JANUARY 8, 1981

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Z-111-80 ELAINE D. SILVER, ET AL FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST
CORNER OF WESTWIND ROAD AND HOLMBY AVENUE.
FROM: N-U (NON-URBAN)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: PARKING AND FUTURE COMMERCIAL/OFFICE
FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
SOUTH 295.71 FEET OF GOVERNMENT LOT 7, SECTION 1,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M

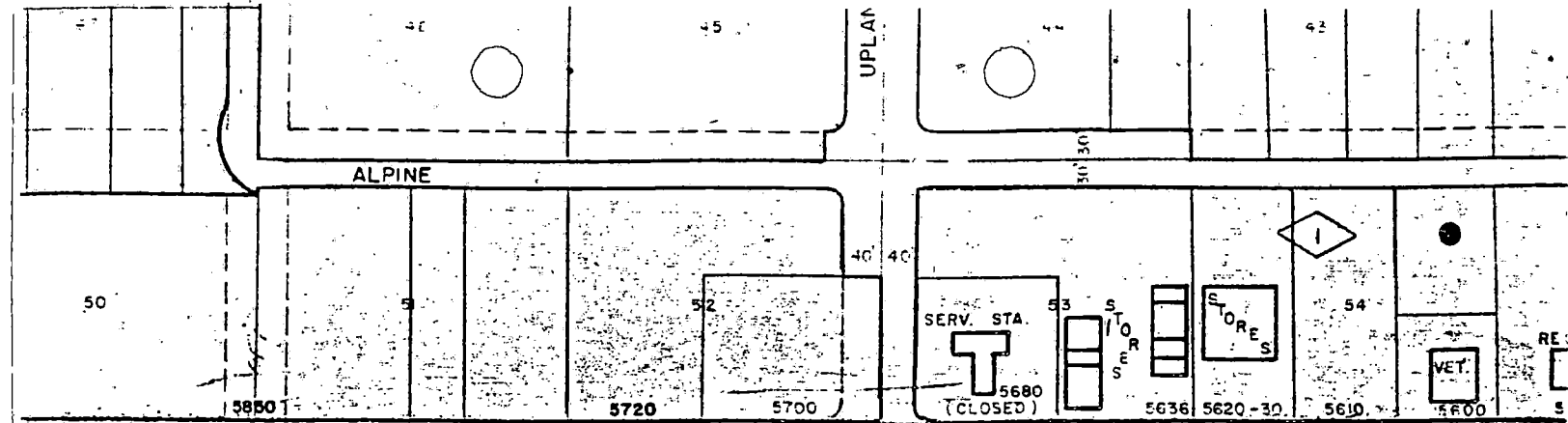
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

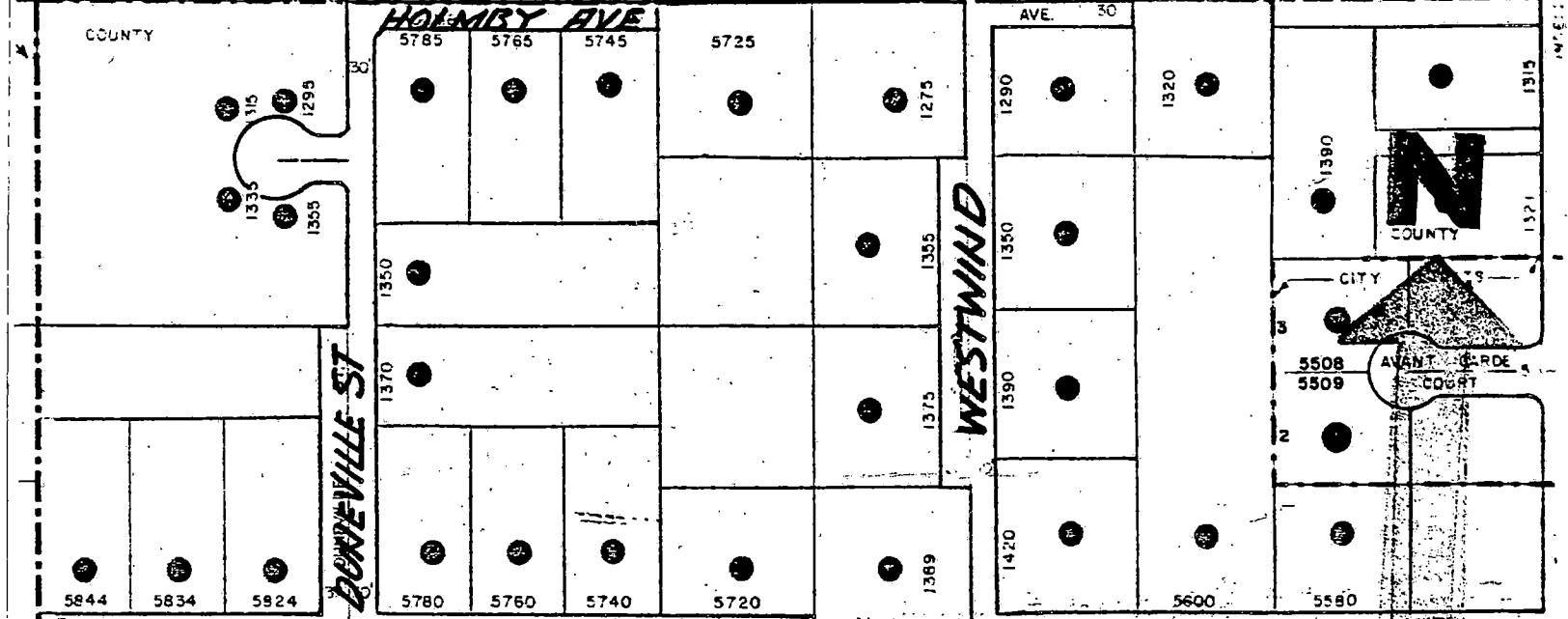
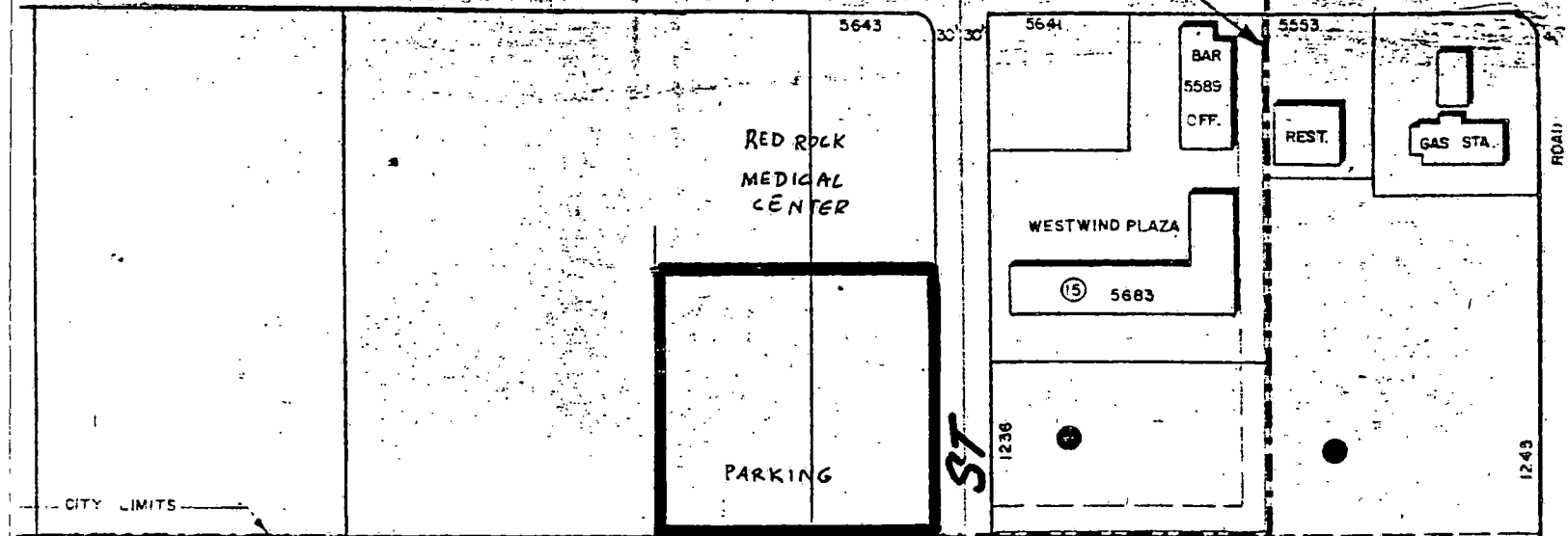

HAROLD P. FOSTER, DIRECTOR

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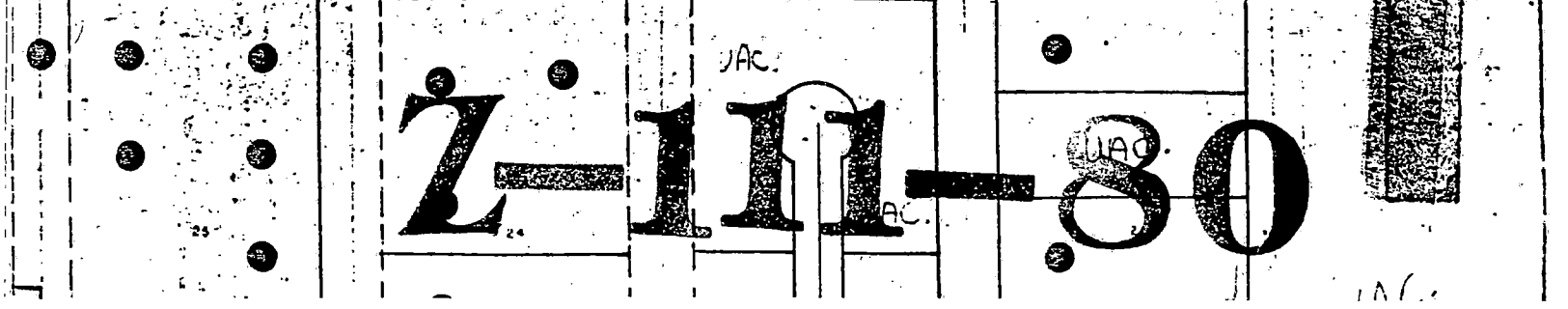
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CHARLESTON BLVD



DEL REY AVE



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JANUARY 8, 1981

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Z-49-77 NEW HORIZONS CENTER FOR LEARNING FOR AN EXTENSION OF TIME TO AUGUST 1, 1981 ON PROPERTY LOCATED AT 1401 SOUTH ARVILLE STREET, C-1 ZONE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 10,
BLOCK 2, HINSON HEIGHTS.

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 extension of time; 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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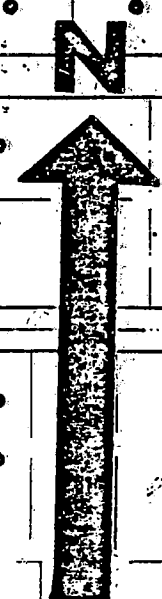
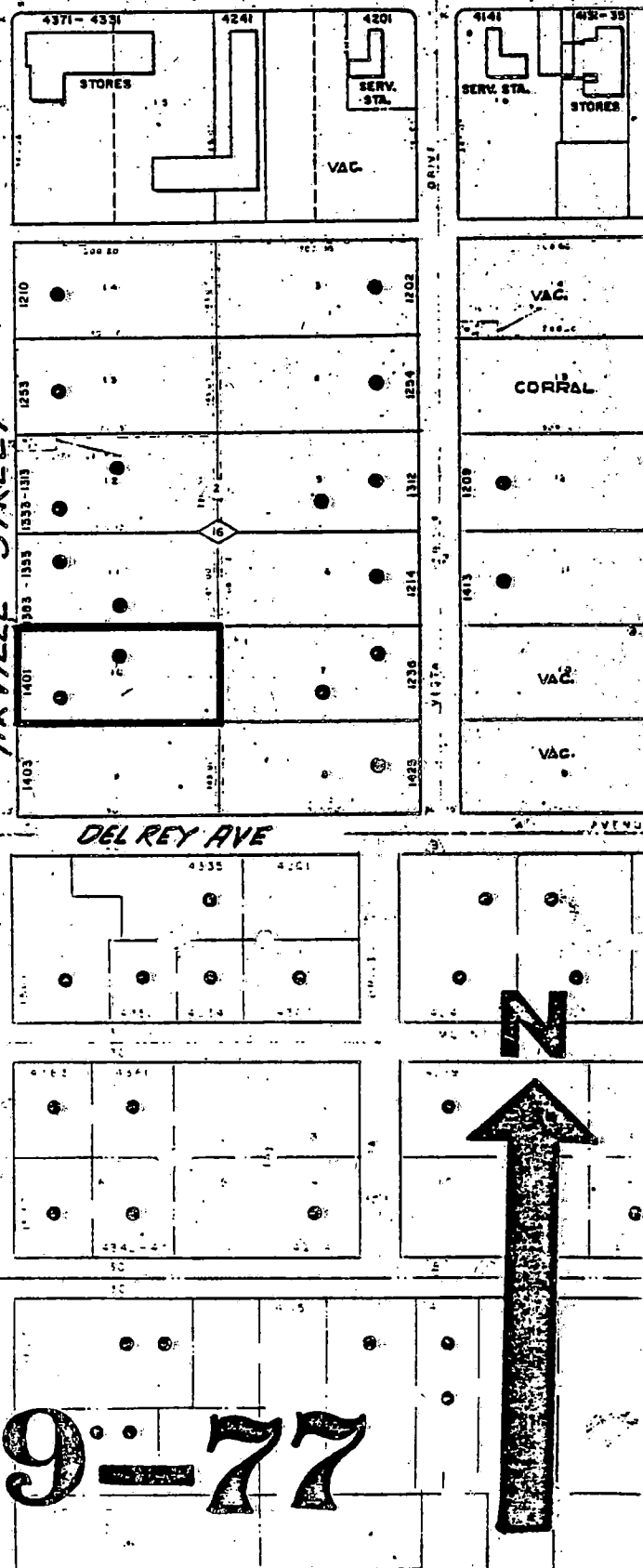
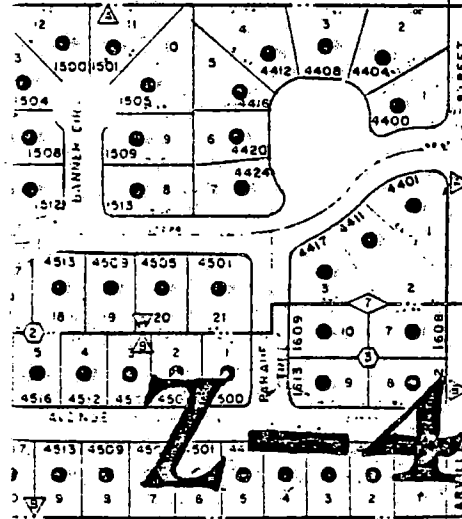
(SEE ATTACHED LOCATION MAP)

M-31-7

CHARLESTON BLVD

ARVILLE STREET

DEL REY AVE



December 24, 1980

NOTICE OF HEARING

JANUARY 8, 1981

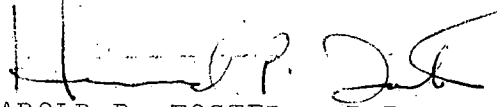
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VAC-23-80 PETITION OF VACATION SUBMITTED BY FLETCHER JONES TO
VACATE A PORTION OF RIGEL AVENUE FROM THE SOUTH
RIGHT-OF-WAY LINE OF SIRIUS AVENUE TO A POINT ON
THE WEST RIGHT-OF-WAY LINE OF RANCHO DRIVE (PROPOSED).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF
SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPE:bj1

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

(SEE LOCATION MAP ON REVERSE SIDE.)

December 24, 1980

NOTICE OF HEARING

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THE WEST RIGHT-OF-WAY LINE OF RANCHO DRIVE (PROPOSED).

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

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COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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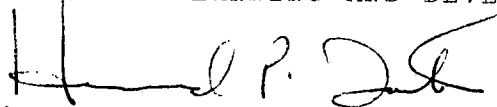
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COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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JANUARY 8, 1981

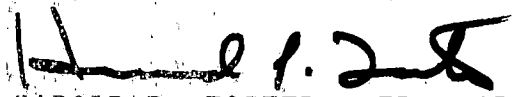
Notice is hereby given that on January 8, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-26-80 PETITION OF VACATION SUBMITTED BY THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION TO VACATE A PORTION OF CORY PLACE, A 60 FT. RIGHT-OF-WAY, FROM THE EAST RIGHT-OF-WAY LINE OF TURIN STREET A DISTANCE OF APPROXIMATELY 300 FEET TO THE CENTERLINE OF MILAN STREET AND THE FOLLOWING GOVERNMENT PATENT RESERVATIONS: THE WEST 33 FT. OF GOVERNMENT LOT 5; THE NORTH 33 FT. AND THE EAST 33 FT. OF GOVERNMENT LOT 27; AND THE EAST 33 FT. OF GOVERNMENT LOT 38.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
PORTIONS OF GOVERNMENT LOTS 5, 27 AND 38
LOCATED IN THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH-
EAST QUARTER (SE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP
20 SOUTH, RANGE 60 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed 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

HPP:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

ember 24, 1980

NOTICE OF HEARING

JANUARY 8, 1981


Notice is hereby given that on January 8, 1981, 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-24-80 PETITION OF VACATION SUBMITTED BY EDWARD R. AND ALICE
L. MORGAN, ET AL TO VACATE A PORTION OF RIGHT-OF-WAY
CONNECTING BAMBOO PLACE WITH TORREY PINES DRIVE LOCATED
IN JADE PARK UNIT #3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A 20 FT. WIDE RIGHT-OF-WAY FOR EMERGENCY AND
PEDESTRIAN ACCESS ONLY, LOCATED BETWEEN THE
SOUTH PROPERTY LINE OF LOT 28, BLOCK 1; THE
NORTH PROPERTY LINE OF LOT 29, BLOCK 11; THE
WEST RIGHT-OF-WAY LINE OF TORREY PINES; AND
THE EAST RIGHT-OF-WAY LINE OF BAMBOO PLACE IN
JADE PARK UNIT NO. 3.

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.

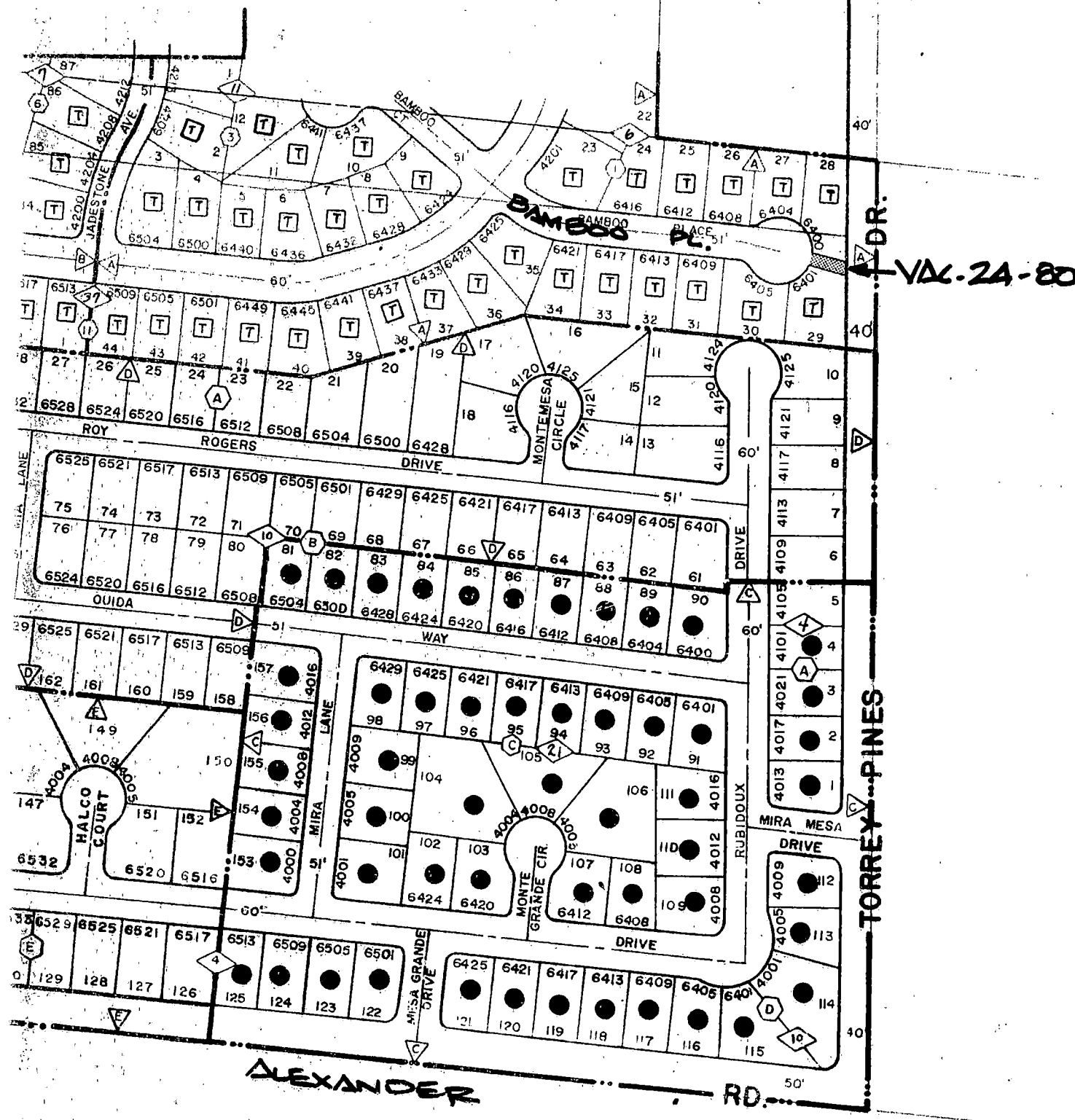
COMMUNITY PLANNING AND DEVELOPMENT


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.)



NAME	DATE
CALVAR	3-12-79
SCHERER	4-20-79
HOVALDT	2-6-80
OMACK	8-19-80



LAND USE MAP
 S SW 1/4 SEC 2 T. 20S., R 60 E.
 CITY OF LAS VEGAS PLANNING DEPARTMENT
 SCALE: 1"=200' DRAWN: DAVID H. SCHERER
 CHECKED: REVISED: 8-10-78

L-2-7

ember 24, 1980

NOTICE OF HEARING

JANUARY 8, 1981

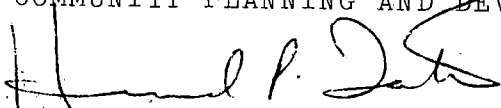
Notice is hereby given that on January 8, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-25-80 PETITION OF VACATION SUBMITTED BY RICHARD KIRK, ET AL
TO VACATE A PORTION OF JONES BOULEVARD LOCATED BETWEEN
THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO DRIVE AND THE
NORTHWEST RIGHT-OF-WAY LINE OF THE REALIGNED JONES
BOULEVARD, AND A PORTION OF A 20 FT. ALLEY LOCATED EAST
OF JONES BOULEVARD AND PARALLEL TO BUT WESTERLY OF RANCHO
DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
THE WEST 50 FT. OF LOT 1, BLOCK 1, TONOPAH
TERRACE, EXCEPT THAT PORTION LYING WITHIN
THE NEW ALIGNMENT OF JONES-ALEXANDER INTER-
SECTION; AND THAT CERTAIN PUBLIC ALLEY, 20
FT. WIDE LYING SOUTHWESTERLY OF LOTS 2, 3,
AND THE NORTH HALF OF LOT 4, BLOCK 1,
TONOPAH TERRACE.

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

JANUARY 8, 1981

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, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Brett Reale, Assistant Planner
Linda Owens, Recording Secretary

ANNOUNCEMENT:

MR. FOSTER 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 the November 13, 1980 and November 25, 1980 meetings with a correction on the November 13, 1980 Minutes where John McCarthy spoke on line 9 of page 13. This should read "not compatible." Motion for APPROVAL of the Minutes carried unanimously.

REZONING CONDITIONS:

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

OLD BUSINESS:

1. Z-85-80

(ABEYANCE ITEM
FROM 11/13/80)

DENIED

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 said this was held in abeyance due to the fact the applicant had requested that he pursue an opinion from the City Attorney's office to determine if one of the businesses in this existing office building could be allowed under the present R-4 zoning with a Use Permit. The City Attorney's office said that business could be permitted in the building under a Use Permit. However, Mr. O'Reilly has decided to proceed with the commercial zoning request to give him more latitude for future uses. Staff would recommend approval of the application, subject to the application being amended to P-R zoning.

1. Z-85-80
(CONTINUED)

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

JOHN F. O'REILLY, 325 South Maryland Parkway, Suite 1, appeared stating that when they purchased the property it was represented to be commercial property. In light of the previous uses that were made of the property, it appeared the commercial representation was reasonable. The building was built as a financial institution for the Credit Union and was used the first 8 or 10 years as a financial institution.

MRS. COLEMAN asked John F. O'Reilly if there is sufficient parking.

JOHN F. O'REILLY replied that there is sufficient parking for C-1 zoning.

CHAIRMAN JONES asked John F. O'Reilly what he plans to do with the building, since he is requesting C-1 zoning, rather than P-R.

JOHN F. O'REILLY said that at the present time there are no particular plans for the building. The building is presently used for office space and it will continue to be used for offices as far as he knows. With commercial zoning they can rent to a broader range of businesses in the future. They have approximately 8,000 square feet in the building, of which 7,000 square feet are leasable.

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-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 DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on February 4, 1981 at 2:00 P.M.

2. Z-92-80
(ABEYANCE ITEM
FROM 11/13/80)
WITHDRAWN BY
APPLICANT

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 & Selling of Gold and Silver

CHAIRMAN JONES announced this item has been withdrawn by the applicant.

3. Z-101-80
(ABEYANCE ITEM
FROM 12/11/80)
DENIED

Application of KENNETH J. HOLLOWAY for reclassification of property generally located on the east side of Encanto Drive south of Wilson Avenue, from R-1 (Single Family Residence) to R-4 (Apartment Residence). The above property is legally described as Lot One (1), Block Two (2), Biltmore Addition Annex #3, together with R/W vacated as shown in Document #197313.
Proposed Use: High Density Apartment Development

3. Z-101-80

(CONTINUED)

MR. FOSTER said staff had recommended R-2 zoning at the December 11, 1980 meeting. Rosajeane Bergen appeared for Kenneth J. Holloway at that meeting stating she would convey that information to Mr. Holloway and that he would try to appear at the next meeting.

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

ROSAJEAN BERGEN, 738 Encanto Drive, appeared for the applicant stating Kenneth Holloway was unable to attend the meeting because he was working. They feel that since studio apartments are in the area this property would be suitable for them.

MR. SWESSEL asked Rosajeane Bergen if she has the power to make decisions.

ROSAJEAN BERGEN said she has the power.

There were five persons in the audience in opposition.

ISIDOR D. VANNOZZI, 724 Encanto Drive, appeared in opposition. If this property is rezoned to something other than R-1 zoning, he would like to see the whole neighborhood changed to that zoning.

ROSAJEAN BERGEN appeared in rebuttal stating she and Kenneth Holloway are partners in this project. She said they decided to build the studio apartments because they thought they would be compatible with the area.

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 DENIAL of Z-101-80.

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 February 4, 1981 at 2:00 P.M.

4. Z-49-77

(ABEYANCE ITEM
FROM 12/11/80)

EXTENSION OF TIME

APPROVED

Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time to August 1, 1981 on property located at 1401 South Arville Street, C-1 zone. The above property is legally described as Lot 10, Block 2, Hinson Heights.

MR. FOSTER said this was held in abeyance so staff could notify the surrounding property owners. This location was a temporary use until they could find a new location for their school. They were granted a time period of one year to find a new location and they have found another location, but it is not ready for occupancy, so they are requesting another extension until August 1, 1981. Staff does not have any objections to this request.

THERESA SMITH, Executive Director of New Horizons, appeared for the application. They are trying to make arrangements for a particular piece of property and hope to open the school on that property by August 1, 1981. The present property is not adequate for the school.

ORAN GRAGSON, 3700 Apache Road, President of New Horizons School Board, appeared on behalf of the school to further explain the school's situation.

4. Z-49-77

(CONTINUED)

JOHN ARNOLD, 1254 Vista Drive, appeared saying the neighbors have no objection to this extension of time as long as they get a definite time the school will be moving to their new location.

ORAN GRAGSON said the Master Plan for the school should be before the Planning Board in the next 30 to 60 days and the new school should be ready before August 1, 1981.

MR. MILLER made a Motion for APPROVAL of Z-49-77.

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 February 4, 1981 at 2:00 P.M.

(NOTE: Item No. 16, Z-110-80, was heard at this time. Item No. 1, Tentative Map for Tanglewood Subdivision, was heard after Item No. 16.)

NEW BUSINESS:

1. TENTATIVE MAP

TANGLEWOOD
SUBDIVISION

APPROVED

Property generally located on the north side of Smoke Ranch Road and on the west side of Torrey Pines Drive, R-1 Zone (proposed R-PD8).

Owner: Nevada Savings & Loan Association

Subdivider: Ram Development Company

No. of Acres: 14 No. of Lots: 100

MR. NULL said this is a condominium development. Staff would recommend approval subject to approval of zoning application Z-110-80; conformance to the conditions of approval for Z-110-80; no vehicular access to Smoke Ranch Road and Torrey Pines Drive from the abutting lots; wall statement; compliance with the Flood Hazard Reduction Ordinance; the recording of an approved parcel map to create the parcel labelled "not a part"; street and sewer construction to meet the design standards of the Department of Public Services and the normal conditions. A waiver is needed for the length of Block 1, which is approximately 2,800 feet.

KARSTEN BRONKEN appeared for the application stating he has no objections to the conditions that staff has placed on this request.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Tanglewood Subdivision, 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

1. TENTATIVE MAP
(CONTINUED)

tentative map be filed and approved prior to any further final maps being approved.

2. Approval of zoning application Z-110-80.
3. Conformance to the conditions of approval of Z-110-80.
4. No vehicular access to Smoke Ranch Road and Torrey Pines Drive from the abutting lots.
5. 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.
6. Compliance with the Flood Hazard Reduction Ordinance.
7. Recording of an approved parcel map to create the parcel labelled "not a part."
8. Street and sewer construction to meet the design standards of the Department of Public Services.
9. Street names to be provided in accord with the City's Street Name Policy.
10. 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 February 4, 1981 at 2:00 P.M.

2. TENTATIVE MAP
CROSSROADS III
APPROVED

Property generally located on the west side of Lamb Boulevard, south of Stewart Avenue, R-1 Zone (under Resolution of Intent to R-PD11).

Owner: Carlos L. Deal, M L Enterprises, Inc.
Subdivider: Bronze Construction Co., Inc.
No. of Acres: 16.2 No. of Lots: 168

MR. NULL said staff would recommend approval, subject to a wall statement and the normal conditions.

JAY DOWNEY appeared for the application.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for Crossroads III, 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

2. TENTATIVE MAP
(CONTINUED)

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

Voting was as follows:

"AYES" 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 February 4, 1981 at 2:00 P.M.

3. TENTATIVE MAP
QUAIL PARK II
APPROVED

Property bounded by Rancho Drive on the west, Pinto Lane on the north, Truluck Street on the east, and Palomino Lane on the south, R-E Zone (under Resolution of Intent to P-R).

Owner: Eve Michelas, Trs., Et Al
Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 6.1 No. of Lots: 34

MR. NULL said this is a commercial condominium and staff would recommend approval, subject to the recording of VAC-22-80 to precede the recording of the final map, and the normal conditions.

DAVID WEIR, VTN, represented the application stating he is in agreement with staff's recommendations.

MR. SWESSEL made a Motion for APPROVAL of the Tentative Map for Quail Park II, 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. The recording of VAC-22-80 is to precede the recording of this final map.
3. Street names to be provided in accord with the City's Street Name Policy.

3. TENTATIVE MAP
(CONTINUED)

4. 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 at the City Commission meeting on February 4, 1981 at 2:00 P.M.

4. FINAL MAP
QUAIL PARK II
APPROVED

Property bounded by Rancho Drive on the west, Pinto Lane on the north, Truluck Street on the east, and Palomino Lane on the south, R-E Zone (under Resolution of Intent to P-R).

Owner: Eve Michelas, Trs., Et Al
Subdivider: Johnny Ribeiro Builder, Inc.
No. of Acres: 6.1 No. of Lots: 34

MR. NULL said the Final Map for Quail Park II is in substantial conformance with the Tentative Map and staff would recommend approval, subject to approval of the tentative map and conformance to the conditions of approval for the Tentative Map.

MR. SWESSEL made a Motion for APPROVAL of the Final Map for Quail Park II, 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, Mr. Swessel, Mrs. Coleman,
Mr. Guthrie, Mr. Kennedy, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

5. MASTER PLAN OF
STREETS AND
HIGHWAYS AMEND-
MENT - RANCHO
DRIVE
APPROVED

Proposed Amendment to the Master Plan of Streets and Highways on a portion of the east right-of-way of Rancho Drive between Pinto Lane on the north and Palomino Lane on the south.

MR. NULL presented the staff report stating staff would recommend approval. This amendment is to reduce the width of Rancho Drive between Pinto Lane and Palomino Drive 150 feet to a new width that is less the amount of land requested in the vacation by the developers of Quail Park II. This will be heard at the same time as VAC-22-80 at the City Commission meeting.

MR. SWESSEL made a Motion for APPROVAL of the Master Plan of Streets and Highways Amendment for Rancho Drive.

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.

6. A-19-80(A)

APPROVED

Petition of Annexation submitted by JACOB GAREHIME, JR. AND BETTY GAREHIME, to annex property generally located on the southwest corner of Alexander Road and Lorenzi Boulevard, approximately 54.7 acres.

MR. NULL said this property is zoned County R-E and the City equivalent is N-U. Staff would recommend approval.

G. C. WALLACE, Consulting Engineer, 1100 East Sahara Avenue, appeared for the applicant. He said the purchaser of the property is Chism Homes. They have retained a marketing consultant and are making an analysis of the best use for this property.

MR. MILLER made a Motion for APPROVAL of A-19-80(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.

7. VAC-23-80

APPROVED

Petition of Vacation submitted by FLETCHER JONES to vacate a portion of Rigel Avenue from the south right-of-way line of Sirius Avenue to a point on the west right-of-way line of Rancho Drive (proposed). The above property is legally described as a portion of the South Half (S 1/2) of Section 8, Township 21 South, Range 61 East, M.D.B. & M.

MR. NULL presented the staff report stating the area to be vacated is the alignment for Rigel Avenue. The idea is that there would be an exchange of property so that the City could then construct Rancho Drive south to Desert Inn Road. The utility companies and City departments have no objection to this vacation. Staff would recommend approval, with the normal conditions, and that the applicant enter into an agreement with the City of Las Vegas to relocate a billboard presently in the proposed Rancho Drive right-of-way, at no cost to the City, at the time the street is improved.

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

The applicant did not appear.

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

MR. GUTHRIE made a Motion for APPROVAL of VAC-23-80, subject to the following conditions:

1. Applicant to enter into a written agreement with the City of Las Vegas to relocate the billboard which exists in the proposed Rancho Drive alignment and said relocation shall be at no cost to the City and occur at the time Rancho Drive is to be improved.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

7. VAC-23-80
(CONTINUED)

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 January 21, 1981 at 2:00 P.M.

8. VAC-24-80
APPROVED

Petition of Vacation submitted by EDWARD R. AND ALICE L. MORGAN, ET AL, to vacate a portion of right-of-way connecting Bamboo Place with Torrey Pines Drive located in Jade Park Unit #3. The above property is legally described as a 20 foot wide right-of-way for emergency and pedestrian access only located between the south property line of Lot 28, Block 1; the north property line of Lot 29, Block 11; the west right-of-way line of Torrey Pines; and the east right-of-way line of Bamboo Place in Jade Park Unit #3.

MR. NULL said this is an existing right-of-way that connects Bamboo Place with Torrey Pines Drive. There is a double crash gate at Torrey Pines Drive. Applicant says the gate is continuously being smashed open and cars are driving back and forth. This right-of-way is used to handle flood waters; pedestrian access, and a sewer line. Staff has the following conditions: Access to Torrey Pines Drive be restricted; an engineering design shall be submitted to the Department of Public Services which would include drainage facilities and any necessary curb, gutters, and sidewalks. The utility companies and City departments have no objections and staff would recommend approval.

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

EDWARD MORGAN, 6400 Bamboo Place, appeared for the application. The people who live in the area object to the gate being smashed on a continual basis. They would like to install a block wall where the gate is, which would allow for flood waters.

CHESTER GRAY, 6417 Bamboo Place, appeared saying they want to install a block wall where the gate is now and leave enough room for the water runoff. Where the cul-de-sac was taken out they put in three pipes and painted them a bright orange.

ROSALIE BRUCE, 4141 North Torrey Pines Drive, appeared saying that at the time the addition to Jade Park would be completed the residents were told by staff there would not be a problem with water runoff. At that point in time there was to be a solid block wall, instead of the gate. Nothing was said about an opening for water runoff, so she doesn't think there should have to be a provision made for water runoff. Also, the school bus stops at the gate, but it is not a scheduled stop.

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-24-80; subject to the following conditions:

1. A 6 foot block wall shall be constructed along Torrey Pines Drive, as well as any necessary curb, gutter and sidewalk, at no expense to the City, and no openings

8. VAC-24-80
(CONTINUED)

shall be allowed except for drainage as required by the Department of Public Services.

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

Voting was as follows:

"AYES" 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 January 21, 1981 at 2:00 P.M.

9. VAC-25-80
APPROVED

Petition of Vacation submitted by RICHARD KIRK, ET AL, to vacate a portion of Jones Boulevard located between the southwest right-of-way line of Rancho Drive and the northwest right-of-way line of the realigned Jones Boulevard, and a portion of a 20 foot alley located east of Jones Boulevard and parallel to but westerly of Rancho Drive. The above property is legally described as the west 50 feet of Lot 1, Block 1, Tonopah Terrace, except that portion lying within the new alignment of Jones-Alexander intersection; and that certain public alley, 20 feet wide lying southwesterly of Lots 2, 3, and the north half of Lot 4, Block 1, Tonopah Terrace.

MR. NULL said Jones Boulevard is to the west, Alexander Road and Rancho Drive are to the southeast. The area to be vacated is a 20 foot alley and an existing right-of-way for the former alignment of Jones Boulevard. This need resulted in the fact that when they reworked the intersection, this right-of-way was left and would not be used. Since this vacation would produce a deadend alley, staff is recommending that an additional alley be brought across the south boundary of Block 14 with sufficient area to make the turn. The utility companies and City departments have no objections. Staff would recommend approval with the normal conditions, and the condition that the applicant dedicate a 20 foot wide alley and necessary radius corners and said right-of-way about the south lot line of Lot 14.

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

JAY DOWNEY, 4601 West Sahara Avenue, appeared for the applicant. He said Mr. Kirk has worked this out with Public Works. He has agreed to dedicate the alley, which, by the vacation, takes the alley off the curved portion of Jones Boulevard.

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-25-80, subject to the following conditions:

1. Applicant to dedicate a 20-foot wide alley along the

9. VAC-25-80
(CONTINUED)

- south line of Lot 14 as required by the Department of Public Services; and all necessary radius corners.
2. Satisfaction of the requirements of the various utility companies.
 3. Conformance to code requirements and design standards of all City departments.
 4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Chairman Jones, 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 January 21, 1981 at 2:00 P.M.

10. VAC-26-80
APPROVED

Petition of Vacation submitted by the CITY OF LAS VEGAS, a MUNICIPAL CORPORATION, to vacate a portion of Cory Place, a 60 foot right-of-way, from the east right-of-way line of Turin Street, a distance of approximately 300 feet, to the centerline of Milan Street and the following Government Patent Reservations: The west 33 feet of Government Lot 5; the north 33 feet and the east 33 feet of Government Lot 27; and the east 33 feet of Government Lot 38. The above property is legally described as portions of Government Lots 5, 27 and 38 located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M.

MR. NULL said the Vacation of Cory Place and the Government Patent Reservations will permit the Senior Citizens Project to use approximately 100 feet along the west side of Milan Street. The utility companies and City departments have no objection to this vacation. Staff would recommend approval with the normal conditions.

CHAIRMAN JONES declared the hearing open.

No one appeared in opposition.

CHAIRMAN JONES declared the hearing closed.

MR. SWESSEL made a Motion for APPROVAL of VAC-26-80, subject to the normal conditions:

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 January 21, 1981 at 2:00 P.M.

11. Z-105-80

DENIED

Application of DAVID G. YOUNG, JR. AND BIRGIT F. YOUNG for reclassification of property located at 2121 Pinto Lane, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as a portion of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.
Proposed Use: Medical Office

MR. FOSTER said the property is predominantly in an R-1 area. The Special Activities Center Plan that was adopted for this area indicated that this particular property and the surrounding area are to remain R-1. The applicant applied for P-R zoning on this property previously and it was denied. Staff has 58 protests on record.

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

GRANT LUNA, 723 South Third Street, appeared for the applicants. Dr. Young would use this property for an office for his practice in physical medicine and rehabilitation. The nature of his practice limits the number of patients he sees to four per day, so there would not be a significant increase in traffic. The area to the immediate west has been recently rezoned to P-R. There are adequate parking spaces available.

There were 16 protestors in the audience and a petition was presented with 1 signature in protest.

MRS. COLEMAN said there was a commitment made to the people that live in the area that the area would remain R-1 according to the Special Activities Center Plan.

PATRICIA ELLIOTT, 2121 Pinto Lane, appeared in opposition. She feels the house should remain as it is and not be turned into an office.

JOHN FISHER, 2013 Hamilton, appeared in opposition. He feels there is too much traffic in the area at the present time.

MELVIN SOUZA, 521 South Tonopah Drive, appeared in opposition. He feels the corner where the house is located is accident prone and with additional traffic there would be an increased hazard.

GRANT LUNA appeared in rebuttal saying they are not asking for a rezoning of the entire area, just this particular property. The traffic would be increased to a maximum of four patients per day.

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-105-80.

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 February 4, 1981 at 2:00 P.M.

12. Z-106-80

APPROVED

Application of DONALD C. BIVINS for reclassification of property generally located on the south side of Washington Avenue 100 feet west of Parkhurst Street, from R-1 (Single Family Residence) to R-PD6 (Residential Planned Development). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, M.D.M.

Proposed Use: Medium Low Density Residential Development

MR. FOSTER presented the staff report stating the lots will be 50' x 100' and there will be no common area. The developer feels that due to the small size of the property, it is not economically feasible to have a common area. Staff does not have any protests on record. Staff is recommending that if this is approved, they have a common area or they provide the R-1 size lots.

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

GEORGE CHARCHALIS, Consulting Landscape Architect and Planner, 5720-R West Charleston Boulevard, appeared for the applicant. They feel this would provide housing at a price people can afford. They would like to have the requirement of a common area be waived due to the size of the property.

DICK CLARK, 4741 Avenida de Diablo, President of Clark Homes, Inc., appeared for the application. This is a new concept of a scaled-down plan that can provide affordable living. There will be 41 homes.

MR. FOSTER said that if this is approved there would be the condition of conformance to the requirements of the Flood Hazard Reduction Ordinance and provision of three on-street/off-street parking spaces per unit.

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

MR. MILLER made a Motion for APPROVAL of Z-106-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
3. Provision of three parking spaces per unit on-street and off-street.
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. (Excluding single-family development.)
8. Satisfaction of City Code requirements and design standards

12. Z-106-80
(CONTINUED)

of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN JONES announced this item would be heard at the City Commission meeting on February 4, 1981 at 2:00 P.M.

13. Z-107-80
DENIED

Application of JOHN A. DIFIORE for reclassification of property located on the northwest corner of Tonopah Drive and Pinto Lane, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 61 East, M.D.B. & M.

Proposed Use: Medical Office

MR. FOSTER stated this application was in the same area as Item No. 11 and thus comments on that application also applied here. He recommended denial because the application was contrary to the adopted Special Activity Center Plan.

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

DR. JOHN A. DIFIORE said he has a small practice and only sees a few patients every day so he doesn't think the traffic pattern would change very much.

There were seventeen persons in the audience in opposition and a petition was presented with one signature on it in opposition.

MR. SWESSEL said this is in the transition area of the Special Activity Center and the Commission made a commitment to the people in the area previously to keep the area R-1, so he feels they should keep their word.

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

MR. SWESSEL made a Motion for DENIAL of Z-107-80.

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 February 4, 1981 at 2:00 P.M.

14. Z-108-80
APPROVED

Application of BRIGHAM YOUNG UNIVERSITY, A UTAH CORPORATION ON BEHALF OF THE LAS VEGAS HOUSING AUTHORITY, for reclassification of property generally located on the west side of Lamb Boulevard 680 feet south of Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the North Half (N 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 60 East, M.D.M.

Proposed Use: 112 Apartments

14. Z-108-80
(CONTINUED)

MR. FOSTER presented the staff report stating staff would recommend approval, subject to construction of a 6 foot block wall on the south and west property lines; construct half-street improvements on Lamb Boulevard; redesign parking and driveway plan according to Traffic Engineering requirements; dedicate 10 feet of right-of-way for Lamb Boulevard. There are no protests on record.

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

ART SARTINI, Director of the Housing Authority for the City of Las Vegas, appeared for the application.

HARRIS SHARP, 2616 State Street, Architect, appeared for the application. They are in agreement with staff's recommendations.

There were thirteen persons in the audience in protest.

ELMER LAUB, 501 North Lamb Boulevard, Business Manager for Carpenters Local 1780, appeared in opposition stating there was a unanimous vote of opposition at their Executive Board meeting and this was taken to the 2700 members of the Union. There was unanimous opposition to this proposal from the members. They feel this is not compatible with the development of the area.

DAN ANDERSON, 6516 Hillview, appeared in opposition. He feels there is enough low-cost housing in that area.

ART SARTINI appeared in rebuttal saying the Housing Authority does not have any units in that area, but there may be some low-cost housing in that area. He said the Housing Authority buildings cannot be identified as such.

ELMER LAUB appeared saying he is able to identify the Housing Authority buildings. He said there is no quality workmanship in the carpentry work that is done on this low-cost housing.

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-108-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a 6 foot block wall on the south and west property lines.
3. Installation of fire hydrants as required by the Department of Fire Services.
4. Dedicate 10 feet of right-of-way for Lamb Boulevard.
5. Construct half-street improvements on Lamb Boulevard as required by the Department of Public Services.
6. Redesign parking and driveway plan according to Traffic Engineering Division requirements.
7. Conformance to the plot plan.
8. 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.

14. Z-108-80
(CONTINUED)

9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. 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
"NOES" Mr. Swessel, Mr. Kennedy, Mr. Canul

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN JONES announced this item would be heard at the City Commission meeting on February 4, 1981 at 2:00 P.M.

15. Z-109-80
APPROVED

Application of ORA LEE SNYDER, ET AL, for reclassification of property generally located at the southwest corner of Ballard Drive and Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot Ten (10), Block Seven (7) of Crestwood Homes Tract #2.

Proposed Use: Two-Story Office Building

MR. FOSTER presented the staff report stating staff is concerned about the fact that the building is proposed to be two stories. The character of the area is one story and there could be parking problems if the P-R is developed with two story offices. Staff recommends approval of the P-R zone, but feels the building should only be one story in height.

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

ANTHONY CAMPANARO, Architect, appeared representing this application. He intends to make this his office. The design of the building is Spanish.

JOHN WRIGHT, 2014 Peyton Drive, appeared in opposition. None of the homes are Spanish-style homes in that area and he is opposed to a two-story building.

LEO WOODRUFF, 2025 Peyton Drive, appeared in opposition. He doesn't feel there would be enough parking spaces on the lot.

RAPHAEL JAFFE, 2041 Peyton Drive, appeared in opposition. He is also opposed to a two-story building.

KIM BRADLEY, 8041 Rodeo Drive, a realtor involved in the sale of this property, said there is room for parking 14 cars. Only a portion of the back of the building will be two stories.

LUCILLE P. WOODRUFF, 2025 Peyton Drive, appeared in opposition. They would be able to see the two stories from their back yard.

WONG SEE SENG, 2040 Ballard Drive, appeared in opposition. He feels there might be more customers going to the building if it is a two-story building. There won't be enough parking. He would like the new owner to build a block wall between this property and his house.

ANTHONY CAMPANARO appeared in rebuttal claiming the Spanish architecture of the building should fit into the neighborhood. There are enough parking spaces.

15. Z-109-80
(CONTINUED)

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

MRS. COLEMAN made a Motion for APPROVAL of Z-109-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Amendment of the plot plan to provide landscaping along the parking area on Eastern Avenue.
3. Building be limited to one story in height.
4. Amend the parking and driveway plan as required by the Traffic Engineer.
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 (excluding single family developments).
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 at the City Commission meeting on February 4, 1981 at 2:00 P.M.

(NOTE: Item No. 16, Z-110-80, was heard first under New Business.)

16. Z-110-80
APPROVED

Application of NEVADA SAVINGS AND LOAN ASSOCIATION for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Torrey Pines Drive, from R-1 (Single Family Residence) to R-PDB (Residential Planned Development). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.
Proposed Use: Medium Density Housing (Attached Single Family Dwellings)

MR. FOSTER presented the staff report stating the developer is in agreement in providing the two parking spaces on-site and there is space on the private street for the third space per unit. Staff would recommend approval, subject to a Resolution of Intent; an amendment to the site plan providing for three parking spaces; conformance to the Flood Hazard Reduction Ordinance; and dedication of 50 feet of right-of-way on Smoke Ranch Road and 40 feet of right-of-way on Torrey Pines Drive. There are no protests.

16. Z-110-80
(CONTINUED)

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

KARSTEN BRONKEN, Architect representing Nevada Savings and Loan Association, appeared. There is ample parking. Each dwelling is between 1,000 to 1,400 square feet.

ROCKO L. PROCK, 2444 Valparaiso, appeared in opposition. He asked if the buildings would be single story or two stories; and if they will be maintained, or will there be an absentee owner. When he saw the elevation of the project, he didn't feel it would be too bad for the area.

KARSTEN BRONKEN said these dwellings will be privately owned.

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-110-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Amendment to the site plan to provide three on-street and off-street parking spaces per unit.
3. Conformance to the Flood Hazard Reduction Ordinance.
4. Dedicate and improve 50 feet of right-of-way for Smoke Ranch and 40 feet of right-of-way for Torrey Pines.
5. 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 February 4, 1981 at 2:00 P.M.

17. Z-111-80
APPROVED FOR
P-R AND R-E

Application of ELAINE D. SILVER, ET AL, for reclassification of property generally located at the northwest corner of Westwind Road and Holmby Avenue, from N-U (Non-Urban) to C-1 (Limited Commercial). The above property is legally described as the south 295.71 feet of Government Lot 7, Section 1, Township 21 South, Range 60 East, M.D.M.

Proposed Use: Parking and Future Commercial/Office Facilities

MR. FOSTER presented the staff report stating this parcel of land was just recently annexed into the city. There is a medical facility that has been completed on the property to the north. This property is intended for C-1 zoning with additional offices in the future. The county said that at the time the zoning was considered for the office building on both this property and the property to the north, the county felt there should be a row of R-E homes retained on the south side that would front on Holmby, so there would be a buffer to the south and to the east. Staff recommends the application be amended to P-R on the north 87 feet and R-E on the south 230 feet, with a revision of the parking layout; a 6 foot block wall along

17. Z-111-80

(CONTINUED)

the south line of the north 87 feet; conformance to the amended plot plan for parking for utilization of the 87 foot width; extension of the landscaping along Westwind; Resolution of Intent; and posting a bond for the 6 foot block wall along the north boundary line in case the resolution is not exercised. Public Works has requested half-street improvements along Westwind and Holmby; and that they relocate the power poles on Westwind and Holmby. Staff has 26 protests on record.

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

TOM JACKSON, Business and Property Consultant, appeared for the applicant. He said Dr. Silver was unable to be at the meeting because he had to tend to a patient. He requested a postponement of the hearing until the next meeting so Dr. Silver could attend and give his presentation.

There were nine persons in the audience in opposition.

CHAIRMAN JONES announced that since there were nine persons in attendance regarding this item that the Commission would hear it at this meeting, rather than postpone it until the next meeting.

DR. ALAN BUSBY, 1290 Westwind, appeared in opposition because he felt this would devalue his property. This would cause increased traffic, as well as distract from the beauty and quietness of the neighborhood.

DELAS RICHARDS, 5707 Holmby, appeared in opposition saying the Silvers have ten acres in the area, but are only rezoning five acres. However, the manner in which these five acres will be developed will probably determine how the other five acres will be developed. The Silvers took a year to build their building. They do not take care of the property so it is an eyesore.

MIKE McMANN, 1236 Westwind Road, appeared in opposition saying the proposed parking lot will open directly in front of his house.

TOM JACKSON appeared in rebuttal requesting again that this item be held until the next meeting.

MRS. COLEMAN said Dr. Silver has apparently owned this property for a long time. When he had it in the county and the county gave him the rezoning on the front, the condition of the rezoning was what staff just stated, and Dr. Silver agreed to that to get the rezoning. Therefore, Dr. Silver does not object to the fact that Holmby Avenue should be retained for Ranch Estates to the depth of 200 feet. Then, he can have the additional 87 feet to tack onto the Charleston frontage.

ALVIN B. NIGARD, 5785 West Holmby Avenue, appeared in opposition saying Dr. Silver has withdrawn his proposal several times in the past after the property owners have come to City Hall to hear the request. He feels it is inconvenient for some of the property owners to attend the meetings.

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

MRS. COLEMAN made a Motion for DENIAL of the C-1 zone and APPROVAL of P-R zoning for the north 87 feet and R-E zoning for the south 230 feet, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a 6 foot block wall along the south line of the north 87 feet.

17. Z-111-80
(CONTINUED)

3. Install landscaping along Westwind adjacent to the P-R zone.
4. Posting a bond for the 6 foot block wall on the north property line if this resolution is not exercised prior to completion of construction of the office building.
5. Construct half-street improvements on Westwind and Holmby.
6. Relocate power pole on Westwind and Holmby.
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.

Voting was as follows:

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

Motion carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on February 4, 1981 at 2:00 P.M.

18. Z-56-80
PLOT PLAN REVIEW
APPROVED

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

MR. FOSTER presented the staff report stating the plot plan has been before the Commission two times. One was when the zoning was approved. At that time they had 264 units proposed. Then they came in with a revised plan for 230 units and changed it from a two story to a one story development. Now the developer has run against some problems with the land planners at FHA. They need to redesign so the applicants would like to go back to the 264 units, but retain the one story development. Staff recommends approval and has no protests.

GEORGE CHARCHALIS, Consulting Landscape Architect, 5720-R West Charleston Boulevard, appeared for the applicants. They are requesting a lesser number of parking spaces than what is required and will provide additional parking spaces in the future, if needed.

MR. FOSTER said the parking ratio is 2 1/2 parking spaces per unit for this project.

MARK BIVINS, 411 Dogwood, appeared for the application saying they plan to build this project in phases starting with 42 units. They want to eliminate 4 to 6 parking stalls off of each bay and at a later date, if the parking is needed, provide additional parking.

18. Z-56-80
(CONTINUED)

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

1. Conformance to the original conditions of approval.

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 January 21, 1981 at 2:00 P.M.

19. Z-126-79
PLOT PLAN REVIEW
APPROVED

Request of WALLACE ENGINEERING for a Plot Plan Review on property generally located on the south side of Bonanza Road, 500 feet east of Rancho Drive, C-1, C-2 and C-M (under Resolution of Intent to C-2).

MR. FOSTER said the previous plot plan indicated three-story apartment buildings and now they are proposing a three-story office building. Staff feels this is acceptable.

MRS. COLEMAN made a Motion for APPROVAL of Z-126-79, subject to the following conditions:

1. Conformance with the original conditions of this rezoning action.
2. Conformance to the amended plot 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.

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

20. Z-72-76
PLOT PLAN REVIEW
APPROVED

Request of TUNEUP MASTERS for a Plot Plan Review on property generally located on the northwest corner of Charleston Boulevard and Bruce Street, C-2 zone.

MR. FOSTER presented the staff report stating Tuneup Masters is a compatible business for that area. Staff would recommend approval, subject to the resolution adopted by the Planning Commission for this type of operation; provide landscaping along the street frontages; and remove sign designated "A" or obtain encroachment approval through the Department of Public Services.

LARRY SELDERS, Director of Planning for Tuneup Masters, 21031 Ventura Boulevard, Woodland Hills, California, appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of Z-72-76, subject to the following conditions:

1. Conformance to the resolution adopted by the Planning

20. Z-72-76

(CONTINUED)

Commission authorizing minor automotive tuneup.

2. Provide landscaping as required by the Department of Community Planning and Development.
3. Remove sign designated "A" or obtain encroachment approval through the Department of Public Services.

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 no further action would be taken on this item.

21. AR-10-80

APPROVAL

Request of CLARK COUNTY for an Aesthetic Review on property located at 210 South Main Street, C-2 zone.

MR. FOSTER said this item is a request by the County for additional off-street parking. They will need the parking spaces for about 18 months until their new parking structure is constructed next to the new jail facility. There should be some landscaping, but the County does not want to go to that expense, since it would be for a limited period of time. Staff recommends a waiver of the landscaping.

MR. MILLER made a Motion for APPROVAL of AR-10-80, subject to the following condition:

1. The use be discontinued in 18 months.

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 no further action would be taken on this item.

22. AR-11-80

APPROVED

(THIS ITEM WAS
HEARD IN CON-
JUNCTION WITH
ITEM 21,
AR-10-80)

Request of Clark County for an Aesthetic Review on property located at 1142 South 4th Street, R-4 zone.

MR. FOSTER said this item is a request by the County for additional off-street parking. They will need the parking spaces for about 18 months. There should be some landscaping, but the County does not want to go to that expense, since it would be for a limited period of time. Staff recommends a waiver of the landscaping.

MR. MILLER made a Motion for APPROVAL of AR-11-80, subject to the following condition:

1. The use be discontinued in 18 months.

Voting was as follows:

22. AR-11-80
(CONTINUED)

"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 no further action would be taken on this item.

DIRECTOR'S BUSINESS:

1. Proposed Street Name Change Amendment:

MR. FOSTER said the request to change Owens Avenue/Vegas Drive to Dr. Martin Luther King Boulevard was costly to the City because in the ordinance it indicates the City must notify the property owners by registered mail. There was a \$200 filing fee and the total cost was between \$1,000 and \$1,500. Staff is proposing to delete the requirement from the ordinance which states that the property owners need to be notified by registered mail and just be notified by regular mail. Secondly, staff would like to put a provision in the ordinance that when a petition is filed by an abutting property owner that affects 50 or more abutting property owners, the applicant shall pay all notification costs.

MRS. COLEMAN made a Motion to ADOPT the Amendment.

Voting was as follows:

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

Motion for ADOPTION carried unanimously.

2. Election of Officers for 1981:

MR. SWESSEL made a Motion for MRS. COLEMAN as Chairman and MR. GUTHRIE as Vice-Chairman.

Voting was as follows:

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

Motion carried unanimously with Mrs. Coleman abstaining.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

CHARLESTON RAINBOW
UNIT NO. 19A

APPROVED

Property generally located at the southwest corner of Westcliff Drive and Roland Wiley Drive, R-1 zone.

Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 11.25 No. of Lots: 46

MR. FOSTER said this is in conformance with the tentative map and staff would recommend approval, subject to conformance to the conditions of approval of the tentative map.

MR. SWESSEL made a Motion for APPROVAL of the Final Map for Charleston Rainbow, Unit No. 19A, subject to the following condition:

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

1. FINAL MAP
(CONTINUED)

Voting was as follows:

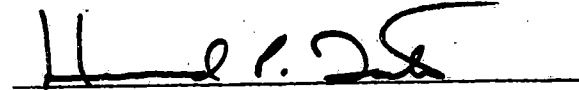
"AYES" Chairman Jones, Mr. Miller, Mr. Swessel, Mrs. Coleman,
Mr. Guthrie, Mr. Kennedy, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting was adjourned at 10:55 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION

JANUARY 8, 1981

MINUTES:

November 13, 1980 and
November 25, 1980

APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

OLD BUSINESS:

1. Z-85-80

DENIED - GUTHRIE/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

PROTESTORS: 0

2. Z-92-80

WITHDRAWN BY APPLICANT

3. Z-101-80

DENIED - CANUL/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

PROTESTORS: Isidor Vannozzi, 724 Encanto Drive
5 persons in audience.

4. Z-49-77

APPROVED - MILLER/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

PROTESTORS: 0

NEW BUSINESS:

1. TENTATIVE MAP

TANGLEWOOD SUBDIVISION

APPROVED - KENNEDY/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

SPECIAL CONDITIONS:

1. Approval of zoning application Z-110-80.
2. Conformance to the conditions of approval for Z-110-80.
3. No vehicular access to Smoke Ranch Road or Torrey Pines and the abutting lots.
4. Mail statement.
5. Compliance to the Flood Hazard Reduction ordinance.
6. Street and sewer construction to meet the design standards of the Dept. of Public Services.
7. Waiver is needed for length of Block 1.

2. TENTATIVE MAP CROSSROADS III
APPROVED - MILLER/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
 SPECIAL CONDITION: 1. Wall statement.
3. TENTATIVE MAP QUAIL PARK II
APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
 SPECIAL CONDITION: 1. Recording of Vac-22-80 to precede the recording of the final map.
4. FINAL MAP QUAIL PARK II
APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
 SPECIAL CONDITIONS: 1. Approval of the tentative map.
 2. Conformance to the conditions of approval of the tentative map.
5. MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - RANCHO DRIVE
APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
6. A-19-80 (A)
APPROVED - MILLER/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
7. VAC-23-80
APPROVED - GUTHRIE/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
 SPECIAL CONDITION: 1. Applicant will enter into an agreement with the City of Las Vegas to relocate a billboard presently at the proposed Rancho Drive right-of-way at no cost to the City at the time the street is improved.
 PROTESTORS: 0
8. VAC-24-80
APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones, Guthrie, Kennedy, Canul
 NOES: None
 SPECIAL CONDITIONS: 1. Access to Torrey Pines be restricted.
 2. Engineering design shall be submitted to the Dept. of Public Services which would include drainage facilities and any necessary curb, gutters, and sidewalks.
 3. Residents be allowed to put up block wall with provision to handle flood water.
 PROTESTORS: 0

9. VAC-25-80

APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

SPECIAL CONDITION: 1. Applicant dedicate a 20'
wide alley and necessary
radius corners and said
right-of-way about the south
lot line of Lot 14.

PROTESTORS: 0

10. VAC-26-80

APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

PROTESTORS: 0

11. Z-105-80

DENIED - MILLER/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

PROTESTORS: 58 on record in Dept. of Com. Plan & Dev.
16 persons in audience
1 petition with 1 signature
Patricia Elliott, 2121 Pinto Lane
John Fisher, 2013 Hamilton
Melvin Souza, 521 S. Tonopah Drive

12. Z-106-80

APPROVED - MILLER/AYES: Miller, Jones, Guthrie, Kennedy
NOES: Swessel, Coleman, Canul

PROTESTORS: 0

SPECIAL CONDITIONS: 1. Conformance to the
requirements of the
Flood Hazard Reduction
ordinance.
2. Provision of three on-street
and off-street parking
spaces per unit.

13. Z-107-80

DENIED - SWESSEL/AYES: Miller, Swessel, Jones, Guthrie,
Coleman, Kennedy, Canul
Noes: None

PROTESTORS: 1 petition with 1 signature
17 persons in audience

14. Z-108-80

APPROVED - GUTHRIE/AYES: Miller, Coleman, Jones, Guthrie
NOES: Swessel, Kennedy, Canul

SPECIAL CONDITIONS: 1. Construction of a 6' block
wall on the south and west
property lines.
2. Construct half-street
improvements on Lamb Blvd.
3. Redesign parking and drive-
way plan according to
Traffic Engineering require-
ments.
4. Dedicate 10' of right-of-way
for Lamb Blvd.

14. Z-108-80
(CONTINUED)

PROTESTORS: 13 persons in audience
Elmer Laub, 501 N. Lamb Blvd.
representing Carpenters Union 1780
stating 2700 members of the Union
are opposed.
Dan Anderson, 6516 Hillview

15. Z-109-80

APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

SPECIAL CONDITIONS: 1. Building limited to
one-story in height.
2. Submit a plot plan to
provide for landscaping
along the parking area
on Eastern Avenue.
3. Parking and driveway plan
according to requirements
of Traffic Engineering.

PROTESTORS: John Wright, 2014 Peyton Drive
Leo Woodruff, 2025 Peyton Drive
Raphael Jaffe, 2041 Peyton Drive
Lucille Woodruff, 2025 Peyton Drive
Whee San Hueng, 2040 Ballard Drive

16. Z-110-80

APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

SPECIAL CONDITIONS: 1. Amendment to the site
plan providing for 3
parking spaces.
2. Conformance to the Flood
Hazard Reduction ordinance.
3. Dedication of 50' of right-
of-way on Smoke Ranch Road
and 40' of right-of-way
on Torrey Pines Drive

PROTESTORS: Rocko L. Prock, 2444 Valparaiso
2 persons in audience.

17. Z-111-80

DENIED AND APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman,
(C-1 denied and Jones, Guthrie, Kennedy,
north 87' attached Canul
to Charleston frontage Noes: None
zoned P-R and south
portion to R-E.)

SPECIAL CONDITIONS: (C-1 rezoning denied.)
(P-R & R-E approved.)
1. Construction of a
6' block wall along
south line of the
north 87'.
2. Conformance to an
amended plan for
parking for the
utilization of the
87' with extension
of landscaping along
Westwind.
3. Posting a bond for
6' block wall along
north boundary line
if resolution is
not exercised prior
to completion of
construction of the
office building.

17. Z-111-80
(CONTINUED)

4. Half-street improvements on Westwind and Holmby per Public Services.
5. Relocate power poles on Westwind and Holmby.

PROTESTORS: 26 persons on record with staff.
Dr. Alan W. Busby, 1290 Westwind
Delas E. Richards, 5707 Holmby
Michael McMann, 1236 Westwind
Alvin B. Nigard, 5785 Holmby

18. Z-56-80
PLOT PLAN REVIEW

APPROVED - MILLER/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

19. Z-126-79
PLOT PLAN REVIEW

APPROVED - COLEMAN/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

20. Z-72-76
PLOT PLAN REVIEW

APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the resolution adopted by the Planning Commission authorizing minor automotive tuneup.
 2. Provide landscaping as required by staff.
 3. Sign designated, or obtain encroachment agreement from Dept. of Public Services

21. AR-10-80

APPROVED - MILLER/AYES: Miller, Coleman, Jones, Guthrie,
Kennedy, Canul
NOES: Swessel

- SPECIAL CONDITIONS:
1. Waiver of landscaping requirement.
 2. Use ceases in 18 months.

22. AR-11-80

APPROVED - MILLER/AYES: Miller, Coleman, Jones, Guthrie,
Kennedy, Canul
NOES: Swessel

SPECIAL CONDITIONS: (SEE ITEM NO. 21)

DIRECTOR'S BUSINESS:

1. Proposed Street Name Change Amendment

APPROVED - COLEMAN/AYES: Unanimous

2. Election of Officers for 1981

Mrs. Coleman - Chairman
Mr. Guthrie - Vice Chairman

APPROVED - SWESSEL/AYES: Unanimous

SUPPLEMENTAL AGENDA:

1. FINAL MAP

CHARLESTON RAINBOW
UNIT NO. 19A

APPROVED - SWESSEL/AYES: Miller, Swessel, Coleman, Jones,
Guthrie, Kennedy, Canul
NOES: None

SPECIAL CONDITION: 1. Conformance to the conditions
of approval of the tentative
map.

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NAME	ADDRESS
Theresa C Smith	401 Campbell Dr.
Robert Gray	6417 Boreston Pl
Casalia Bruce	4141 N. Torrey Lane
Patricia Elliott	2121 Pinto Lane
MELVIN SOUZA	521 SO TONOPAH DR
GEORGE CHARCHALIS	5720 R W. Spaulding
Richard A. Clark	4741 Avenida del Valle
John A. Vitore, MD	540 Tonopah Dr
Edna J. Leach	Carpenters Local 1780
James J. Smith	
John S. Christie	2014 P. Dr 89104
Leo W. [unclear]	2025 Boreston Dr - 89104
Ronald J. Jaffe	2041 Peyton Dr 89104
Renata P. [unclear]	2025 Peyton Dr
Alan W. Bostoy	1200 Westwind Rd.
Walter E. Kichart	5707 Halaby 89102
Michael P. [unclear]	1236 WESTWIND RD. CIV. 89102
Walter P. [unclear]	5705 HELM BY
Walter [unclear]	411 Rosewood
Larry Smith	21031 Ventura Blvd Woodland Hills

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

Rosajan Bergen

738 Encanto Dr.

Frank Thomas

724 Encanto Rd

Frank Thomas

3700 Apache

John Arnold

1254 VISTA

John Arnold

DAVID WEIK

2800 W SATEVA

John Arnold

6400 Boulder Pl

John Arnold

4601 W. Sahara

John Arnold

2013 Hawthorn St.

CTP Sharp

2616 State St

Art Sestini

420 North 10th

Kim Bradley

80 W. Rodeo Dr. L.V.

Alexander Hoang

2040 Ballard Dr.

Tom Jackson

6149 N. Vista Verde

- CHAIRMAN JONES: Item No. 12, Z-106-80. Application of Donald C. Bivins for reclassification of property generally located on the south side of Washington Avenue 100 feet west of Parkhurst Street, from R-1 (Single Family Residence) to R-PD6 (Residential Planned Development). Proposed Use: Medium Low Density Residential Development.
- MR. FOSTER: You can see the subject property on the screen. It's a long narrow parcel extending from Washington south through this R-1 to the east and to the south. There's a planned development to the west; as a matter of fact, there's a plot plan review on that planned development to the west later on in the agenda. Further west in that green area is Freedom Park, the large neighborhood-wide park serving this general area of the city. This is the proposed plot plan. It consists of some seven acres. Forty-one lots are proposed. They're basically the smaller lot type planned development. The lots are essentially 50' x 100' in size, however, as you will note, there is no common area which is normally provided in these types of development. A developer feels that due to the small size of it that it's not economically feasible, nor does he feel its feasible for the homeowners who would be purchasing in that area, and feels that possibly the park facility to the west, Freedom Park, would satisfy this need. Staff still feels that, in essence, we should have some common area if we are to have this type of development or they should be R-1 size lots, which would be 6500 square feet.
- CHAIRMAN JONES: What's the total acreage?
- MR. FOSTER: Seven acres. We have no protests on record.
- CHAIRMAN JONES: Do we have anyone here that's representing the applicant? While they're coming up, do we have anyone here that's in protest this evening of this?
- COMM. COLEMAN: Staff, are you recommending approval of this?
- MR. FOSTER: No. We're recommending that if this is to be approved that they have common area or that they provide the R-1 size lots.
- CHAIRMAN JONES: State your name and address, please.
- GEORGE CHARCHALIS: Mr. Chairman, members of the Commission, my name is George Charchalis. I'm a consulting landscape architect and city planner with offices, Las Vegas offices, located at 5720-R West Charleston. I know the hour is getting late and I don't want to go on at some great length about this because you've got some more on the agenda, but I would like to give you a little background about how I got involved in this project.

GEORGE CHARCHALIS:
(Continued)

As Harold points out, you'll later on have a plot plan review for a planned-unit development adjacent to this and I am the site planner that did develop that revised site plan for Bivins Construction. In the process of discussing this and just a general environs and the objectives of trying to develop some moderately-priced housing, we looked at this particular project that Bivins Construction is going to be seeking the rezoning on and Mr. Dick Clark is going to be developing. We looked at the general neighborhood, and I have a map here which shows the amount of rather large-scale public park and open space preserve, Freedom Park and Nature Park, L.D.S. Park, and a proposed high school site, and so forth. Generally speaking, I would agree that a planned-unit development proposes to take the segmented and chopped up open spaces that you find in a typical R-1 development and accommodate those into a park-like preserve so that even though you may not have an exact R-1 conformation you do have significant open space, but because of the attempt to develop a sort of entry-level housing, and because of the rather unusual configuration, the geometrics of this property, it was our feeling that it might be sensible for the Planning Commission to look at this as a special consideration. As I understand in reviewing the records that it is not unusual for you to waive, in certain cases, that are certainly not a precedent-setting operation, for you to waive the open space on this. Because of the small size of the property, its elongation, it would be difficult to develop a site plan that would really adequately develop an open space that would have a meaning. In addition to that, it's been my experience as a designer that if you saddle a small Homeowners' Association with an open space that they're going to have to maintain on a monthly basis -- what started out as an attractive deal for them where they had home ownership and some recreational facilities and an association fee that was reasonable because of the cost of maintenance, and so forth, often they can find themselves in a position where they can no longer pay the mortgage and the association fee. So all you've got here is essentially a zero-lot line development, detached single-family dwellings, on a smaller lot, which allows a developer to get a few more units, but provide a moderately-priced house. I can tell you that the cost of housing is increasing and it's almost foreclosing in some cases as much as 90% of the public from being able to purchase a single-family home. My main office is in the Reno area and we have even a much more incredible situation up there. We are respectfully asking that you give serious consideration to allowing the developer this particular configuration, but at the same time, for the reasons that I have outlined to you, the vast amount of publicly-owned and maintained open space and the rather unusual shape of the

- GEORGE CHARCHALIS: property, that they be given permission to proceed with the zero lot line development without a rather, I would think, meaningless open space. It might not be an asset to the homeowners once the thing was built.
(Continued)
- COMM. COLEMAN: I was smiling because while you were saying about the homes and how expensive they got, I am sitting here thinking, why is it we get all these nice homes that come in for rezoning when they are more valuable as homes than they are as offices.
- GEORGE CHARCHALIS: You know, in my solid years I was a member of the Planning staff with Harold and Bob. After that I went to North Las Vegas as Planning Director and off to Henderson as City Manager, and then finally to Reno as Community Development Director with a short tenure of five years as a Professor at the University of Arizona. That is not to imply to you that I can't hold a job, it's simply to mean that I've got a rather involved experience in the state of Nevada and others. All I've seen in the last few years is the cost of housing increasing to the point where it's becoming -- the energy crisis and all the rest of it -- one of the single greatest challenges facing us today is providing safe, sound, sanitary housing at a price people can afford. Yes, ma'am?
- COMM. COLEMAN: What size lots are these going to be?
- GEORGE CHARCHALIS: 50' x 100', which is 1500 square feet less than the normal and back some years ago Las Vegas did have a 6000 square foot requirement. We think it seriously and meritoriously warrants your consideration. If we had a normal size 20 to 30 acre parcel, I think it would be unseemly for us to come in and ask for you to waive this consideration, but under these special circumstances, I think it warrants some consideration on the part of the Commission.
- COMM. MILLER: The parcel in front of that between your piece of property and Parkhurst -- you people are in no way involved in that long stretch of property there?
- GEORGE CHARCHALIS: Which way, Commissioner?
- COMM. MILLER: There is already lots on there.
- GEORGE CHARCHALIS: One last point I might indicate, that the houses are somewhat scaled to the size of the lot too, they're 1200 to 1300 square feet.
- COMM. GUTHRIE: Are you stuck with the streets that are presently there and you're trying to match yours up with the present street alignment?

GEORGE CHARCHALIS: Basically, yes, sir. It's a further geometric constraint on the site plan design.

DICK CLARK: As well as the drainage from the west coming in from the planned-unit development will have to be picked up. That's the reason the cul-de-sac is right up next to the property there so it will pick up the surface drainage from the property to the west and carry it on through the streets.

COMM. COLEMAN: The park area is already developed then.

GEORGE CHARCHALIS: Yes.

COMM. SWESSEL: What kind of price range are you talking about on these homes?

CHAIRMAN JONES: Please state your name and address.

DICK CLARK: My name is Dick Clark, 4741 Avenida del Diablo, Las Vegas. I'm the President of Clark Homes, Inc.

CHAIRMAN JONES: Alright, thank you. Now the question.

COMM. SWESSEL: What kind of price are we talking about on these homes?

DICK CLARK: \$57,900 for a 1200 square foot, two bedroom two bath, and \$59,900 for slightly above a 1300 square foot, three bedroom two bath. These would be single-car garages, but with a double car concrete driveway approach for the two off-sites.

COMM. GUTHRIE: Will these be a common wall?

DICK CLARK: No, sir, I doubt very seriously. This is a zero lot line where an actual one side of the house is on the lot line. There is 10 feet between the garage and the house and 23 feet between the basic living area of the unit and the next unit. It actually affords more yard area than the normal R-1 single-family development. We've worked -- we've been in business in the valley for six years and I have lived here for several. We've worked hard on this particular plan the entire summer to come up with what we feel is the new concept of a scaled-down plan that can be affordable living that still yet provides the people with the amenities that they want.

CHAIRMAN JONES: Any other questions of either Mr. Charchalis or Mr. Clark? If not, I would like to close the discussion, since we have no applicants that are opposing this -- no opposition to it -- and call for a motion.

COMM. GUTHRIE: I have a question of staff. Is your only reason in the green area, if it's an R-PD, or rather the R-1, if they don't choose to have the common area?

MR. FOSTER: Without it this -- there is really no difference from an R-1 development. We feel that if it's going to fall in

MR. FOSTER: the planned development classification there should be some
(Continued) common area if they are going to reduce the lot size down.

COMM. CANUL: Not only that -- why should it be a P-R or...

MR. FOSTER: PD, planned development.

COMM. GUTHRIE: It's obviously an R-PD just to reduce the lot size.

COMM. CANUL: No, you've got to have the common area.

COMM. GUTHRIE: I mean the intent for the R-PD is to reduce the lot size.

COMM. COLEMAN: But it seems like it's just an extension of something that's
already there -- with the streets and the cul-de-sacs, there
isn't much of a way to redesign, is there?

MR. FOSTER: If you developed it on an R-1 basis, you'd probably still have
the same street design as this. You'd just have 6500 square
foot lots.

COMM. COLEMAN: 65 feet instead of 50.

COMM. CANUL: It can be done.

GEORGE CHARCHALIS: Mr. Chairman, my comment that when you have such a small sliver
of land, the economics of the thing really becomes less attractive,
unless you can get a rather maximum number of houses and still
maintain some quality of open space. As a guy who had over
twenty years as a public planner and someone with some academic
background, I am really for one to come in and argue against
doing this sort of thing and I think generally is in the public
interest. I might also say that it's guys like us that argued
for maximum lot sizes, curb, gutters, sidewalks, street lights
and all the rest of these things that's really locked into the
housing cost, a situation where to get the cost of housing down
to where, like I said, 90% or 95% of the people are no longer
in a position to buy something that requires some serious con-
sideration as to whether in certain cases it might be in the
public interest to waive or bend certain reasonable standards
to allow increasing the housing stock supply in an area that
I think is needed in Las Vegas.

COMM. SWESSEL: How many homes are in this sliver of land?

DICK CLARK: There would be forty-one under this plan, sir, yes.

COMM. SWESSEL: Forty-one. If we went the normal way, how many would there
be?

DICK CLARK: There would be twenty-eight, sir.

- CHAIRMAN JONES: It would be closer to thirty. Seven acres -- our regular R-1 would -- roughly about five and a half homes.
- GEORGE CHARCHALIS: At 6500 square feet you'd be right at about 4.8, four units per acre because you lose about 1500 square feet.
- CHAIRMAN JONES: Yes. You're taking advantage of the street too, with the R-PD.
- COMM. SWESSEL: If you would go the regular way instead of selling these homes for \$59,000, you'd have to sell them for \$80,000.
- COMM. COLEMAN: Well, an R-PD usually is enclosed with a block wall because of the homeowners, but if those streets are connected to something else, you can't have that enclosure.
- DICK CLARK: We intend, Commissioner Coleman, to enclose not only the development itself, but each individual lot will have a block wall running along the back portion of the garage area. This is one of the amenities that can be afforded to lessen the cost of the development of the developed lots. We can give a little more amenities within the lots and within the unit itself and still charge a lesser price.
- COMM. CANUL: How much are you paying for the land?
- COMM. COLEMAN: You're not supposed to ask that.
- COMM. CANUL: We want to know -- we want to help him, right? We want to reduce the ...
- DICK CLARK: \$245,000 Commissioner. The lots are going to cost me \$6,000.
- COMM. CANUL: We want to be able to help him and reduce the price of the homes.
- COMM. COLEMAN: Yes. I was wondering how much the block wall around that whole thing was going to cost if it were an R-PD.
- DICK CLARK: The block wall is costing me \$11.75 a square foot, but that is because we have a zero lot line and can place it, in other words, one block wall would sort of be divided by two lots theoretically. The property to the west is going to be a planned-unit development which will have a block wall, as well, there, and so it will be a little bit of sharing price-wise there. Basically, the lots, Commissioner Canul, the lots at this price are going to cost about \$12,000 per lot.

COMM. CANUL: Fully improved?

DICK CLARK: Fully improved, yes.

COMM. MILLER: I think we have enough facts and figures to make a really intelligent decision here. I might state that I think the gentleman made a very smart statement with the less homes that there are on a planned development like that the better the chance for a common area to go bad after-while because there's not enough input as far as money and that goes. The larger the number of people participating in it, naturally the better chance of it going, so I think that if you tried to force a common area on a piece of property like this and they did find room for it, there's a good chance that the common area would not work out after a few years because of not enough participation in it. I would move for APPROVAL without the common area.

COMM. CANUL: Why can't we do this -- why can't we reduce the size of that lot and make an exception, rather than to go and approve this on a -- what we are approving that now. Maybe we can make an exception and reduce the lots and go to an R-1. I hate to go approving it this way. I'm in favor of approving it like it is.

CHAIRMAN JONES: That's what his motion is.

COMM. CANUL: Yes, but right now if we go to an R-PD6, I think we would be setting a precedent on that. I'd rather go and make an exception for them, R-3 or something like that, and approve the lots on an R-1, than approve an R-PD6.

COMM. MILLER: Frank, I don't necessarily think that we would be setting a precedent for it.

COMM. CANUL: You approved one, why don't you approve mine?

CHAIRMAN JONES: But the thing is, Frank, if we reduced the lot size on an R-1, we're setting a precedent also.

COMM. CANUL: We have done it before.

CHAIRMAN JONES: Not on an R-1.

COMM. CANUL: On the Homebuilders.

CHAIRMAN JONES: That was one special item.

COMM. COLEMAN: I figure on one street there, there are five lots at 50 feet frontage is about 250 feet and you split that up into an R-1 frontage of 65 feet front, you're just losing one lot.

COMM. GUTHRIE: Yes, but they don't have the depth.

COMM. COLEMAN: Well, that's 6500', 65' x 100'.

COMM. CANUL: Maggie, how many lots are you losing?

COMM. COLEMAN: Well, you'd lose one on each street on each side, the way I figure it, on most of them, except the long street. I don't know how many are there.

COMM. MILLER: I'm going to try and go on with my motion. I appreciate your concern, Frank. I don't see right now setting a precedence and I would make a motion for APPROVAL without the common area -- with the R-PD, I mean, with the planned development.

MR. FOSTER: I would like to insert one condition on here, maybe a couple;
1) Conformance to the Flood Hazard Reduction Ordinance; and
then secondly, 2) That there be three on-and-off parking spaces per unit.

CHAIRMAN JONES: Alright, you understood that was three?

DICK CLARK: We've agreed to that.

CHAIRMAN JONES: Alright, that has been APPROVED. It will go before the City Commission on February 4.