

**VERBATIM  
TRANSCRIPT  
ATTACHED  
AFTER  
MEETING  
MINUTES**

29233-069  
6, 1981-2-12

AGENDA

CITY PLANNING COMMISSION

FEBRUARY 12, 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 for the December 11, 1981 City Planning Commission meeting.
- NEW BUSINESS:
1. FINAL MAP  
SAN TROPEZ COUNTRY CLUB  
Property generally located between Vegas Drive on the south, Tonopah Drive on the west, Lake Mead Drive on the north and Comstock Drive on the east, R-E zone (under Resolution of Intent to R-PD8).  
Owner: Dr. Robert & Dr. Harriett Taylor  
Subdivider: Tonopah Inc.  
No. of Acres: 78 No. of Lots: 649
2. TENTATIVE MAP FEB 24 1981  
BONANZA HEIGHTS  
A CONDOMINIUM SUBDIVISION  
Property generally located at the southwest corner of Siki Court and 30th Street, R-3 zone.  
Owner: Ed & Kay McCrea  
Subdivider: Diversified Properties  
No. of Acres: .348 No. of Lots: 1
3. FINAL MAP  
BONANZA HEIGHTS  
A CONDOMINIUM SUBDIVISION  
Property generally located at the southwest corner of Siki Court and 30th Street, R-3 zone.  
Owner: Ed & Kay McCrea  
Subdivider: Diversified Properties  
No. of Acres: .348 No. of Lots: 1
4. TENTATIVE MAP  
ULTIMA HOMES & RIDGEMOUNT UNIT 2A  
Property generally located on the west side of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under Resolution of Intent to R-PD7).  
Owner: Housing Concepts, Inc.  
Subdivider: Ultima Homes, Inc.  
No. of Acres: 20 No. of Lots: 139
5. FINAL 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/Subdivider: Bronze Construction, Inc.  
No. of Acres: 16.38 No. of Lots: 168

Nevada State Library  
Documents Section

6. FINAL MAP  
WILDWOOD VILLAS UNIT NO. 2  
Property generally located south of Stewart Avenue and west of Lamb Boulevard, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Bronze Construction, Inc.  
No. of Acres: 7.6 No. of Lots: 53
7. VAC-2-81  
Petition of Vacation submitted by MA-BO-HA INC., ET AL, to vacate a portion of Mesquite Avenue, east of Main Street.
8. Z-5-81  
Application of ROBERT F. ROBBINS for reclassification of property generally located at the northwest corner of Demetrius Avenue and 27th Street, from R-1 to R-PD13.  
Proposed Use: Medium Density Attached Single Family Dwellings
9. TENTATIVE MAP  
GREEN TREE HOMES  
Property generally located on the west side of 27th Street between Searles Avenue on the north and Demetrius Avenue on the south, R-1 zone (proposed R-PD13).  
Owner: Robert F. Robbins  
Subdivider: Century Construction Co.  
No. of Acres: 3.24+ No. of Lots: 52
10. Z-4-81  
Application of C & H ENTERPRISES, INC. for reclassification of property generally located at the southeast corner of Thom Boulevard and Alexander Road, from R-E (a portion under Resolution of Intent to R-PD2) to R-PD5.  
Proposed Use: Medium Low Density Detached Single Family Residences
11. TENTATIVE MAP  
SHADOW ACRES (REVISED)  
Property generally located at the southeast corner of Alexander Road and Thom Boulevard, R-E (under Resolution of Intent to R-PD2) (proposed R-PD5).  
Owner/Subdivider: C & H Enterprises, Inc.  
No. of Acres: 10+ No. of Lots: 36
12. Z-1-81  
Application of JAMES A. & PATSY J. KELLY for reclassification of property generally located at the southeast corner of Santa Margarita Street and W. Charleston Boulevard, from N-U to C-2.  
Proposed Use: Health Spa, Restaurant, Shops, Outdoor Roller Skating Rink and Jogging Track

13. Z-2-81

Application of DONALD A. AND STACEY L. YAHRAUS, EL AL, for reclassification of property generally located on the west side of Jones Boulevard, approximately 300' south of Smoke Ranch Road, from R-E to R-3.

Proposed Use: 96 Apartment Units (Medium High Density)

14. Z-3-81

Application of JOHN W. AND DONNA C. SWARTZ for reclassification of property located at 2409 Arenas Street, from R-1 to C-1.

Proposed Use: Retail Sales or Office

15. CV-1-81

Request of JOSEPH L. BENSON, CHARTERED ON BEHALF OF FREDANI, INC. for a C-V Use Review to allow an export business office on property located at 2040 West Charleston Boulevard (Southern Nevada Memorial Hospital), C-V zone.

16. Z-61-79

REINSTATEMENT AND  
EXTENSION OF TIME

Request of WAITE DEVELOPMENT for a Reinstatement and Extension of Time on property generally located at the northeast corner of Duncan Drive and Edward Avenue, C-2 and R-E zones (under Resolution of Intent to R-3).

January 28, 1981

NOTICE OF HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-2-81 PETITION OF VACATION SUBMITTED BY MA-BO-HA, INC., ET AL  
TO VACATE A PORTION OF MESQUITE AVENUE, GENERALLY LOCATED  
EAST OF MAIN STREET AND WEST OF THE CASINO CENTER BOULEVARD  
OFF-RAMP.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF SECTION 27, TOWNSHIP 20 SOUTH,  
RANGE 61 EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-5-81

ROBERT F. ROBBINS FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED AT THE NORTHWEST CORNER OF  
DEMETRIUS AVENUE AND 27TH STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD13 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY ATTACHED SINGLE  
FAMILY DWELLINGS

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

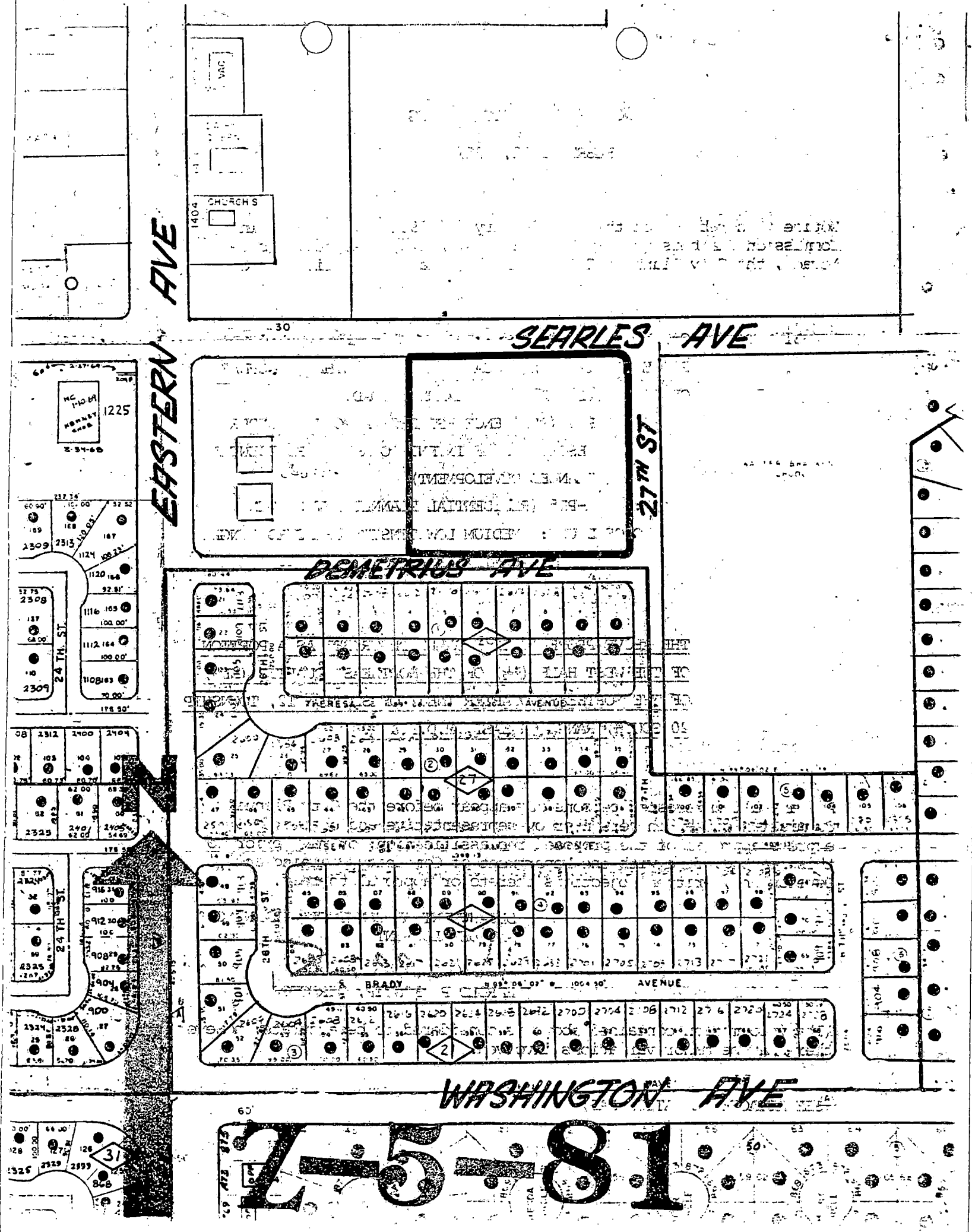
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



EASTERN AVE

SEARLES AVE

DEMETRIUS AVE

WASHINGTON AVE

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NOTICE OF PUBLIC HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-4-81

C & H ENTERPRISES, INC. FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THOM BOULEVARD AND ALEXANDER ROAD.

FROM: R-E (RESIDENCE ESTATES) A PORTION UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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

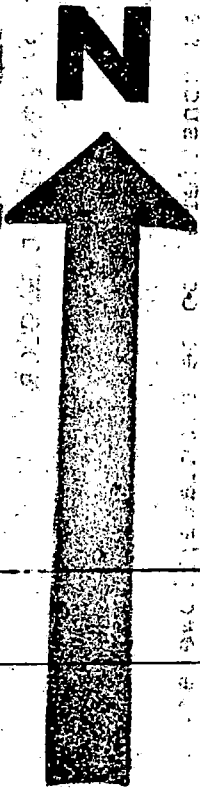
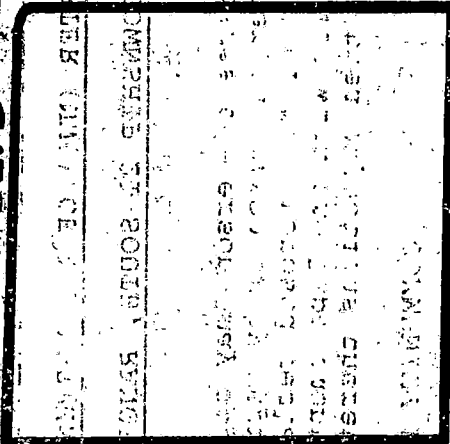
(SEE ATTACHED LOCATION MAP)

BRADLEY RD

OFFICE  
SANTA ANA  
EPO COMM. DIV.  
OFFICE OF THE  
DIRECTOR

ALEXANDER RD

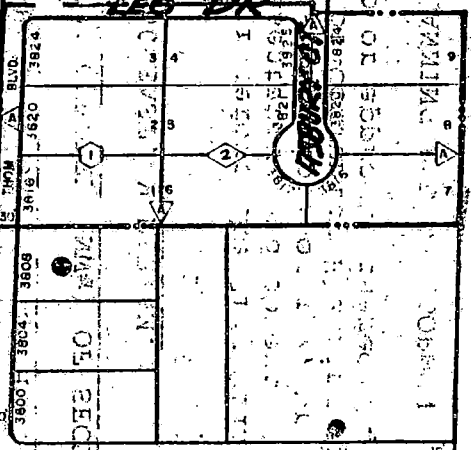
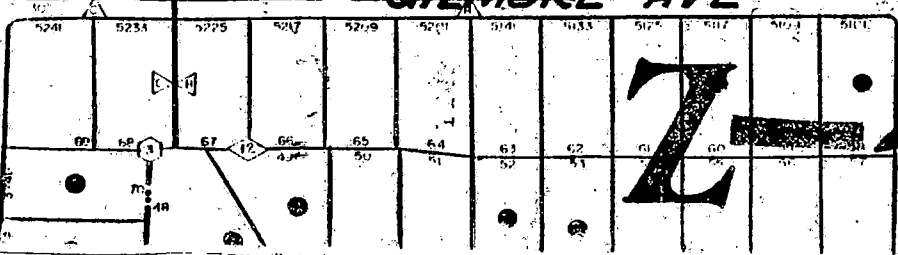
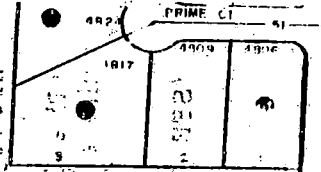
THOM MONT



DECATUR BLVD

GILMORE AVE

Z-4-81



January 28, 1981

NOTICE OF PUBLIC HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-1-81 JAMES A. AND PATSY J. KELLY FOR RECLASSIFICATION OF PROPERTY

GENERALLY LOCATED ON THE SOUTHEAST CORNER OF SANTA MARGARITA STREET AND WEST CHARLESTON BOULEVARD.

FROM: N-U (NON-URBAN)

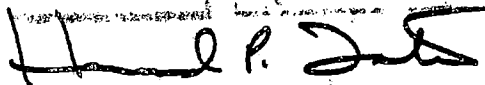
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: HEALTH SPA, RESTAURANT, SHOPS, OUTDOOR ROLLER SKATING RINK AND JOGGING TRACK

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

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

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RAINBOW BLVD

LORENZI BLVD

CHARLESTON BLVD

SANTA MARGHERITA ST

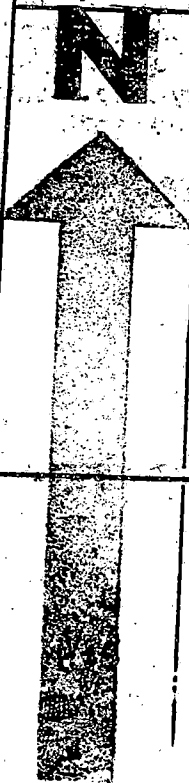
W.C. BAPTIST CHURCH

COUNTY

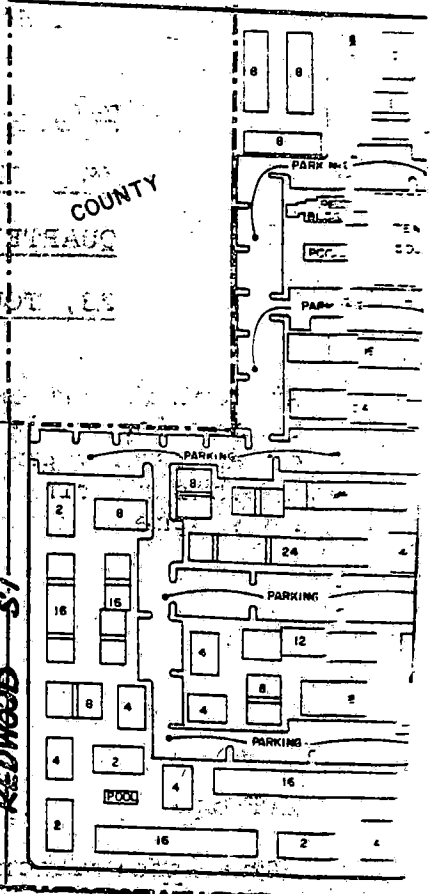
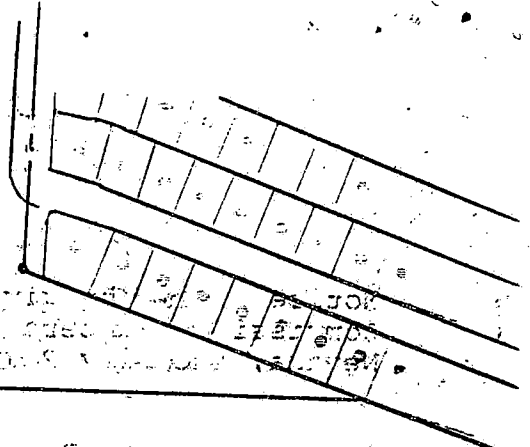
HOLMBY AVE

COUNTY

REDWOOD ST



7-1-81



January 28, 1981

NOTICE OF PUBLIC HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-2-81 DONALD A. AND STACEY L. YAHRAUS, ET AL FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF JONES BOULEVARD, APPROXIMATELY 300 FEET SOUTH OF SMOKE RANCH ROAD.

FROM: R-E (RESIDENCE ESTATES)

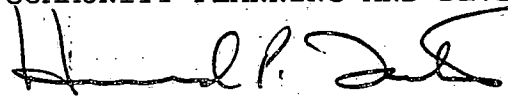
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: 96 APARTMENT UNITS (MEDIUM HIGH DENSITY)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF  
(S $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION  
23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

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

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

FEBRUARY 12, 1981

Notice is hereby given that on February 12, 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-3-81. JOHN W. AND DONNA C. SWARTZ FOR RECLASSIFICATION OF PROPERTY  
LOCATED AT 2409 ARENAS STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RETAIL SALES OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 47,  
BLOCK 2, LAS VERDES HEIGHTS UNIT NO. 3

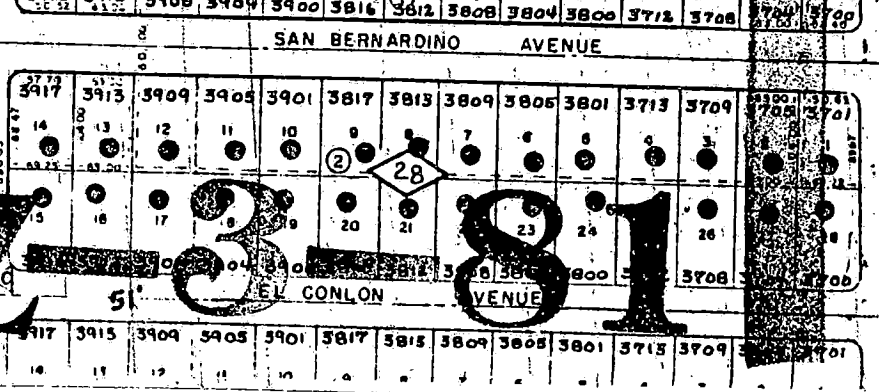
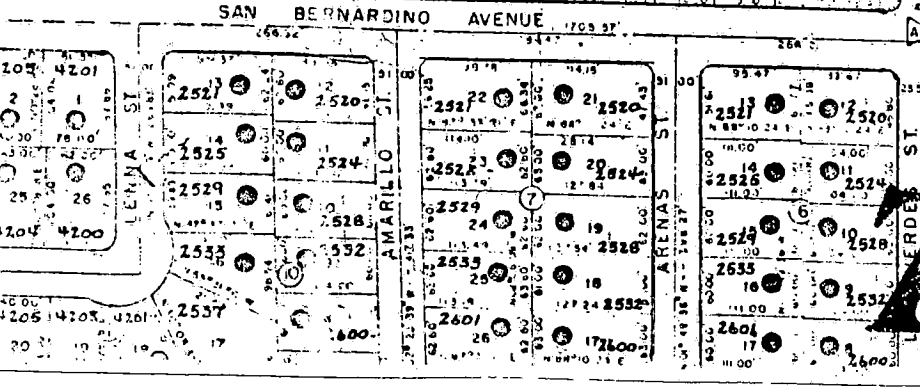
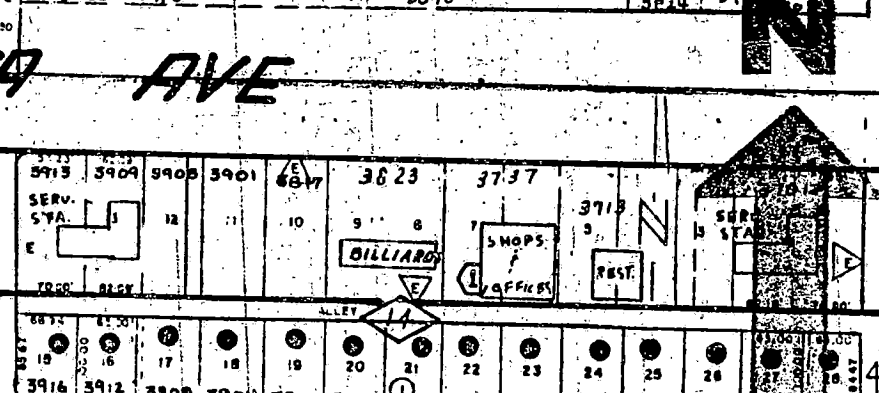
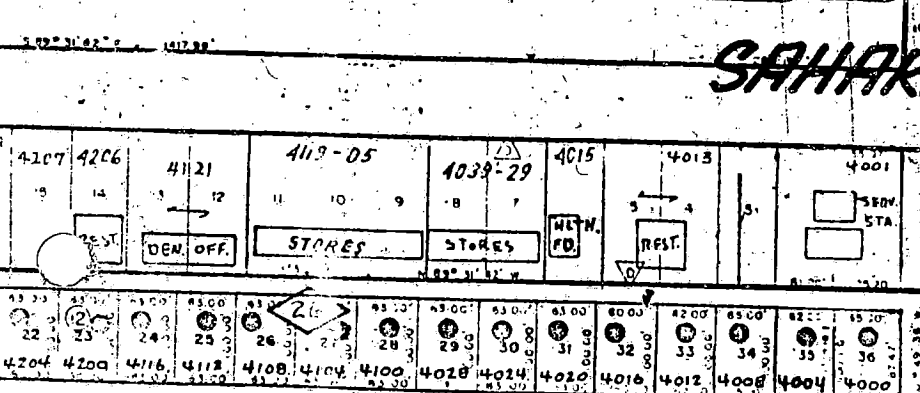
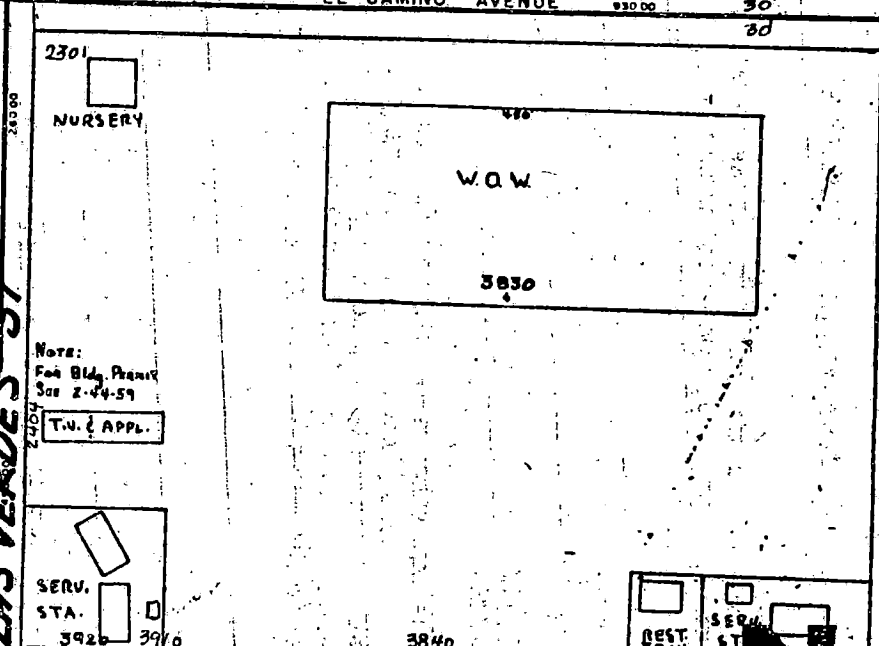
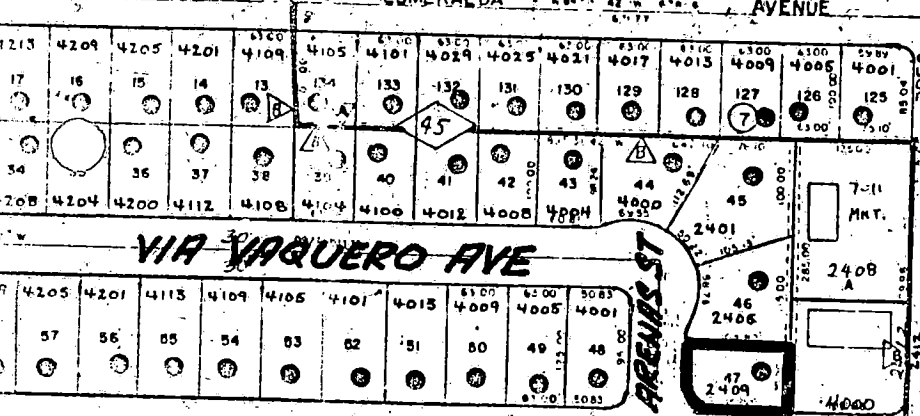
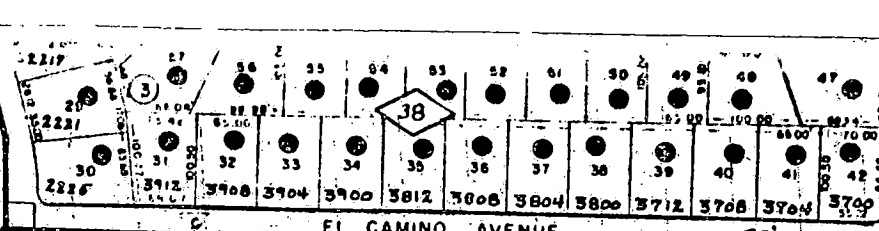
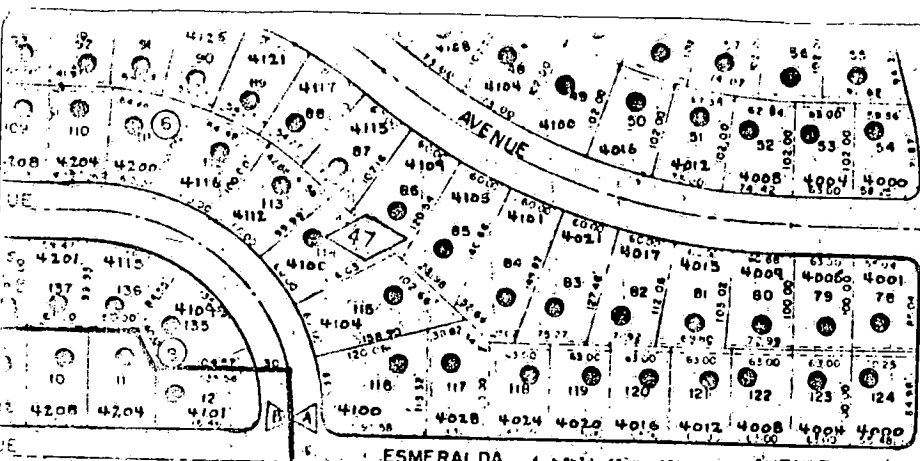
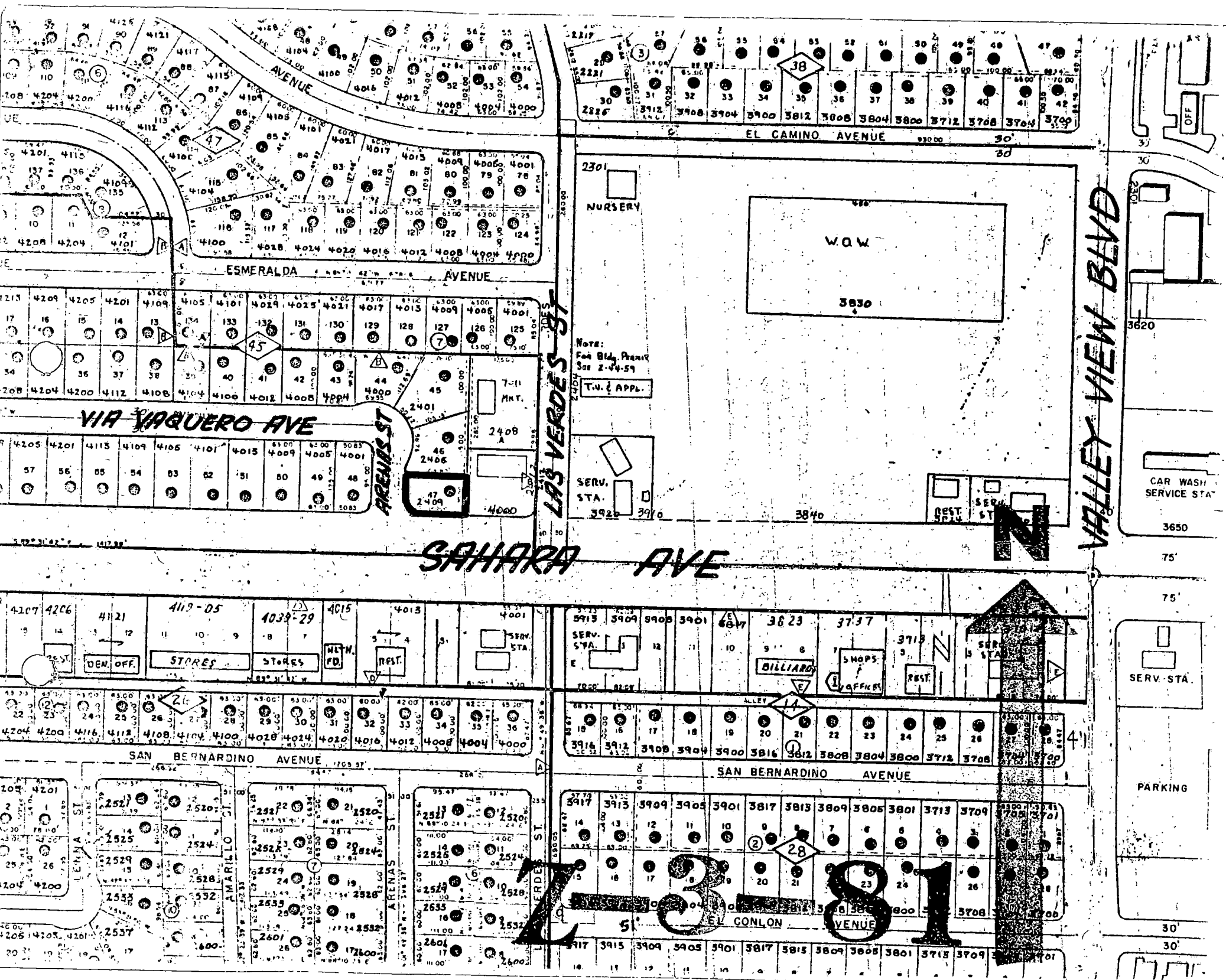
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto 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-381**



VALLEY VIEW BLVD

LAS VERDES ST

ARENAS ST

VIA VAQUERO AVE

ESMERALDA AVENUE

EL CAMINO AVENUE

SAHARA AVE

SAN BERNARDINO AVENUE

SAN BERNARDINO AVENUE

EL CONLON AVENUE

Notes:  
For Bldg. Permit  
See Z-44-59  
T.V. & APPL.

SERV. STA.  
3920 3910

SERV. STA.  
REST. ST.

CAR WASH.  
SERVICE STA.

3650

75'

75'

SERV. STA.

PARKING

30'

30'

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 12, 1981

- CALL TO ORDER: A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Coleman in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- PRESENT: Chairman Coleman  
Mr. Swessel  
Mr. Guthrie  
Mr. Kennedy  
Mr. Canul
- EXCUSED: Mr. Miller  
Mr. Jones
- 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. NULL 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: MR. SWESSEL made a Motion for APPROVAL of the Minutes of the December 11, 1980 meeting. Motion for APPROVAL carried unanimously.
- REZONING CONDITIONS: MR. FOSTER read the normal conditions that would apply to any approved rezoning items heard at this meeting.
- NEW BUSINESS:
1. FINAL MAP  
SAN TROPEZ  
COUNTRY CLUB  
APPROVED
- Property generally located between Vegas Drive on the south, Tonopah Drive on the west, Lake Mead Drive on the north and Comstock Drive on the east, R-E zone (under Resolution of Intent to R-PD8).  
Owner: Dr. Robert and Dr. Harriett Taylor  
Subdivider: Tonopah, Inc.  
No. of Acres: 78 No. of Lots: 649
- MR. NULL presented the staff report stating this final map is in substantial conformity with the tentative map. Staff recommends the following conditions: A) Conformance to conditions of approval for the tentative map and; B) Conformance to the Flood Hazard Reduction Ordinance.
- DR. ROBERT TAYLOR appeared for the application.
- MR. CANUL made a Motion for APPROVAL of the Final Map for San Tropez Country Club, subject to the following conditions:
1. Conformance to the conditions of approval for the tentative map.
  2. Conformance to the Flood Hazard Reduction Ordinance.

1. FINAL MAP  
(CONTINUED)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. TENTATIVE MAP  
BONANZA HEIGHTS,  
A CONDOMINIUM  
SUBDIVISION

Property generally located at the southwest corner of Siki  
Court and 30th Street, R-3 zone.

Owner: Ed and Kay McCrea  
Subdivider: Diversified Properties  
No. of Acres: .348 No. of Lots: 1

APPROVED

MR. NULL presented the staff report stating staff recommends  
approval with the normal conditions.

PARK HAWS appeared to represent Diversified Properties.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map  
for Bonanza Heights, a Condominium Subdivision, with the  
following conditions:

1. Approval of the tentative map shall be for no more than  
twelve (12) months. If a final map is not recorded on  
all or a portion of the area embraced by the tentative  
map within twelve (12) months of the approval of the  
tentative map, or an extension of time up to one year,  
is not granted for the tentative map, a new tentative  
map must be filed. If a final map is recorded within  
twelve (12) months of the original approval of the  
tentative map 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. Street names to be provided in accord with the City's  
Street Name Policy.
3. Subject to all conditions of City departments and State  
Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the  
Board of City Commissioners on March 4, 1981 at 2:00 P.M.

3. FINAL MAP  
BONANZA HEIGHTS,  
A CONDOMINIUM  
SUBDIVISION

Property generally located at the southwest corner of Siki  
Court and 30th Street, R-3 zone.

Owner: Ed and Kay McCrea  
Subdivider: Diversified Properties  
No. of Acres: .348 No. of Lots: 1

APPROVED

MR. NULL presented the staff report stating this final map is  
in substantial conformity with the tentative map. Staff would  
recommend approval, with the following condition: A) Approval  
of the tentative map.

3. FINAL MAP  
(CONTINUED)

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Bonanza Heights, a Condominium Subdivision, subject to the following condition:

1. Approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP  
ULTIMA HOMES AND  
RIDGEMOUNT UNIT 2A  
ABEYANCE

Property generally located on the west side of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under Resolution of Intent to R-PD7).

Owner: Housing Concepts, Inc.  
Subdivider: Ultima Homes, Inc.  
No. of Acres: 20 No. of Lots: 139

MR. NULL said there are several unresolved problems to be worked out in regard to this tentative map. Staff would recommend it be held in abeyance.

The applicant was not present.

MR. NULL said the applicant is aware of the problems.

MR. KENNEDY made a Motion for ABEYANCE of the Tentative Map for Ultima Homes and Ridgemount Unit 2A.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

5. FINAL 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/Subdivider: Bronze Construction, Inc.  
No. of Acres: 16.38 No. of Lots: 168

MR. NULL said this final map is in substantial conformity with the tentative map and staff would recommend approval. There are two areas that are involved in a vacation action. Therefore, staff recommends the following conditions: A) Conformance to the conditions of approval for the tentative map and; B) Recording of the final map shall follow the recording of VAC-1-81.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Crossroads III, subject to the following conditions:

1. Conformance to the conditions of approval for the tentative map.
2. Recording of the final map shall follow the recording of VAC-1-81.

5. FINAL MAP

(CONTINUED)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

WILDWOOD VILLAS,  
UNIT NO. 2

APPROVED

Property generally located south of Stewart Avenue and west of  
Lamb Boulevard, R-1 zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Bronze Construction, Inc.  
No. of Acres: 7.6 No. of Lots: 53

MR. NULL said this final map is in substantial conformity with  
the tentative map. Staff would recommend approval with the  
following conditions: A) Approval of the tentative map and;  
B) Conformance to the conditions of approval for the tentative  
map.

MR. CANUL made a Motion for APPROVAL of the Final Map for  
Wildwood Villas, Unit No. 2, 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 Coleman, Mr. Swessel, Mr. Guthrie, Mr. Kennedy,  
Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

7. VAC-2-81

APPROVED

Petition of Vacation submitted by MA-BO-HA, INC., ET AL, to  
vacate a portion of Mesquite Avenue, generally located east  
of Main Street and west of the Casino Center Boulevard off-ramp.  
The above property is legally described as a portion of Section 27,  
Township 20 South, Range 61 East, M.D.B. & M.

MR. NULL presented the staff report stating the utility companies  
and City departments have no objection to this vacation. Staff  
would recommend approval, with the normal conditions:

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

KARSTEN BRONKEN appeared representing the owner.

MR. GUTHRIE asked what was on the street at the present time.

KARSTEN BRONKEN replied that part of Mesquite Avenue is now  
used for the off-ramp of the Expressway. It is a right-of-way  
that the City had agreed to dedicate to the State Highway  
Department because the City had no need for it.

MR. SWESSEL asked how much property is involved.

MR. FOSTER said it is 30' x 150'.

MR. NULL added that it is an irregular piece of property.

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

7. VAC-2-81

(CONTINUED)

MR. CANUL made a Motion for APPROVAL of VAC-2-81, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Guthrie, Mr. Kennedy,  
Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for the public hearing on this item at the Board of City Commissioners meeting on February 18, 1981 at 2:00 P.M.

8. Z-5-81

APPROVED

Application of ROBERT F. ROBBINS for reclassification of property generally located at the northwest corner of Demetrius Avenue and 27th Street, from R-1 (Single Family Residence) to R-PD13 (Residential Planned Development). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 61 East, M.D.B. & M.  
Proposed Use: Medium Density Attached Single Family Dwellings

MR. FOSTER said this is the fifth time since 1972 that there has been a request for rezoning on this property. This is a request to build 52 condominium units where the lots will be 24' x 90'. There will be a zero lot line forming either 2 unit or 3 unit two-story buildings. Staff feels the density in this request is compatible with the area. However, staff feels there should not be any access to Demetrius and the two accesses should be coming off Searles Avenue to the north. Staff has the following conditions in addition to the normal conditions: A) Reversing the street pattern; B) Conformance to the Flood Hazard Reduction Ordinance; C) Dedication of the radius corners of Searles and 27th Street, and Demetrius and 27th Street; D) Construction of the half-street improvements on Demetrius, Searles and 27th Streets; E) Redesigning of the parking and driveways as required by the Traffic Engineer; F) Provision for a 6' block wall set back about 5' from Demetrius for landscaping along that side; G) Construction of a 6' block wall along the east and west sides of the property. There are no protests.

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

RAY PATRICK, Century Construction, 1404 Nelson, North Las Vegas, appeared for the application. He understands the conditions and is in agreement with them.

MR. FOSTER said there is just about the three parking spaces on-street and off-street per unit that is required for Planned Development. They have the two on-site parking spaces. Staff would like to put a provision in the CC&R's that they not be allowed to convert the garages into living quarters so that they will keep the garages there for the off-street parking.

MR. GUTHRIE asked the applicant how large the units will be.

8. Z-5-81

(CONTINUED)

RAY PATRICK answered that they range from 975 square feet to 1,277 square feet, and all the units have two car garages. There are four different models.

MR. SWESSEL asked the price range of the units.

RAY PATRICK said they will start at \$47,950 for the small units and range to \$54,950 for the large units. They have their financing arranged so they are able to start construction immediately.

MR. SWESSEL asked how staff is going to stop garage conversions.

MR. FOSTER said they will put it in the CC&R's.

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

MR. KENNEDY made a Motion for APPROVAL of Z-5-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Reverse the street pattern to provide two means of access to Searles Avenue
3. Conformance to the Flood Hazard Reduction Ordinance.
4. Dedication of radius corners at Searles and 27th Street and at Demetrius Avenue and 27th Street.
5. Construction of half-street improvements on Demetrius Avenue, Searles Avenue, and 27th Street.
6. Redesign the parking, driveways and block walls according to the requirements of the Traffic Engineering Division.
7. Conformance to the requirements of the Fire Services Department relative to fire hydrants.
8. Construct a 6' block wall on the south property line with a setback for landscaping and provide one pedestrian opening in the wall as required by the Department of Community Planning and Development.
9. Construction of 6' block walls on the east and west sides of the development.
10. Provision in the conditions of the conditions, covenants and restrictions that the garages shall not be converted to living areas.
11. 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.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. Satisfaction of City Code requirements and design standards of all City departments.

8. Z-5-81

(CONTINUED)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

9. TENTATIVE MAP  
GREEN TREE HOMES  
APPROVED

Property generally located on the west side of 27th Street between Searles Avenue on the north and Demetrius Avenue on the south, R-1 zone (proposed R-PD13).

Owner: Robert F. Robbins

Subdivider: Century Construction Co.

No. of Acres: 3.24+ No. of Lots: 52

MR. NULL said this is a companion item to Z-5-81. Staff would recommend the following conditions: A) Approval of zoning application Z-5-81; B) Conformance to the conditions of approval for Z-5-81; C) A wall statement; and the normal conditions. The applicant has requested a waiver from the provision of a 40' wide street pavement. They will provide a 24' wide street pavement with no parking allowed. The street will have "No Parking" signs on it. Staff recommends approval of the waiver. There are no sidewalks on that street.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for Green Tree Homes and the requested waiver, subject to the following conditions:

1. Approval of zoning application Z-5-81.
2. Conformance to the conditions of approval for Z-5-81.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

The request for waiver of the provision of a 40' wide street pavement was also approved.

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the City Commissioners on March 4, 1981 at 2:00 P.M.

10. Z-4-81

APPROVED

Application of C&H ENTERPRISES, INC. for reclassification of property generally located at the southeast corner of Thom Boulevard and Alexander Road, from R-E (Residence Estates) a portion under Resolution of Intent to R-PD2 (Residential Planned Development) to R-PD5 (Residential Planned Development). The above property is legally described as a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Medium Low Density Detached Single Family Residences

MR. FOSTER presented the staff report stating staff feels the area west of Decatur in this vicinity is established R-E, and there should not be approved more than 2 units to an acre. Therefore, staff recommends denial. This development is only proposed at 4 units per acre rather than the 5 units requested.

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

RICHARD HICKS, C&H Enterprises, appeared for the application. Since there are large areas of undeveloped land in that area, they feel this project would be an improvement.

MR. SWESSEL asked how many square feet are proposed in each house.

RICHARD HICKS said the smallest would be 1,363 square feet and the largest would be 1,595 square feet.

MR. SWESSEL also asked the price range of the houses.

RICHARD HICKS said the houses would be in the \$70,000 to \$75,000 range.

DAVID CAUSEY, Engineer for the Developer, appeared stating the zoning could not be less than R-D or R-PD4 because there are no sewers so they will have to use septic tanks. The lots are going to be a minimum of 10,000 square feet. They will get their water from North Las Vegas. The units figure out, using the gross area, to be about 3.5 units per acre.

MR. SWESSEL asked if they could get by with 3 units per acre.

DAVID CAUSEY said they could develop the property on 3 units per acre.

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

MR. FOSTER said staff would like to expunge the existing R-PD2 zoning that is on the property to clear the records. Also, on any accessory buildings that are allowed that they be authorized under the same provisions as there would be under the R-1.

MR. SWESSEL made a Motion for APPROVAL of Z-4-81, subject to the following conditions:

1. Amend the application to R-PD3.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Conformance to the requirements of the Fire Services Department relative to fire hydrants.

10. Z-4-81

(CONTINUED)

4. Expungement of the existing R-PD2 zoning.
5. Accessory buildings be permitted as authorized by the R-1 provisions and general provisions.
6. Conformance to the plot plan.
7. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

11. TENTATIVE MAP

SHADOW ACRES  
(REVISED)

APPROVED

Property generally located at the southeast corner of Alexander Road and Thom Boulevard, R-E (under Resolution of Intent to R-PD2) (proposed R-PD5).

Owner/Subdivider: C&H Enterprises, Inc.  
No. of Acres: 10+ No. of Lots: 36

MR. NULL said this is a companion item to Z-4-81. Staff recommends the following conditions: A) Approval of zoning application Z-4-81; B) Conformance to the conditions of approval for Z-4-81; C) Applicant is to meet the requirements of the State Department of Conservation and Natural Resources and the Subdivision Ordinance regarding on-site sewage disposal. With these conditions and the normal conditions, staff would recommend approval.

DAVID CAUSEY said they are in agreement with staff's conditions.

MR. SWESSEL made a Motion for APPROVAL of the Tentative Map for Shadow Acres, subject to the following conditions:

1. Approval of zoning application Z-4-81.
2. Conformance to the conditions of approval for Z-4-81.
3. Applicant is to meet the requirements of the State Department of Conservation and Natural Resources and the Subdivision Ordinance regarding minimum lot size for on-site sewage disposal.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

11. TENTATIVE MAP

(CONTINUED)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

12. Z-1-81

DENIED

Application of JAMES A. AND PATSY J. KELLY for reclassification of property generally located on the southeast corner of Santa Margarita Street and West Charleston Boulevard, from N-U (Non-Urban) to C-2 (General Commercial). The above property is legally described as the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M.

Proposed Use: Health Spa, Restaurant, Shops, Outdoor Roller Skating Rink and Jogging Track

MR. FOSTER presented the staff report stating the applicant is proposing a health spa and commercial facilities along the north portion -- a restaurant and cocktail lounge. The cocktail lounge does not conform to the licensing ordinance so that will have to be deleted. Also, they are proposing parking in the central portion, some concession buildings, a covered rest area, and a roller skating rink along the south portion of the property with a jogging track that will be an admission type of facility. Staff recommends the application be amended to C-1 zoning on the north portion. Staff would like the roller skating rink where the parking is and the parking on the south portion. This application should be amended on the south 130 feet to P-R. Also, there are the conditions of a dedication of a cul-de-sac for Holmby and elimination of the cocktail lounge. The applicants should pursue a variance on the outdoor facility. A 6 foot block wall should be constructed along the south property line. There should be a provision for a sidewalk along Charleston Boulevard. The parking and driveway is to be redesigned as required by the Traffic Engineer. No billboard signs will be permitted on the property.

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

MR. HAMMERBERG of Hammerberg Realty, 4324 West Charleston Boulevard, appeared for the applicants. They are interested in getting C-2 zoning on the entire property.

CHAIRMAN COLEMAN said that staff is trying to get the noise factor away from the nearby residences.

MR. HAMMERBERG said this would close every night between 10 and 11 o'clock.

JOHN ROMANO, 2031 Paradise Road, appeared stating he is an adjoining property owner. He asked the Commission that if this is approved for C-1 zoning and P-R in the back, would that also be true with his property?

MR. SWESSEL said they look at each case individually.

CHAIRMAN COLEMAN told Mr. Hammerberg that if the business would not be successful and the property was zoned C-2, then a business might develop on the property that would not be compatible with that area.

12. Z-1-81

(CONTINUED)

MR. HAMMERBERG said he just wants a vote on the C-2 zoning, not the C-1 and P-R combination.

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

MR. SWESSEL made a Motion for DENIAL of Z-1-81.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Guthrie, Mr. Kennedy,  
Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

13. Z-2-81

ABEYANCE

Application of DONALD A. AND STACEY L. YAHRAUS, ET AL, for reclassification of property generally located on the west side of Jones Boulevard, approximately 300 feet south of Smoke Ranch Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: 96 Apartment Units (Medium High Density)

MR. FOSTER said this came before the Commission in July of 1979 and was denied. Staff recommends that the south 125.5 feet be amended to R-1 for single-family homes that will be across from the homes on the south side of the street. The balance of it be approved for R-3, which is compatible to the R-3 to the north and to the west. If the application was amended that way there would be about 69 apartment units and 9 R-1 lots. Staff recommends approval, with those amendments. Staff has no protests.

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

JIM TYREE of Tyree Associates appeared for the application. He said he was not aware of the proposed amendment to R-1 of the south 125.5 feet.

There were 18 persons in the audience in protest.

PHILIP REED, 6125 Rosalita, appeared in opposition. He feels this would devalue his home. There are many apartments in the area already.

DONALD CASEY, 6125 Caprino Avenue, appeared in protest. He feels the present streets are inadequate for this added traffic, and that his property value would be lowered. Also, the park area being built by the City in that area would be overcrowded, as well as the present school. He feels there is plenty of available land that can be used for apartments.

GARY PRATOR, 6220 Rosalita, appeared in protest. When they first moved into their house approximately two years ago, there were no apartments in the area. Approximately a year ago, they built some two-story apartments behind their houses lighting up their backyards. Rocks have been thrown into his backyard, so he had to put up a 6 foot block wall fence, which has been run into by the apartment residents. He also feels those

13. Z-2-81

(CONTINUED)

apartments have decreased the value of their homes.

SHERRY ANDRUS, 2225 Obispo Circle, appeared in opposition. She feels this zoning should not be granted because of the population density. They have had a problem with vandalism due to the high density in that area.

WILLIAM COZART, 6109 Rosalita Avenue, appeared in protest. In the last two years he has lived there he has had two cars stolen and they were both recovered in nearby apartment projects.

JIM TYREE appeared in rebuttal stating the people in the area have to look at the growth of Las Vegas. The ground is very expensive in that area so single-family dwellings are not feasible. He would like to ask for abeyance and come back to make another presentation. He just recently got involved in acquiring this property.

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

MR. GUTHRIE made a Motion for ABEYANCE of Z-2-81.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the City Planning Commission on February 24, 1981 at 7:30 P.M.

14. Z-3-81

DENIED

Application of JOHN W. AND DONNA C. SWARTZ for reclassification of property located at 2409 Arenas Street, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lot 47, Block 2, Las Verdes Heights Unit No. 3.

Proposed Use: Retail Sales Office

MR. FOSTER presented the staff report stating this is a single-family subdivision. They propose three parking spaces off of Arenas Street and two spaces off of Sahara. Staff has 44 protests on record and would recommend denial.

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

JOHN SWARTZ said they would either have a real estate office or a doctor's office. They would be willing to settle for a lower zoning. They will not rebuild the building to change the outside appearance.

DONNA SWARTZ said they cannot sell or rent the house because of the noise from the traffic.

PAT FITZGIBBONS, 4100 Via Vaquero, appeared in protest. He fears the increased traffic hazard to children walking to school, and the start of an encroachment in one of the finest residential neighborhoods in the city.

EDITH JONES, 4204 Via Vaquero, appeared in protest. In the Declaration of Restrictions executed by Home Investment Company of Long Beach, California, dated January 4, 1960, recorded February 12, 1960, Document No. 187863, Book 231 of Official

14. Z-3-81

(CONTINUED)

Records, Clark County, Nevada it says this property cannot be considered for anything but a single-family dwelling until 1993. At that time the nearby property owners have the option to vote for another ten years as to whether they want the property to remain as it is or rezoned to commercial. They had a copy of the document, but lost it that afternoon.

CHAIRMAN COLEMAN asked Mr. Foster if that presents a problem to the Board.

MR. FOSTER said the City does not get involved in deed restrictions.

CHUCK KERZETSKI, 4200 Via Vaquero, appeared in protest. The homeowners in the area felt this property was going to remain residential because of the block wall surrounding it. He feels once this rezoning is granted it will be the beginning of commercial zoning in the area.

WALT JAGODZINSKI, 4300 Via Vaquero, appeared in protest. He had the copy of the CC&R's, but lost it. It is on file with the County and Chicago Title.

EDITH JONES appeared again saying several businesses have closed in that area in the last two years.

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

MR. SWESSEL made a Motion for DENIAL of Z-3-81.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the City Commissioners on March 4, 1981 at 2:00 P.M.

15. CV-1-81

DENIED

Request of JOSEPH L. BENSON, CHARTERED ON BEHALF OF FREDANI, INC. for a C-V Use Review to allow an export business office on property located at 2040 West Charleston Boulevard (Southern Nevada Memorial Hospital), C-V zone.

MR. FOSTER said this is a business license request for an export business office in the new medical building next to Southern Nevada Memorial Hospital in a C-V zone. C-V zones only allow public uses, except for commercial uses, on a temporary basis. A doctor would like to try the business for six months before obtaining a permanent location.

HOWARD NEEDHAM, 4700 Las Vegas Boulevard North, appeared as an associated of Joseph L. Benson, Chartered. The applicant is a general surgeon who would like to use his office as a place for dictation and telephoning to conduct an export business whereby he would be exporting out of New York City. He would like to channel American goods to Nigeria.

MR. CANUL made a Motion for DENIAL of CV-1-81.

Voting was as follows:

15. CV-1-81  
(CONTINUED)

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

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

16. Z-61-79  
  
REINSTATEMENT  
AND EXTENSION  
OF TIME  
  
APPROVED

Request of WAITE DEVELOPMENT for a Reinstatement and Extension of Time on property generally located at the northeast corner of Duncan Drive and Edward Avenue, C-2 and R-E zones (under Resolution of Intent to R-3).

MR. FOSTER said this is the first request for an extension of time and is due to a lack of financing. They are requesting a one year extension. Staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of Z-61-79, Reinstatement and Extension of Time, subject to the following conditions:

1. Extension of Time shall be for a one year time limit.
2. Conformance to the ordinance amendments enacted subsequent to the original approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

SUPPLEMENTAL AGENDA:

1. Z-66-64(27)  
  
APPROVED

Request of RUSSELL S. JOB for a Plot Plan Review on property located at 3029 Contract Avenue, C-1 zone (under Resolution of Intent to M).

MR. FOSTER said this involves an existing building that has been used as an office for a concrete contractor and now they wish to have automotive repairing on the rear portion. Staff recommends approval.

MR. CANUL made a Motion for APPROVAL of Z-66-64(27), subject to the following conditions:

1. Conformance to the plot plan.
2. All existing landscaping shall be maintained.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-100-64(119)

APPROVED

Request of GROWTH DEVELOPMENT CORPORATION for a Plot Plan Review on property generally located on the northwest corner of 3rd Street and Lewis Avenue, R-4 zone (under Resolution of Intent to C-2).

MR. FOSTER said this is a six-story building with the bottom two floors allocated for parking. Staff recommends approval.

DOUGLAS VINEYARD, 220 Rancho Vista Drive, appeared for the application. He showed a rendering of the proposed building. The building area is 33,000 and the net rentable area, excluding the law library and the atrium, will be about 24,000 square feet.

MR. KENNEDY made a Motion for APPROVAL of Z-100-64(119), subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Guthrie, Mr. Kennedy,  
Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on March 4, 1981 at 2:00 P.M.

3. Z-100-64(120)

APPROVED

Request of CAMBEIRO & CAMBEIRO, LTD. ON BEHALF OF THE COUNTY OF CLARK, for a Plot Plan Review on property located at 300 South 1st Street (Bridger Avenue Parking Garage, R-4, C-1 and C-2 zones (under Resolution of Intent to C-2).

MR. FOSTER said this is southwest of the Courthouse. The parking garage will be on the north portion of the block. The south portion will be used for the County Jail in the future. Staff recommends approval.

DON THOMPSON and DOM CAMBEIRO appeared for the application. They plan to start construction the first part of April. They said this will go out to bid around February 27.

3. Z-100-64(120)

(CONTINUED)

MR. KENNEDY made a Motion for APPROVAL of Z-100-64(120), subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Coleman, Mr. Swessel, Mr. Guthrie, Mr. Kennedy,  
Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA  
 CITY PLANNING COMMISSION  
 FEBRUARY 12, 1981

MINUTES:

December 11, 1980

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

NEW BUSINESS:

1. FINAL MAP

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

SAN TROPEZ  
 COUNTRY CLUB

SPECIAL CONDITIONS: 1. Conformance to the conditions  
 of approval for the tentative  
 map.  
 2. Conformance to the Flood Hazard  
 Reduction Ordinance.

2. TENTATIVE MAP

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

BONANZA HEIGHTS

A CONDOMINIUM SUB-  
 DIVISION

3. FINAL MAP

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

BONANZA HEIGHTS

A CONDOMINIUM  
 SUBDIVISION

SPECIAL CONDITION: 1. Approval of tentative map.

4. TENTATIVE MAP

ABEYANCE - KENNEDY/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

ULTIMA HOMES &  
 RIDGEMOUNT UNIT 2A

5. FINAL MAP

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Swessel,  
 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
 NOES: None

CROSSROADS III

SPECIAL CONDITIONS: 1. Conformance to the conditions  
 of approval for the tentative  
 map.  
 2. Recording of the final map  
 shall follow the recording  
 of VAC-1-81.

6. FINAL MAP

WILDWOOD VILLAS  
UNIT NO. 2

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

- SPECIAL CONDITIONS:
1. Approval of the tentative map.
  2. Conformance to the conditions of approval for the tentative map.

7. VAC-2-81

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

PROTESTS: 0

8. Z-5-81

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

- SPECIAL CONDITIONS:
1. Reverse the street pattern to provide two means of access to Searles Avenue.
  2. Conformance to the Flood Hazard Reduction Ordinance #2115.
  3. Dedication of radius corners at Searles and 27th Street, and at Demetrius Avenue and 27th Street.
  4. Construction of full half-street improvements on Demetrius Avenue, Searles Avenue, and 27th Street.
  5. Redesign the parking, driveways, and block walls according to the requirements of the Traffic Engineering Division.
  6. Provision of a 6 foot block wall on the south property line set back for landscaping according to the requirements of the Dept. of Community Planning and Development.
  7. Construction of 6 foot block wall on the east and west sides of the development.
  8. Provision of the conditions of the CC&R's that the garages not be enclosed.

Protests: 0

9. TENTATIVE MAP

GREEN TREE HOMES

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

- SPECIAL CONDITIONS:
1. Approval of zoning application Z-5-81.
  2. Conformance to the conditions for approval of Z-5-81.
  3. Wall statement.

9. TENTATIVE MAP  
(CONTINUED)

NOTE: Waiver of the provision of a 40 foot wide street pavement. They will provide a 24 foot wide street pavement with no parking.

10. Z-4-81

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

PROTESTS: 0

SPECIAL CONDITIONS: 1. Application amended to R-PD3.

2. Expungement of the existing R-PD zoning.

3. Accessory buildings be permitted as authorized by the R-1 provisions and general provisions.

11. TENTATIVE MAP  
SHADOW ACRES

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

SPECIAL CONDITIONS: 1. Approval of zoning application Z-4-81.

2. Applicant to meet requirements of State Department of Conservation and Natural Resources.

3. Requirements of subdivision ordinance regarding lot size for on-site septic units.

12. Z-1-81

DENIED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

PROTESTS: 0

13. Z-2-81

ABEYANCE - GUTHRIE/AYES: Chairman Coleman, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
NOES: Mr. Swessel

PROTESTS: 18 persons in audience  
Philip Reed, 6125 Rosalita  
Donald B. Casey, 6125 Caprino Avenue  
Gary Prator, 6220 Rosalita  
Sherryl Andrus, 2225 Obispo Circle  
William R. Cozart, 6109 Rosalita

14. Z-3-81

DENIED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

PROTESTS: 44 on record with staff  
40 persons in audience  
Pat Fitzgibbons, 4100 Via Vaquero Ave.  
Edith Jones, 4204 Via Vaquero Ave.  
Chuck Kerzetski, 4200 Via Vaquero Ave.  
Walt Jagodzinski, 4300 Via Vaquero Ave.

15. CV-1-81

DENIED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

16. Z-61-79

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

REINSTATEMENT AND  
EXTENSION OF TIME

(1 year)

SUPPLEMENTAL AGENDA:

1. Z-66-64(27)

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

2. Z-100-64(119)

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

3. Z-100-64(120)

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Swessel,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

/lo

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

GEO. GARLOCK ARCHITECT

2333 CAMBRIDGE

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NAME	ADDRESS
Park Haus	3199 S. Eastern Ave. LV
Ray Patrick	1404 Nelson N. L.V.
Stily Reed	4324 W. Chambers L.V.
Donald B. Casey	6125 CAPRINO Ave
Sherry K. Andrews	2725 Chicago Cir L.V.
John W. Smith	5510 W. PALMYRA LV
Mrs. Paul S. Jones	4204 Via Vaquero L.V.
Howard J. Newman	13700 Las Vegas Blvd No L.V.
Douglas Vineyard	220 Rancho Vista Dr. L.V.
Van Hayes	401 S. 4th St L.V.

CHAIRMAN COLEMAN:

Z-3-81. Application of John W. and Donna C. Swartz for reclassification of property located at 2409 Arenas Street, from R-1 to C-1, proposed use: retail sales or office.

MR. FOSTER:

The subject property is part of a Las Verdes Subdivision. It backs up to some C-1 and further east is -- on the larger parcel is that Wonder World Shopping Center. You can see it is a very small parcel. The lot sides on Sahara Avenue, the lot across the street also -- it fronts on that street to the north of Sahara that parallels Sahara, and basically, you can see it's all a single-family subdivision, somewhat homogeneous there. This is the plot plan showing the existing residence in yellow. They propose some parking off of Arenas Street, three spaces, and then two spaces off of Sahara along the rear portion of the property. Staff feels that there is no need to start a P-R pattern in this area. We feel it may be detrimental to the abutting R-1 properties to the north and to the west. For that reason we would recommend denial. We have 44 protests on record.

CHAIRMAN COLEMAN:

Is the applicant present?

JOHN SWARTZ:

I'm John Swartz. My wife and I own that property and right back of that is commercial, and there's a 10 foot easement behind that which is a firetrap -- it's terrible. The people next door said they have had several fires and we thought, it is on Sahara, plus that little corner on Arenas there, and we don't want to rebuild the building or change any of the outside structure of it at all. Mainly we would like to have it zoned so we could have either a real estate office or a doctor's office. We would go for a lower zoning than we requested, if we could get it, and there are other pieces of property around town situated on the exact corner locations. There's one on Campbell and Charleston. There's one on Decatur and Churchill -- the very same setup as far as the house, and the buildings were approved, and they haven't been changed from the outside either, so it would blend in, and there is a third lane on Sahara there for entering off of the -- you know, the main stream of traffic.

CHAIRMAN COLEMAN:

Any questions of Mr. Swartz?

MR. SWESSEL: No, Mr. Swartz, the one on Decatur and Churchill -- this Commission turned it down, the City Commission approved it, but they made them turn that building to face Decatur, and that none of the traffic goes off and on on Churchill, and this is what staff is saying on this. They don't want any going off on Arenas.

JOHN SWARTZ: Well, it's only a three-parking areas. There wouldn't be much --

MR. SWESSEL: Yes, but, it still, you know, shouldn't be an exit. Your entrance and exit gotta be on Sahara in the front; otherwise, you're just creating problems, not only for this Commission, but the City Commission, and the people that live to the west in that area.

JOHN SWARTZ: Oh, what, well, I understand that on Arenas, but then look at the commercial behind it. Look at how many little dinky offices are in that building and how much traffic that creates entering Sahara too, so, you know, it's worth a try.

DONNA SWARTZ: It is a problem, too, as far as a resale house or a rental because it is just too noisy. I mean, people look at it and they don't want to rent it for a house, or even to sell it as a house, so, I mean, it just seems compatible to be an office, insurance agency, real estate, any type of an office.

MR. GUTHRIE: Was that your residence?

DONNA SWARTZ: No. We bought for a real estate office -- turn it into -- but, renting it too. I mean, the people who are here protesting, I mean, we'll have to rent it and we don't know who we can rent it to, so they'll have to look at that too.

CHAIRMAN COLEMAN: Then you shouldn't have bought it, if you're in the real estate business.

JOHN SWARTZ: That's the chance you take, when you're in real estate, that's the chance --

CHAIRMAN COLEMAN: Yes, but, you know, Sahara has been noisy for a long time.

JOHN SWARTZ: No, but we found since then the people that wanted to rent it -- The reasons were that it would be too noisy after they saw the property, so, like I say, we're take our best shot.

MR. SWESSEL: Well, you came to the right place.

JOHN SWARTZ: Can't blame us for trying.

CHAIRMAN COLEMAN: Alright, are there any protestants to this application?  
Oh my! Thirty-two, I can't see behind, thirty to forty.  
Alright, would you give us your name and address, please.

PAT FITZGIBBONS: Pat Fitzgibbons, 4100 Via Vaquero. I'm approximately six  
houses away from this proposed reclassification. We are very  
much opposed to this reclassification for several reasons.  
One, we fear the increased traffic. We also fear the -- for  
the increased hazard to school children which have to walk  
to and fro past this property on their way to Vegas Verdes  
Elementary School. And thirdly, we feel that it would be  
a start of an encroachment on one of the finest residential  
neighborhoods in the city -- some twenty years standing.  
This is a quiet, well-kept residential neighborhood. It is  
well located and it is convenient. We have -- my wife and I  
have lived there for five years. We have never had any noise  
or any problems with this regard in the way of safety or in the  
way of traffic hazard or in the way of parking. We feel that  
this reclassification is not only undesirable, but it is  
unnecessary, and I would request that it be denied.

CHAIRMAN COLEMAN: Thank you, Mr. Fitzgibbons. Anyone else--this lady in the  
red.

EDITH JONES: Madam Chairman, I'm Edith Jones, and I live at 4204 Via Vaquero  
Avenue for the past twenty years. There's one matter that has  
not come before this Board and it was brought to my attention  
that in the Declaration of Restrictions executed by Home  
Investment Company of Long Beach, California, dated January  
4, 1960, recorded February 12, 1960, as Document No. 187863,  
in Book 231 of Official Records, Clark County, Nevada, says  
that the property that is in question tonight cannot even be  
considered for anything but a single-family dwelling until  
the year 1993. At that time we have the option to vote for  
another ten years as to whether we want it at anything commercial  
or change the status in our neighborhood, and then, if in  
ten years, the neighbors still would rather it stay single  
family, we have the option to vote on it. We had a copy of  
this to bring to you and Mr. Walt -- his wife will have to  
say his name. He lives at 4316, I believe it is. He copied  
it and then we lost it before we got -- he was at the Sahara  
today and he lost it, but you can check it on record and see  
that the information is there; and in regard to the property,  
as I say, I've lived there twenty years, and the longest the  
property has ever been vacant is waiting for this Board to  
meet to decide on the reclassification. Thank you.

CHAIRMAN COLEMAN: What kind of problems does that present, Mr. Foster?

MR. FOSTER: Pardon me?

CHAIRMAN COLEMAN: What kind of problems does that kind of a deed restriction present? Do we have --

MR. FOSTER: No. The city doesn't get involved in deed restrictions. They're private matters between the property owners. It would be a civil action. You can proceed -- it's a basic request.

CHAIRMAN COLEMAN: Alright. Anyone else? It seems to me I saw a hand go up. Yes, sir.

CHUCK KERZETSKI: My name is Chuck Kerzetski. I live at 4200 Via Vaquero, which is about, maybe 700 feet from the proposed property. Twenty years ago when this subdivision was started and probably completed, I wasn't around then. They built the wall around all the property -- the subdivision around Sahara. This was before Sahara was a real street, probably was still San Francisco. I think the intent was always made with the block wall there. Everybody that even thought about buying property there assumed that it was going to remain residential because of the wall that was put there; and it wasn't put there -- I think you can probably check your records. It wasn't put there because of any zoning or anything. It was just the original owners, the subdivision people put it there to make sure it would stay residential and the wall is still up there and it encompasses the property that they're trying to rezone. I think a lot of people were misled. You know, there again, nothing illegal or anything about it but when they saw the wall around the property everybody always assumed it was always going to be residential and the only thing that comes to my mind right now real quick is that if you let one property, or one lot, go commercial, and you could say, well, it's not going to hurt the rest, but that's like being slightly pregnant. I think once you start it's going to mushroom down the street. I think there's other properties available, like across the street on Sahara on the south side there's plenty of empty properties there and, in fact, I think they're even advertising for a condominium-type office building, Liberty -- Statue of Liberty or Liberty Bell, or something like that. I don't think it's a want -- that they need the land because there's no other land available in the area -- there's plenty of that. Like the first fellow said, it's a nice neighborhood. We don't have those problems of somebody stealing cars twice, and stuff like that, and if you look at Arenas on the map it's a very short street. What would happen -- I was just thinking of an insurance agent. Let's just take an insurance agent moves in where he would make, or he would be the head, and he would have several agents working

CHUCK KERZETSKI: (Cont'd.) for him. Well, in the morning he would probably -- there would be several more cars than the five or six you're allowing for to pick up, let's say, their calls or prospective clients, so that would add more cars than let's say office space available, so you would increase, maybe you could double the amount of cars on the street. At night, let's say when the fellow comes, when they come back to bring their policies or their -- from different clients, they would also increase the number of cars on the street. The other thing I think, as I remember, I don't have a copy of my property, but I think the City -- the street is a narrower street than a normal, and I think the City owns twenty feet of the proposed property, I know on Via Vaquero they do, so it's a narrower street than normal. The other thing to think about; it's an old area of town, it's been there since twenty years and Esmeralda, the next street over, is already fraying and raveling -- the pavement's coming up, so what you're talking about is adding more traffic to that particular area, which it means more increases in maintenance costs, and I think when you start adding everything up, for one property owner which they should have maybe looked at it before they bought it or did they just think they had a hell of a deal and they went and bought it -- I, and then they thought they were going to try and get it through before anybody says anything, but that's all I have to say and I thank you very much.

CHAIRMAN COLEMAN: Thank you, Mr. Kerzetski. Anyone else wish to be heard? Yes, sir.

WALT JAGODZINSKI: My name is Walt Jagodzinski. I live on 4300 Via Vaquero, and I had the copy of the CC&R's and they are on file with the County and with Chicago Title. I did happen to misplace them this afternoon. I saw that property in question for sale and I am into investments and I wouldn't think of buying that because I did see the CC&R's and I don't think that even if it were passed the like condition existed on Colville and Tropicana within the last year or so. The County Commission approved a zone change and there were CC&R's to the effect that that was single family dwellings only, and it was taken to court and the County was overturned. That was right back to a residential area. I feel the same about this. I've lived there for twenty years and I really don't think that this should be made a commercial piece of property. Thank you.

CHAIRMAN COLEMAN: If there's anyone that has anything different, we'll hear you.

EDITH JONES: Could I come back? I forgot something.

CHAIRMAN COLEMAN: Alright, come on.

EDITH JONES: I forgot to mention that I made a list today and within a radius of two blocks of that property we have had twenty-three businesses closed in the last two years; and the four service stations that were operating on the immediate corner closed a little bit before that, but all of the shops in Spanish Oaks, which is a very beautiful shopping center with access to other stores with foot traffic and everything and those stores have closed, just in the last two years we've lost oodles. The shop immediately behind the house, the custard shop, did not make it. The 7-Eleven store that faced Arville, another one of the commercial properties that did not make it. Then, over in Spanish Oaks a beauty shop, a dress shop, it's a variety of stores that I can name for you, a pet shop, a dance studio, and they're all within a radius -- I had a list of them to bring tonight and I forgot to bring it.

CHAIRMAN COLEMAN: You kids weren't on the ball, were you?

EDITH JONES: I was too nervous to remember. Thank you, ma'am.

CHAIRMAN COLEMAN: Alright, anyone else? If not, I'm going to close the public hearing. Would -- any rebuttal from Mr. Swartz? Do you have anything else to say, Mr. Swartz?

JOHN SWARTZ: No.

CHAIRMAN COLEMAN: Alright, what's the pleasure of the Committee -- Commission? I'm closing the hearing.

MR. SWESSEL: Madam Chairman, I move for DENIAL.

CHAIRMAN COLEMAN: What was that?

MR. SWESSEL: I move for DENIAL.

CHAIRMAN COLEMAN: You've heard the motion. It has been denied. However, it will be heard by the City Commission on March 4 at 2:00 P.M.