

29233-869  
6: 981 2-24

AGENDA

CITY PLANNING COMMISSION

FEBRUARY 24, 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 January 8, 1981 City Planning Commission meeting.

OLD BUSINESS:

1. Z-2-81

(Abeyance from 2/12/81)

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' south of Smoke Ranch Road, from R-E to R-3.

Proposed Use: 96 Apartment Units  
(Medium High Density)

NEW BUSINESS:

1. FINAL MAP

HAAS APARTMENTS UNIT 1

Property generally located south of Owens Avenue and east of Sandhill Road, R-E zone (under Resolution of Intent to R-2).

Owner/Subdivider: Albert Spino, Trustee  
No. of Acres: 2.72 No. of Lots: 8

2. Z-6-81

Application of CITY OF LAS VEGAS for reclassification of property generally located on the south side of Westcliff between Durango and Hualpai Way. (Commonly known as Angel Park), from N-U to C-V.

Proposed Use: Public Facilities

3. Z-7-81

Application of AL OLSEN AND BETTY L. OLSEN for reclassification of property located at 2037 W. Bonanza Road, from R-E to C-2.

Proposed Use: Commercial Child Care Facility

4. Z-8-81

Application of MITCHELL AND FLORENCE KANTER for reclassification of property generally located on the northwest corner of Eastern Avenue and Peyton Drive, from R-1 to P-R.

Proposed Use: Offices

5. Z-9-81

Application of GEORGE TONKS, ET AL for reclassification of property generally located at the southwest corner of O'Bannon Drive and Edmond Street, from N-U to R-1.

Proposed Use: Single Family Residential -  
Medium Low Density

6. Z-10-81

Application of GERALD E. AND LOIS A. MARTIN for reclassification of property located at 3613 Vegas Drive, from R-1 to P-R.

Proposed Use: Offices

Nevada State Library  
Documents Section  
FEB 24 1981

7. Z-11-81

Application of ALLEN J. McCONVILLE for reclassification of property generally located at 3801 East Charleston Boulevard extending through to Johnson Avenue, from R-1 and C-1 to R-3 and C-1.

Proposed Use: C-1 Portion: Motel  
R-3 Portion: Medium High Density Residential

8. Z-12-81

Application of BECKER INVESTMENT COMPANY for reclassification of property generally located on the east side of Lorenzi Boulevard, 1300' north of Vegas Drive (a portion of the property extending south to Vegas Drive), from N-U to R-PD8.

Proposed Use: Medium Density Detached Single Family Residential

9. Z-6-80

EXTENSION OF TIME

Request of NEVADA INDUSTRIAL COMMISSION for an Extension of Time on property located at 1536 W. Charleston Boulevard, R-E Zone (under Resolution of Intent to P-R).

10. Z-48-80

Request of VALLEY CONTRACTORS, INC. to waive the off-site improvements on Holmby Avenue on property generally located on the west side of Redwood Street between Holmby Avenue and Oakey Boulevard, N-U (under Resolution of Intent to R-3).

DRAFT

SUPPLEMENTAL

AGENDA

FEBRUARY 24, 1981

1. AR-1-81  
AESTHETIC REVIEW  
Request of BISHOP GORMAN HIGH SCHOOL for an Aesthetic Review on property located at 1801 S. Maryland Parkway, C-V Zone.
  
2. AR-2-81  
AESTHETIC REVIEW  
Request of CLARK COUNTY AUTOMOTIVE for an Aesthetic Review on property located at 285 S. Highland Drive, M Zone.
  
3. LR-1-81  
LANDSCAPING REVIEW  
Request of BALLEY DISTRIBUTING for a Landscaping Review to eliminate landscaping requirements on the building site and satellite parking area, on property located at 2611-2615 S. Highland Drive, M Zone.
  
4. SP-1-81  
SATELLITE PARKING  
Request of BALLEY DISTRIBUTING for Satellite Parking on property located at 2611-2615 S. Highland, M Zone.
  
5. LR-2-81  
LANDSCAPING REVIEW  
Request of BLANCHARD CONSTRUCTION INC. ON BEHALF OF THE YELLOW CAB CO. to waive the landscaping requirement on property located at 90 W. Oakey Boulevard, C-M Zone.
  
6. TENTATIVE MAP  
SUNSHINE VILLAGE  
ONE YEAR EXTENSION OF TIME  
Property generally located north of Bonanza Road and east of Dike Lane, R-1 zone (under Resolution of Intent to R-2).  
Owner/Subdivider: Robert L. Conn  
No. of Acres: 4.2 No. of Lots: 66

*Grinda Owners*

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-12-81 BECKER INVESTMENT COMPANY FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF LORENZI BOULEVARD, 1300' NORTH OF VEGAS DRIVE (A PORTION OF THE PROPERTY EXTENDING SOUTH TO VEGAS DRIVE ).

FROM: N-U (NON-URBAN)

TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY DETACHED SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) AND THE WEST HALF (W½) OF THE EAST HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

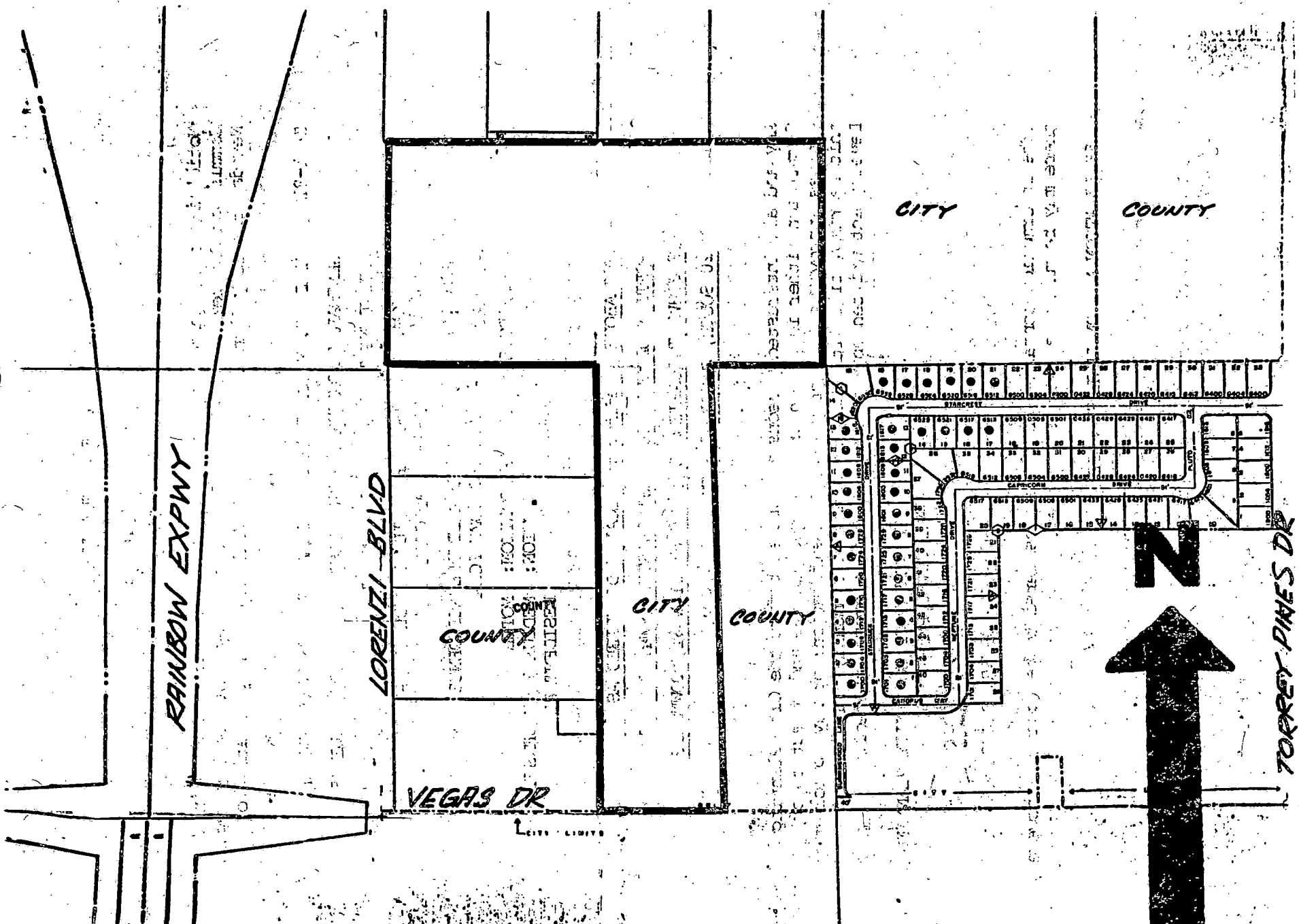
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

*Harold P. Foster*  
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-12-81**

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-11-81 ALLEN J. McJONVILLE FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED AT 3801 EAST CHARLESTON BOULEVARD  
EXTENDING THROUGH TO JOHNSON AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND C-1  
(LIMITED COMMERCIAL)

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

PROPOSED USE: C-1 PORTION: MOTEL  
R-3 PORTION: MEDIUM HIGH DENSITY  
RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A  
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE  
SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP  
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

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

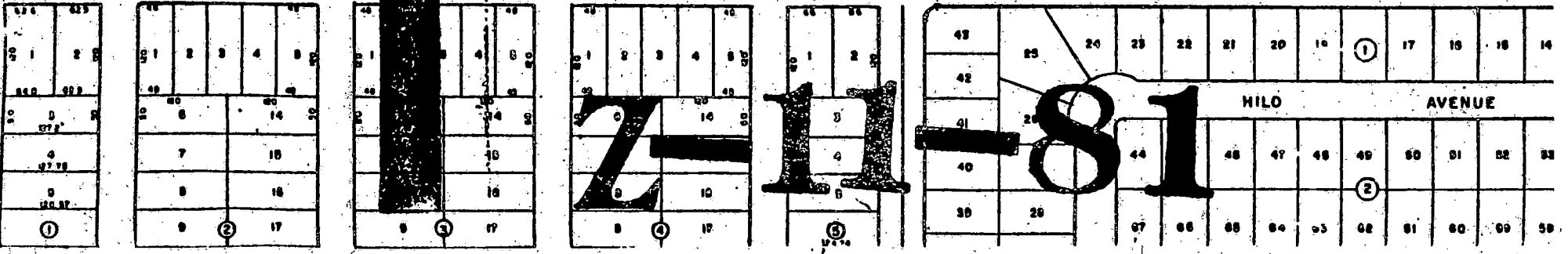
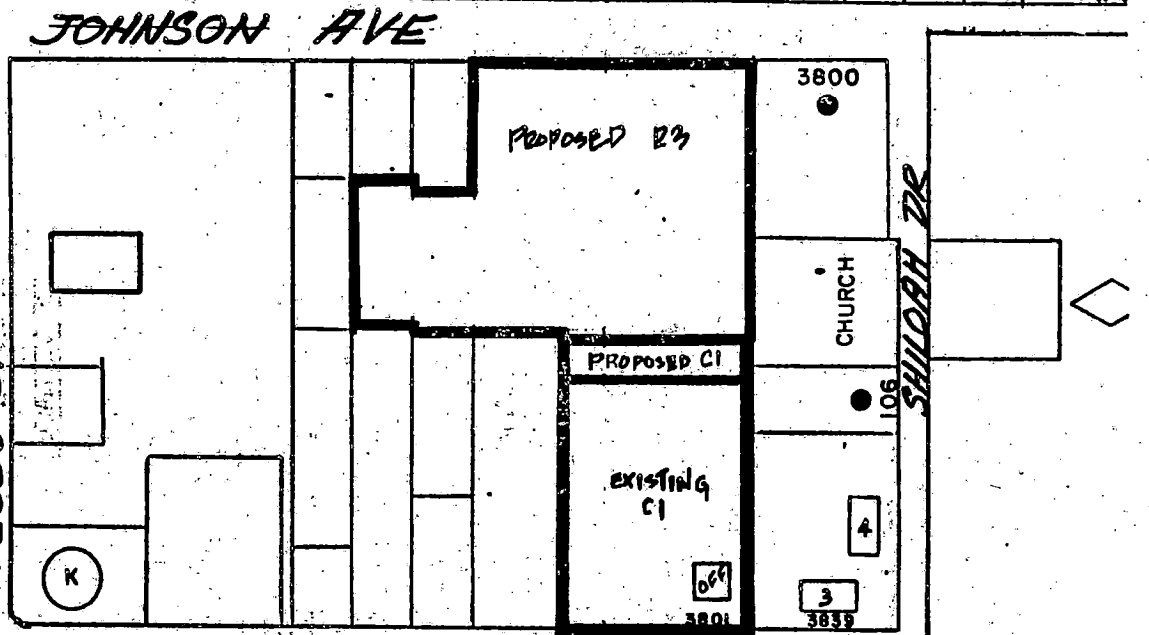
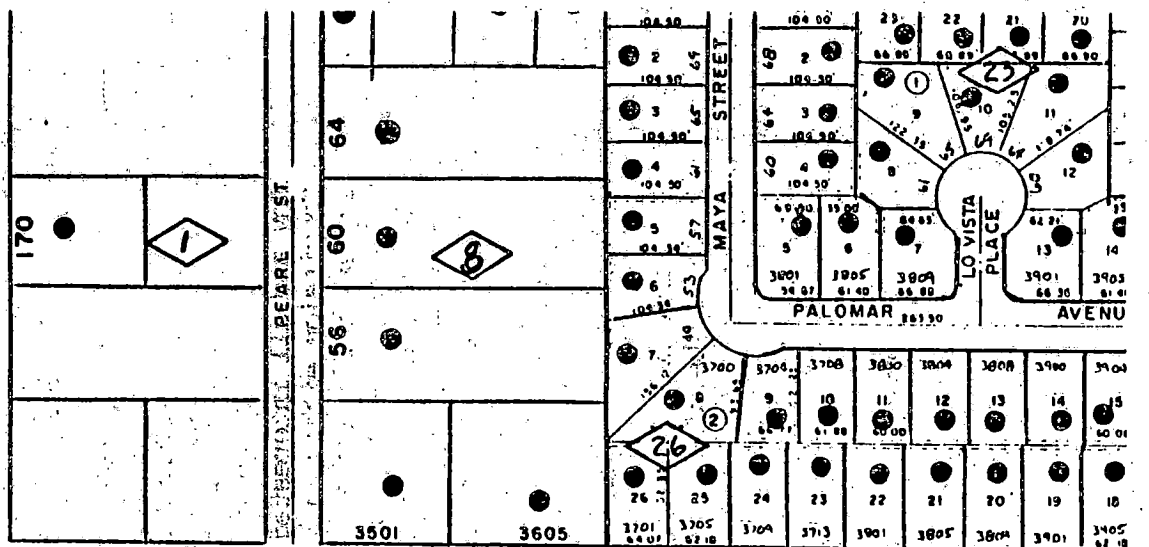
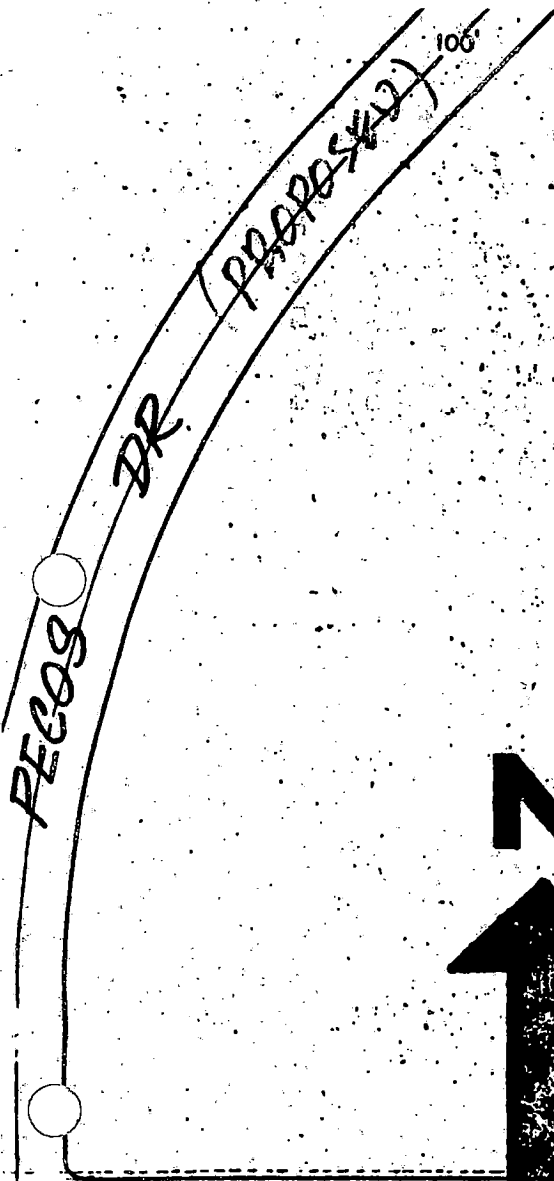
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

(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 24, 1981

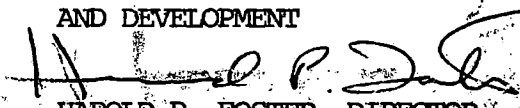
Notice is hereby given that on February 24, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-10-81 GERALD E. AND LOIS A. MARTIN FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 3613 VEGAS DRIVE.  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO: P-R (PROFESSIONAL OFFICES & PARKING)  
PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT 17, BLOCK 17 OF TWIN LAKES VILLAGE UNIT  
NO. 3

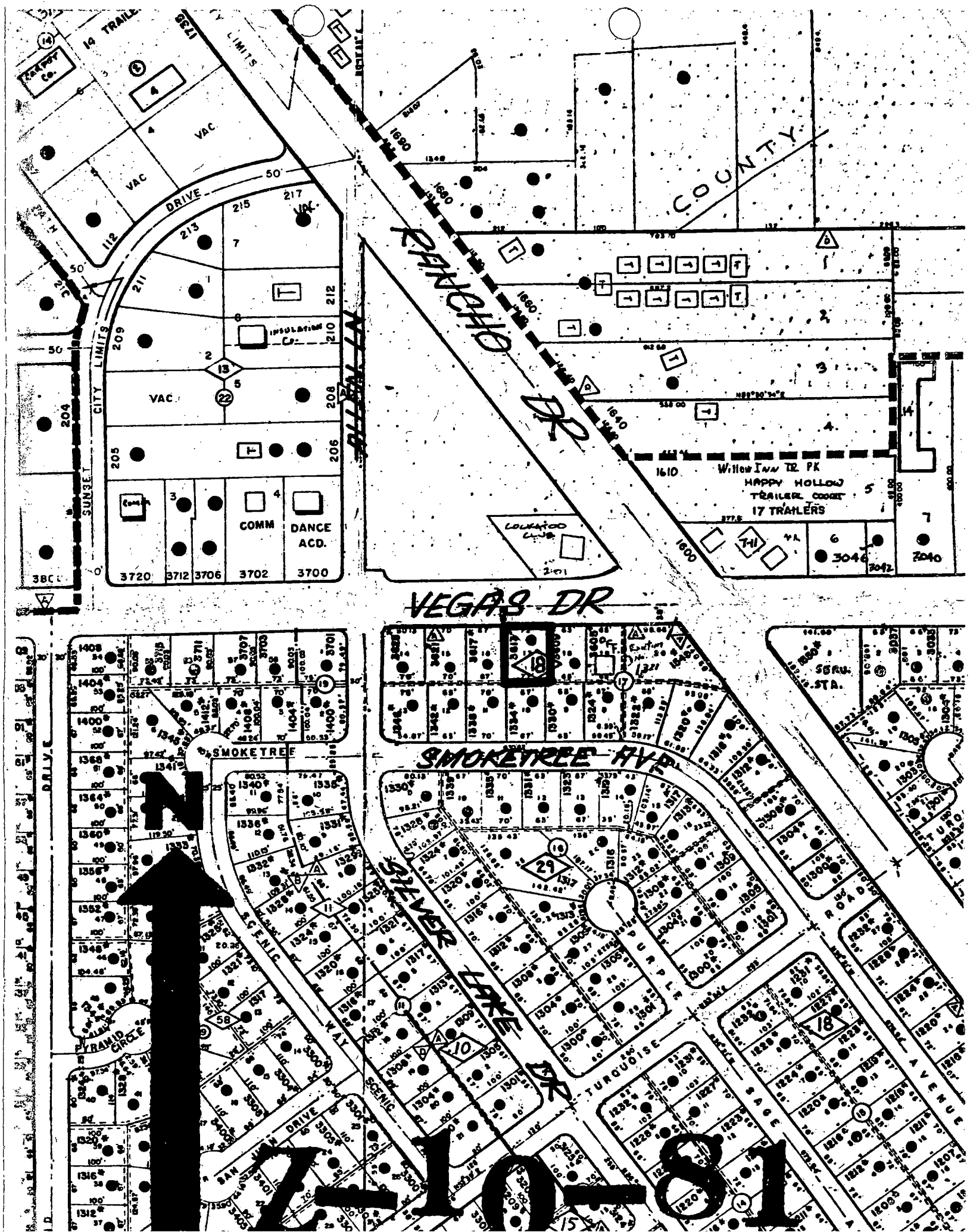
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-9-81 GEORGE TONKS, ET AL FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED AT THE SOUTHWEST  
CORNER OF O'BANNON DRIVE AND EDMOND STREET.  
FROM: N-U (NON-URBAN)  
TO: R-1 (SINGLE FAMILY RESIDENCE)  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL -  
MEDIUM LOW DENSITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE  
EAST HALF (E $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ), SECTION 1, TOWNSHIP 21 SOUTH,  
RANGE 60 EAST, M.D.M.

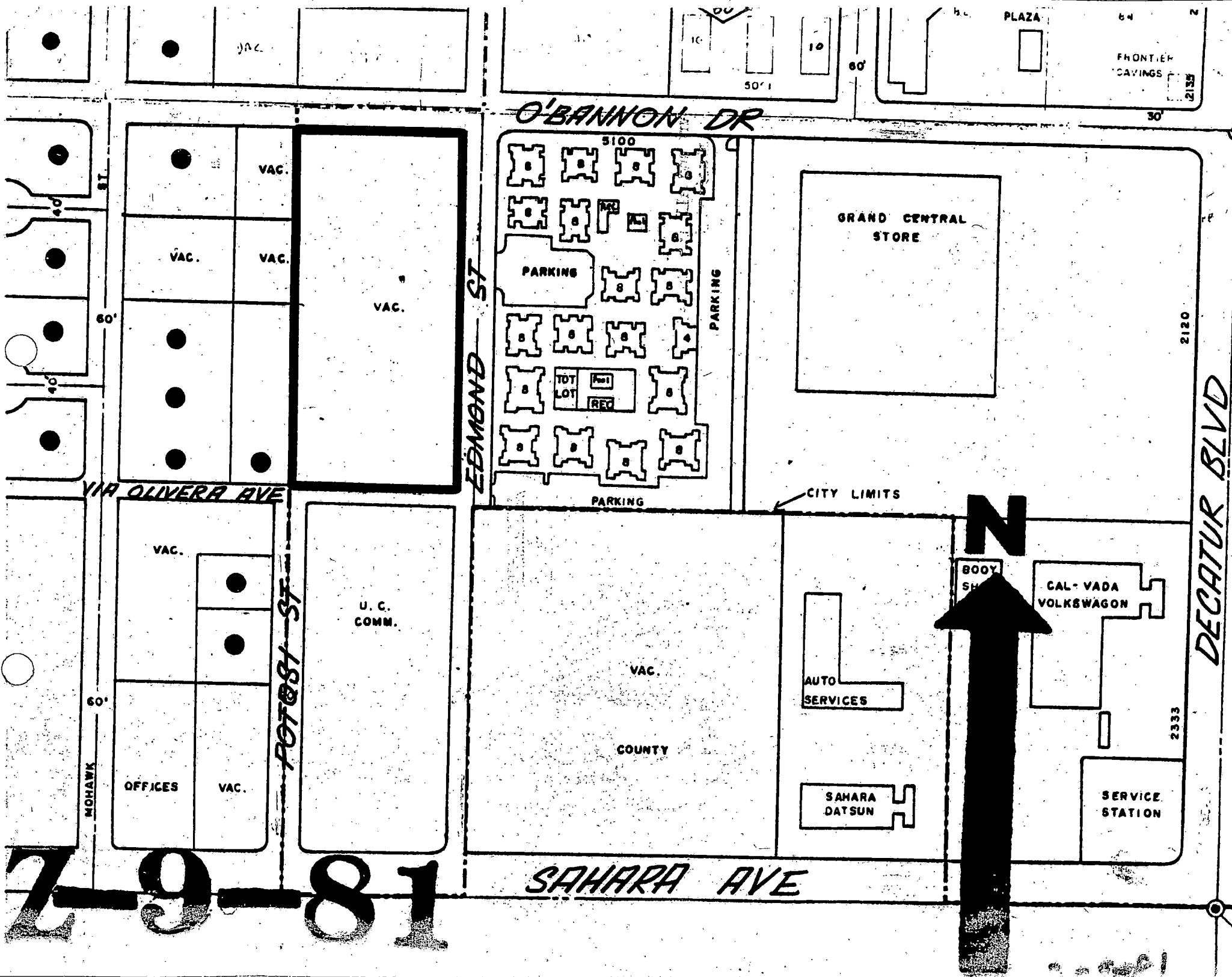
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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

(SEE ATTACHED LOCATION MAP)



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-8-81 MITCHELL & FLORENCE KANTER FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER  
OF EASTERN AVENUE AND PEYTON DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 11,  
BLOCK 7, CRESTWOOD HOMES, TRACT NO. 2.

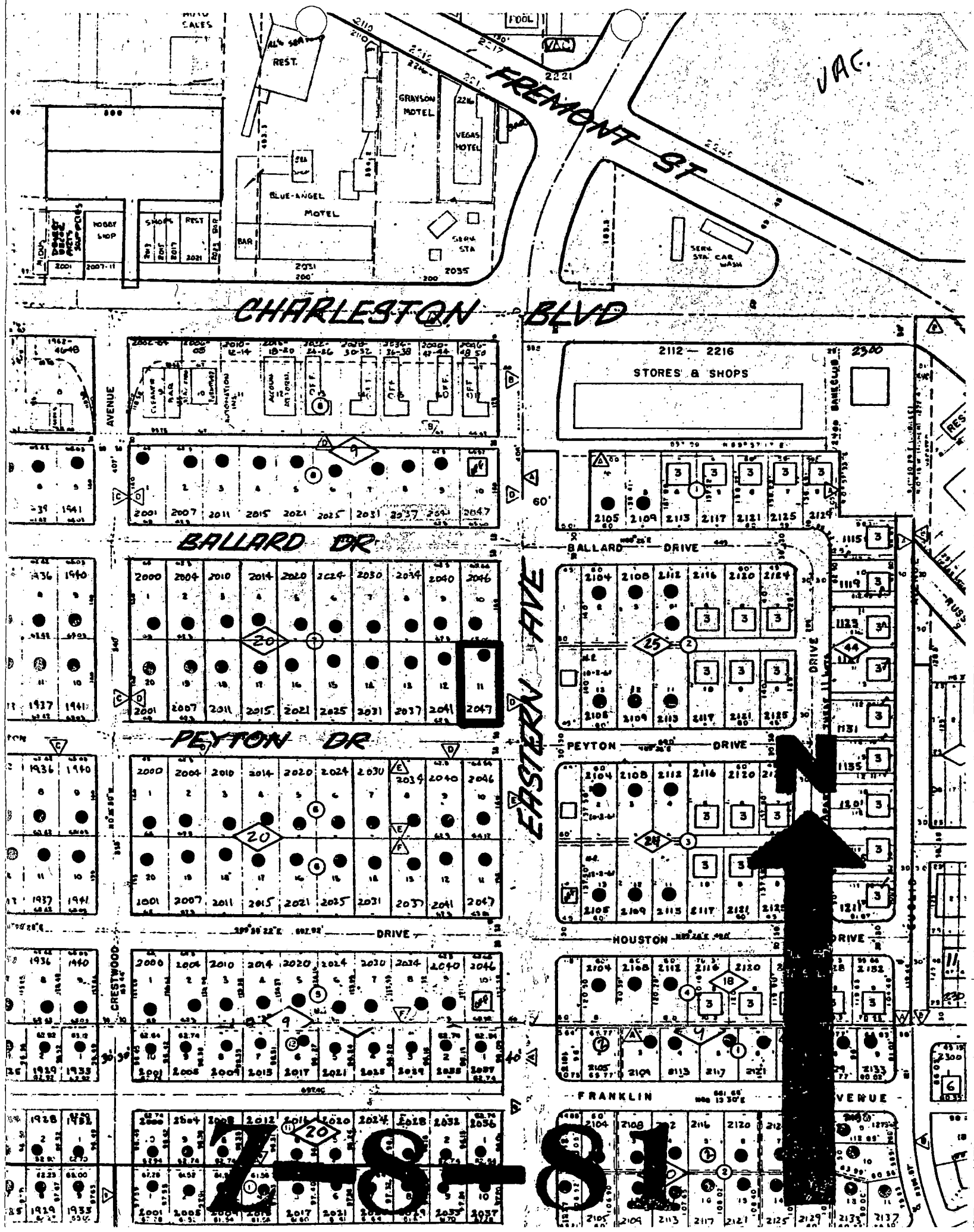
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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(SEE ATTACHED LOCATION MAP)



FREMONT ST

CHARLESTON BLVD

BALLARD DR

PEYTON DR

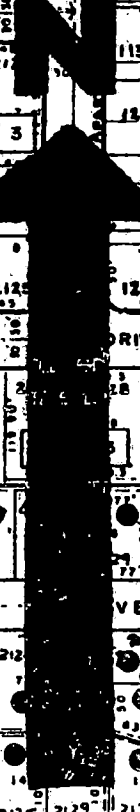
EASTERN AVE

HOUSTON DRIVE

FRANKLIN AVENUE

7-8-81

VAC.



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-7-81 AL OLSEN AND BETTY L. OLSEN FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 2037 W. BONANZA ROAD.  
FROM: R-E (RESIDENCE ESTATES)  
TO: C-2 (GENERAL COMMERCIAL)  
PROPOSED USE: COMMERCIAL CHILD CARE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$ ) OF THE SOUTH  
HALF (S $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST,  
M.D.B. & M.

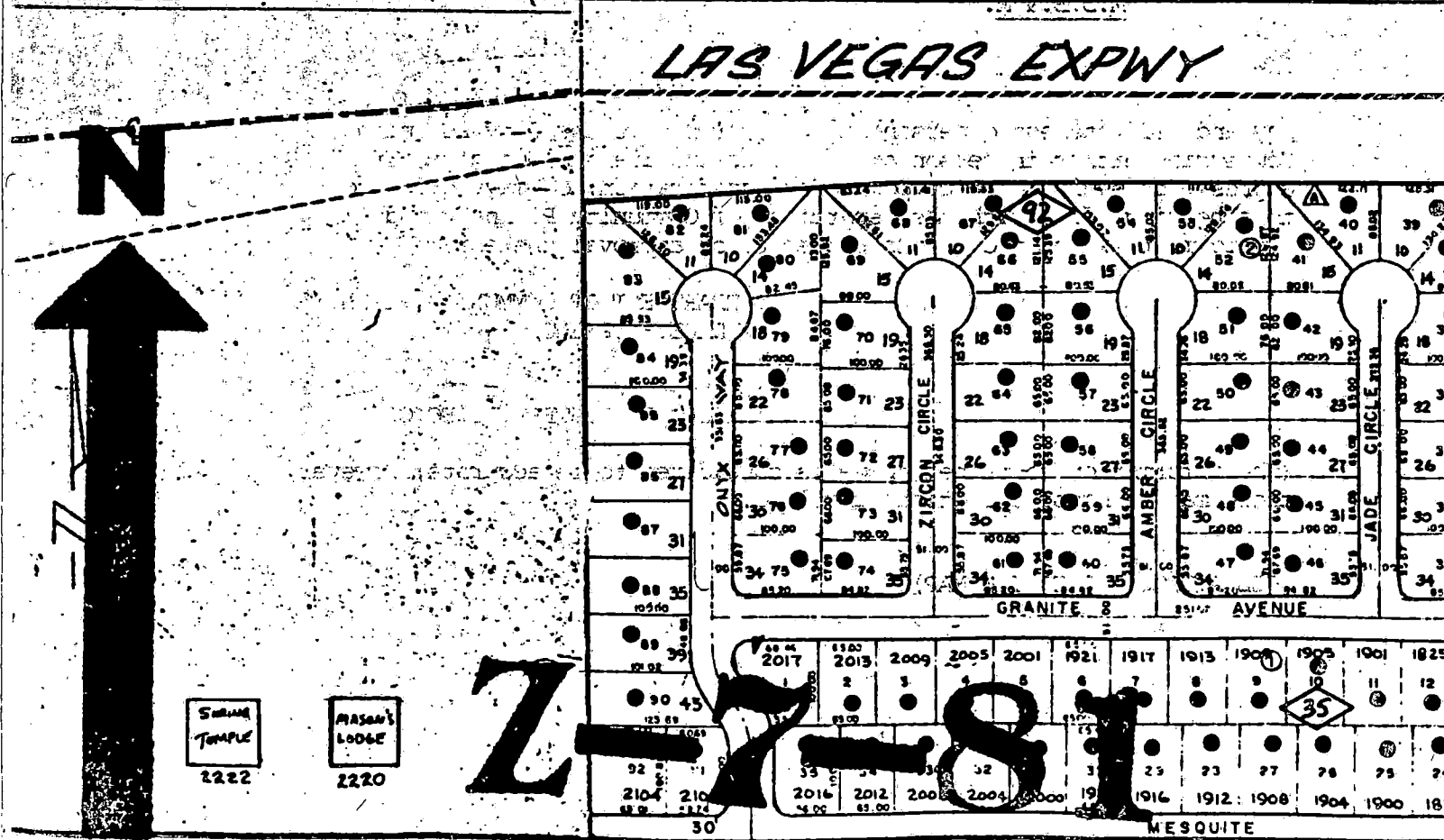
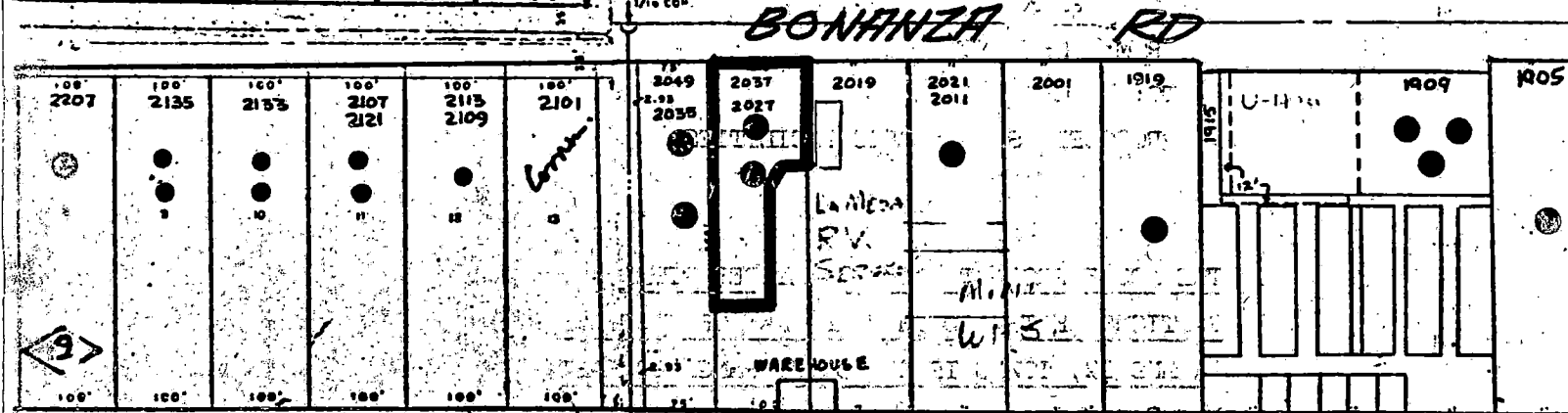
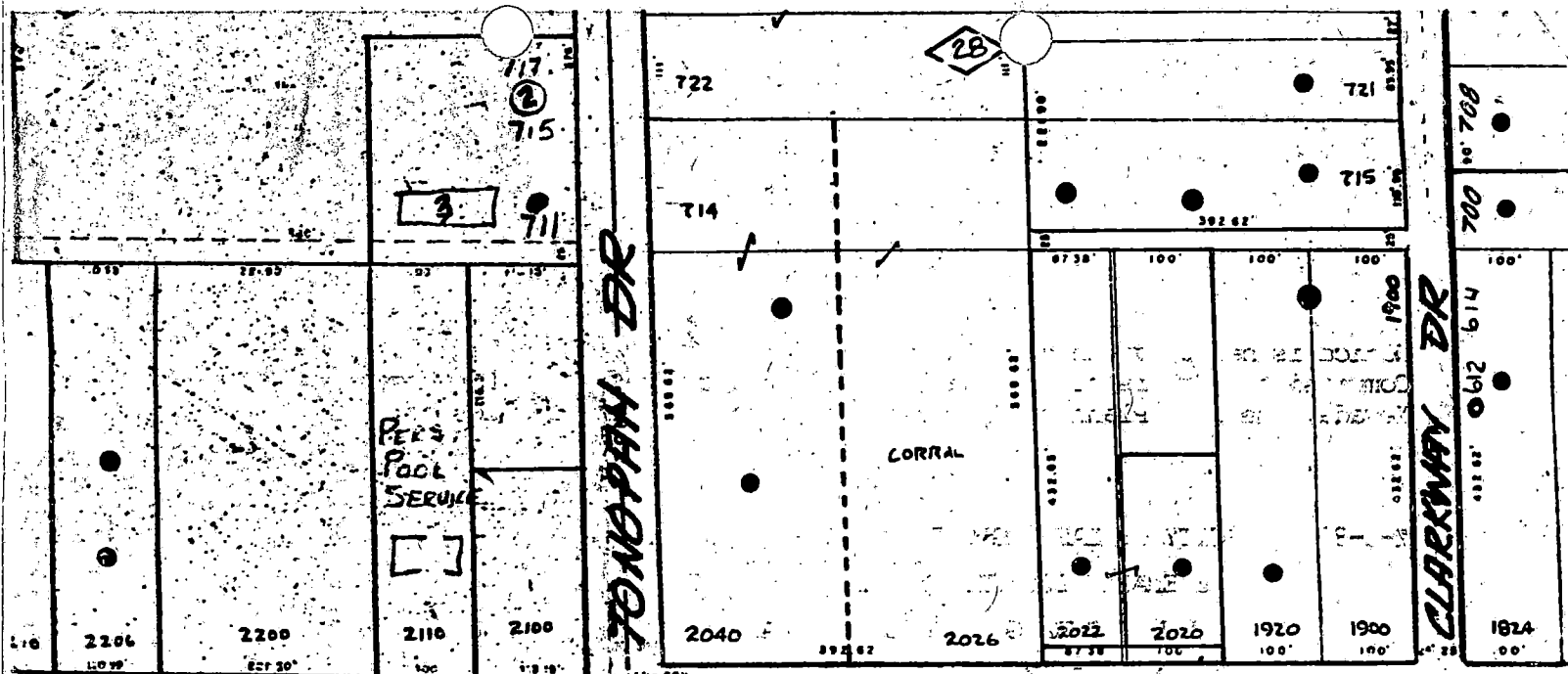
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1981

Notice is hereby given that on February 24, 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-6-81 CITY OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE SOUTH SIDE OF WESTCLIFF  
BETWEEN DURANGO AND HUALPAI WAY. (COMMONLY KNOWN  
AS ANGEL PARK)

FROM: N-U (NON-URBAN)

TO: C-V (CIVIC)

PROPOSED USE: PUBLIC FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
PORTIONS OF THE NORTH HALF (N $\frac{1}{2}$ ) OF SECTIONS  
31 AND 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST,  
M.D.B. & M.

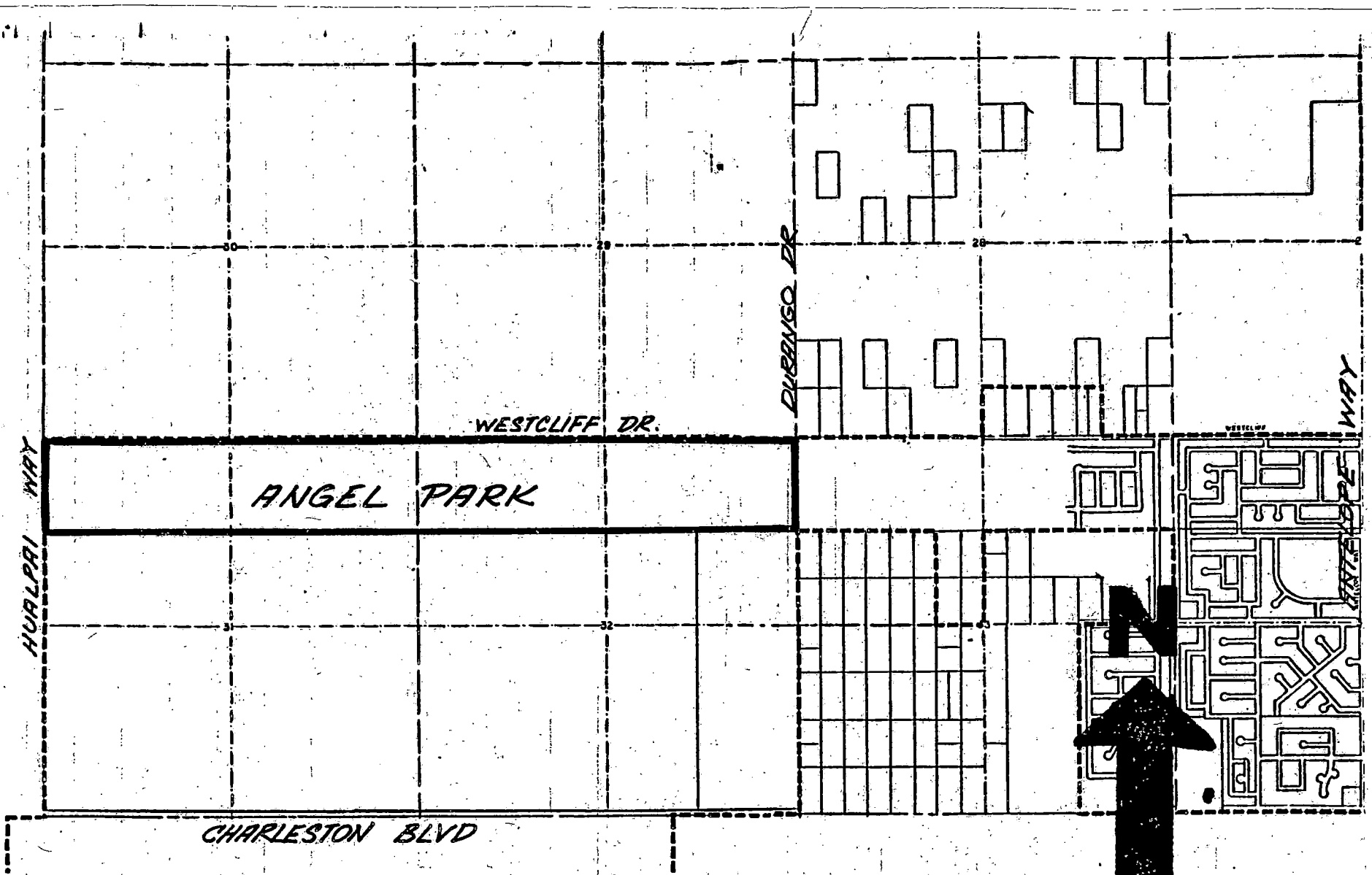
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



CITY OF LAS VEGAS DOCUMENT

**Z-6-81**

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 24, 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. Miller  
Mr. Jones  
Mr. Guthrie  
Mr. Kennedy

EXCUSED: Mr. Swessel  
Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Robert C. Clemmer, Acting Chief, Zoning Division  
Chris Gellner, Deputy City Attorney  
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: MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the January 8, 1981 City Planning Commission 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.

OLD BUSINESS:

1. Z-2-81

(ABEYANCE  
FROM 2/12/81)

APPROVED

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 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 item was held in abeyance at the request of the applicant so he could go over the recommendations of staff with the principals involved. Staff had recommended the south 125 feet be amended to R-1 for a row of homes that would be across from the homes to the south and the balance approved for R-3.

1. Z-2-81

(CONTINUED)

JIM TYREE appeared for the application requesting the item be held in abeyance again because he has not been able to resolve the differences with the principals. The owner has asked for an increase in the price of the R-3 portion due to the R-1 recommendation.

There were twelve persons in the audience in protest.

MR. JONES asked Jim Tyree if he knew what length of time it would take to get the differences resolved.

JIM TYREE said it would probably take 90 to 120 days.

DONALD CASEY, 6125 Caprino Avenue, appeared representing the protestants. He presented a petition with sixty-two signatures on it objecting to the high density.

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

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard again by the City Planning Commission on May 26, 1981 at 7:30 P.M.

NEW BUSINESS:

1. FINAL MAP

HAAS APARTMENTS  
UNIT 1

APPROVED

Property generally located south of Owens Avenue and east of Sandhill Road, R-E zone (under Resolution of Intent to R-2).

Owner/Subdivider: Albert Spino, Trustee  
No. of Acres: 2.72 No. of Lots: 8

MR. FOSTER said this is in accordance with the tentative map. Staff recommends that Spino Avenue be dedicated to Sandhill Road and improvements be constructed on this to meet the requirements of Public Services; and the conditions of the tentative map be adhered to. Staff recommends approval.

LARRY HAAS, 1901 Westlund, appeared for the application.

MR. JONES made a Motion for APPROVAL of the Final Map for Haas Apartments, Unit 1, subject to the following conditions:

1. Conformance to the conditions of approval for the tentative map.
2. Dedication of Spino Avenue westward to Sandhill Road and construct improvements as required by the Department of Public Services.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Jones, Mr. Guthrie,  
Mr. Kennedy  
"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 10:00 A.M.

2. Z-6-81

APPROVED

Application of the CITY OF LAS VEGAS for reclassification of property generally located on the south side of Westcliff between Durango and Hualpai Way (commonly known as Angel Park), from N-U (Non-Urban) to C-V (Civic). The above property is legally described as portions of the North Half (N 1/2) of Sections 31 and 32, Township 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Public Facilities

MR. FOSTER said the parcel is about 320 acres and is City-owned Angel Park. It was just annexed into the City. There will be a golf course, equestrian facilities, ballfield/soccer complex with four fields backing up to each other, parking, clubhouse, and recreation center. The City has another application on the north portion to acquire it from the Bureau of Land Management. Once that land is acquired, then the parking will extend to the north with more golfing area and ballfields. Staff recommends approval so the City will not have to come before the Commission for each phase of the development.

CHAIRMAN COLEMAN declared the public hearing open.

No one was present to speak in opposition to this application.

CHAIRMAN COLEMAN declared the public hearing closed.

MR. KENNEDY made a Motion for APPROVAL of Z-6-81.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

3. Z-7-81

APPROVED

Application of AL OLSEN AND BETTY L. OLSEN for reclassification of property located at 2037 West Bonanza Road, from R-E (Residence Estates) to C-2 (General Commercial). The above property is legally described as a portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

Proposed Use: Commercial Child Care Facility

MR. FOSTER presented the staff report stating this request is in accordance with the zoning pattern on Bonanza and subject to a Resolution of Intent; dedication of a 15 foot right-of-way; improvements on Bonanza Road; amendment to the plot plan relative to parking and landscaping; replacing the broken sidewalks required by the Department of Public Services; and conformance to the Building and Safety requirements on remodeling the building. There is one protest, and staff recommends approval.

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

DEBBIE RUTHER, 2173-H Kietzke Lane, Reno, Nevada, appeared to represent the Olsens.

TUAWANA PUCKKEE, 3432 Venice Drive, appeared with her husband as the tenants of the building and owners of the nursery school.

They will have 45 to 49 children from 2 to 5 years of age and there is ample space to meet the State's requirements. They will be open from 6:00 A.M. until midnight. The outdoor playground equipment will be situated as far away from the neighbors as possible.

3. Z-7-81

(CONTINUED)

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

MR. MILLER made a Motion for APPROVAL of Z-7-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way for Bonanza Road.
3. The parking area to be revised as required by the Department of Community Planning and Development.
4. Replace broken sidewalk.
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.
9. Conformance to the amended plot plan to reflect the above conditions.
10. The playground equipment shall be placed on the easterly portion of the site.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. Z-8-81

APPROVED

Application of MITCHELL AND FLORENCE KANTER for reclassification of property generally located on the northwest corner of Eastern Avenue and Peyton Drive, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot 11, Block 7, Crestwood Homes, Tract No. 2.  
Proposed Use: Offices

MR. FOSTER presented the staff report stating staff recommends approval, subject to: A) Resolution of Intent; B) Minor revisions to plot plan; C) Two parking spaces backing out on Peyton Drive; D) Traffic conforming to the Traffic Engineer's requirements. There are no protests on record.

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

KIM BRADLEY, 8041 Rodeo Drive, appeared to represent the applicants. There is a double entrance on Eastern Avenue that comes directly to the back parking lot. They do not have any prospective tenants at this time.

CHAIRMAN COLEMAN declared the public hearing closed.

4. Z-8-81

(CONTINUED)

MR. JONES made a Motion for APPROVAL of Z-8-81; subject to the following conditions:

1. The entrance to the office shall be from Eastern Avenue.
2. The property shall have an Eastern Avenue address.
3. Resolution of Intent to be restricted to a twelve (12) month time limit.
4. Plot plan revision to allow maximum of two parking spaces to back out onto Peyton Drive and provision of additional spaces in rear of site.
5. Redesign the parking and driveway plans to conform to the requirements of the Traffic Engineer.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Conformance to the plot plan amended to reflect the above conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

5. Z-9-81

APPROVED

Application of GEORGE TONKS, ET AL, for reclassification of property generally located at the southwest corner of O'Bannon Drive and Edmond Street, from N-U (Non-Urban) to R-1 (Single Family Residence). The above property is legally described as the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 60 East, M.D.M.  
Proposed Use: Single Family Residential - Medium Low Density

MR. FOSTER presented the staff report stating staff recommends approval because they feel R-1 zoning is compatible with the area.

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

FLOYD HEFFERLINE AND DAN GILBERT appeared for the application. This property is approximately 5 acres. The price range of the homes will be around \$70,000.

5. Z-9-81

(CONTINUED)

MICHELLE SWANN, 2101 Edmond Street, appeared with her father. They asked what size the houses will be and where the access will be located.

FLOYD HEFFERLINE explained the access will be off Edmond with two cul-de-sacs and the remainder of the lots will be serviced off O'Bannon. The houses will range from 1,100 to 1,300 square feet, excluding the garages. Construction will start this summer.

JOHN MCCARTHY, 2093 South Mohawk, appeared asking where the parking will be located.

FLOYD HEFFERLINE said the parking will be two off-street spaces per lot.

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

MR. MILLER made a Motion for APPROVAL of Z-9-81.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

6. Z-10-81

APPROVED

Application of GERALD E. AND LOIS A. MARTIN for reclassification of property located at 3613 Vegas Drive, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot 17, Block 17 of Twin Lakes Village Unit No. 3.

Proposed Use: Offices

MR. FOSTER presented the staff report stating this request is in accordance with the transitioning pattern. Staff recommends approval, subject to a Resolution of Intent; redesign of the plot plan to close the side curb cuts; and to provide a center curb cut to allow a maximum of four parking spaces to meet the requirements of the Traffic Engineer. Because of the parking situation, this building should be limited to one office. Staff has no protests.

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

AL CALNEK, 3550 Paradise Road, appeared to represent Dr. Martin. Dr. Martin would like to redo just a portion of the building for offices and perhaps maintain some of the original space as a lounge area. This is going to be a dental office. He asked if this is possible without redoing the entire building.

MR. FOSTER said staff thought the entire building would be offices, but in terms of the parking situation, even if the entire building was not used for offices, there would still have to be a provision for the required number of parking spaces for the entire building.

There were no protests to this application.

CHAIRMAN COLEMAN declared the public hearing closed.

6. Z-10-81

(CONTINUED)

MR. JONES made a Motion for APPROVAL of Z-10-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Redesign the plot plan to close two side curb cuts and provide a center curb cut to allow a maximum of four (4) spaces.
3. One office only.
4. Redesign the parking and driveway plan to conform to the Traffic Engineer Division requirements.
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. Miller, Mr. Jones, Mr. Guthrie,  
Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

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

7. Z-11-81

APPROVED

Application of ALLEN J. MCCONVILLE for reclassification of property generally located at 3801 East Charleston Boulevard extending through to Johnson Avenue, from R-1 (Single Family Residence) and C-1 (Limited Commercial), to R-3 (Limited Multiple Residence) and C-1 (Limited Commercial). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: C-1 Portion: Motel  
R-3 Portion: Medium High Density Residential

MR. FOSTER presented the staff report stating this will be a 64-unit motel and 36 apartment units. Staff recommends approval of the request for C-1 and denial of the R-3. Staff has 6 protests on record with most of them on Johnson Avenue.

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

GENE BUCKLEY, 1144 Pinehurst Drive, appeared for the applicant. They feel this rezoning request is a proper use for that area.

7. Z-11-81

(CONTINUED)

STEVE TURNER, Engineer with Baughman & Turner, GEORGE GARLOCK, Thomas Dobrusky Architects, and ROSEMARY CALL, Broker, also appeared for the application.

STEVE TURNER said he also feels the requested zoning is compatible with that area. The C-1 frontage is compatible. The R-3 is compatible with the C-1 frontage in that it provides a good buffer for the R-1 immediately behind.

GEORGE GARLOCK said the 36 apartments are two stories with two bedrooms and one bath -- approximately 925 square feet each.

There were no protestants in the audience.

MR. JONES asked how they plan to landscape the area on Johnson Avenue.

GENE BUCKLEY said they are going to put up a block wall fence because they are individual lots with landscaping facing the cul-de-sac.

MR. FOSTER said if this is approved there would be a Resolution of Intent; redesigning of the parking and driveway plans to conform to the Traffic Engineer's requirements; and provide fire hydrants per the requirements of the Department of Fire Services.

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

MR. JONES made a Motion for APPROVAL of Z-11-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Redesign the parking and driveway plan to conform to the requirements of the Traffic Engineer Division.
3. Provide fire hydrant and water flow as required by the Department of Fire Services.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-11-81

(CONTINUED)

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

8. Z-12-81

APPROVED

Application of BECKER INVESTMENT COMPANY for reclassification of property generally located on the east side of Lorenzi Boulevard, 1300 feet north of Vegas Drive (a portion of the property extending south to Vegas Drive), from N-U (Non-Urban) to R-PD8 (Residential Planned Development). The above property is legally described as the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the West Half (W 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

Proposed Use: Medium Density Detached Single-Family Residential

MR. FOSTER said this involves about 30 acres of land for 220 lots. Staff feels the street along the north side should be extended east to the City park site and then extended north so there will be a street towards the northwest side of the park to provide more access to the park. Also, there is a half-street dedication of land along the north side of the parcel. Normally, when this exists the land is to be matched with the other half of the street. This is being worked out with the County. There might be a need to redesign the plot plan to accommodate this right-of-way. The lots are 40' x 100'. Staff feels this meets the density requirements. Staff recommends approval, but feels there should be a common area provided. There should be a Resolution of Intent; fire hydrants as required by Fire Services; and the accessory buildings be permitted as allowed in the R-1 zone. There are no protests on record.

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

ERNEST BECKER, SR. appeared for the application. He feels that if the street is designed so that it goes directly into the park, the City should pay for their part of the street and street lights, as well as maintain them. He feels homeowners would rather be backed up to a park than facing it, from a security standpoint. The lots will be 40' wide. He does not want to have a Homeowners Association because there are too many problems, and since the lots are so small, each homeowner can take care of their own lot.

There were no protestants in the audience.

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

MR. JONES made a Motion for APPROVAL of Z-12-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. This approval shall only be for the zoning and shall not include the submitted development plan.
3. Accessory buildings shall be permitted as authorized in the R-1 zone and subject to the general provisions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

9. Z-6-80

EXTENSION OF TIME

APPROVED

Request of NEVADA INDUSTRIAL COMMISSION for an Extension of Time on property located at 1536 West Charleston Boulevard, R-E zone (under Resolution of Intent to P-R).

MR. FOSTER said N.I.C. is asking for a two-year extension of time until their new facilities are ready. Staff recommends approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-6-80, Extension of Time, subject to the following conditions:

1. Conformance to the requirements of all ordinances enacted subsequent to the zoning approval.
2. Extension of Time shall be limited to two years.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the City Commission at the March 18, 1981 meeting at 2:00 P.M.

10. Z-48-80

ABEYANCE

Request of VALLEY CONTRACTORS, INC. to waive the off-site improvements on Holmby Avenue on property generally located on the west side of Redwood Street between Holmby Avenue and Oakey Boulevard, N-U (under Resolution of Intent to R-3).

MR. FOSTER said the applicants are requesting this item be held in abeyance until the March 12, 1981 Planning Commission meeting because they need to work out some of the requirements with the Public Services Department.

MR. JONES made a Motion for ABEYANCE of Z-48-80.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item would again be heard by the City Planning Commission on March 12, 1981 at 7:30 P.M.

SUPPLEMENTAL AGENDA:

1. AR-1-81

AESTHETIC REVIEW

APPROVED

Request of BISHOP GORMAN HIGH SCHOOL for an Aesthetic Review on property located at 1801 South Maryland Parkway, C-V zone.

MR. FOSTER presented the staff report stating this will be a two story building behind an existing building on Maryland Parkway. Staff recommends approval.

FATHER CHARLES BOLSER, 1212 East Oakey, Principal of Bishop Gorman High School, appeared for the application. There is a one-story building with four classrooms on the site and they are going to raze it. It will be replaced with a fifteen-classroom two-story building.

1. AR-1-81

(CONTINUED)

MR. JONES made a Motion for APPROVAL of AR-1-81, subject to the following condition:

1. Conformance to the elevations and plot plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. AR-2-81

AESTHETIC REVIEW

APPROVED

Request of CLARK COUNTY AUTOMOTIVE for an Aesthetic Review on property located at 285 South Highland Drive, M zone.

MR. FOSTER said the Clark County Automotive Center needs additional office space so they would like to put a trailer there for a period of six months until their addition is completed. Staff recommends approval.

ROBERT STEWART, Director of the Automotive Service for Clark County, appeared for the application.

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

1. Approval by the Department of Building and Safety.
2. Six month time limit.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. LR-1-81

LANDSCAPING  
REVIEW

DENIED

Request of BALLEE DISTRIBUTING for a Landscaping Review to eliminate landscaping requirements on the building site and satellite parking area, on property located at 2611-2615 South Highland Drive, M zone.

MR. FOSTER said Items 3 and 4 are related. Item 3 is the landscaping requirement on the front portion of the property near the paved parking. They do not want to put in landscaping along the front portion. Staff recommends denial of the request because they feel there should be some landscaping in the front of the building.

MR. KENNEDY made a Motion for DENIAL of LR-1-81.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

4. SP-1-81  
SATELLITE PARKING  
APPROVED

Request of BALLEEY DISTRIBUTING for Satellite Parking on property located at 2611-2615 South Highland, M zone.

MR. FOSTER presented the staff report on this item in conjunction with Item 3 above. Staff is recommending approval of this application.

MR. JONES made a Motion for APPROVAL of SP-1-81, subject to the following condition:

1. Landscaping installation along Highland Drive.

Voting was as follows:

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

"NOES" NONE

Motion for APPROVAL carried unanimously.

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

5. LR-2-81  
LANDSCAPING  
REVIEW  
APPROVED

Request of BLANCHARD CONSTRUCTION INC. ON BEHALF OF THE YELLOW CAB COMPANY to waive the landscaping requirement on property located at 90 West Oakey Boulevard, C-M zone.

MR. FOSTER said the cab company would like to put on an addition to their existing building. Staff recommends denial because they feel there should be landscaping on the property.

RONNIE BLANCHARD, 1208 South Casino Center, appeared for the application. The reason they would like to delete the landscaping is because they would not be able to maintain it properly.

DAVE WILDEN, 3150 Asoleado, President of the Yellow Cab Company, also appeared for the application. There is no trash around the cab company at this time. If they have to build the building in farther, it will not be feasible to build it at all.

ERNIE BECKER, SR. said there is no trash on the property because he has driven by the property recently.

MR. GUTHRIE made a Motion for APPROVAL of LR-2-81.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

6. TENTATIVE MAP  
SUNSHINE VILLAGE  
ONE YEAR EXTENSION  
OF TIME  
APPROVED

Property generally located north of Bonanza Road and east of Dike Lane, R-1 zone (under Resolution of Intent to R-2).  
Owner/Subdivider: Robert L. Conn  
No. of Acres: 4.2 No. of Lots: 66

6. TENTATIVE MAP  
(CONTINUED)

MR. FOSTER said this is their first extension of time and staff recommends approval.

MR. JONES made a Motion for APPROVAL of the Tentative Map for Sunshine Village.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
FEBRUARY 24, 1981

MINUTES:

January 8, 1981

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy  
NOES: None

OLD BUSINESS:

1. Z-2-81

ABEYANCE - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy  
P.C. Agenda on May 26 NOES: None  
PROTESTORS: 12 persons in audience  
62 signatures on petition.

NEW BUSINESS:

1. FINAL MAP

HAAS APARTMENTS  
UNIT 1

APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL CONDITIONS: 1. Secondary access to Sandhill  
as a condition of zoning with  
dedication of Spino Avenue  
to Sandhill Road and improvements  
be constructed on this per  
Public Services.  
2. Conditions of approval of the  
tentative map be adhered to.

2. Z-6-81

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy  
NOES: None

PROTESTORS: 0

3. Z-7-81

APPROVED - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy  
NOES: None

PROTESTORS: 1

SPECIAL CONDITIONS: 1. Resolution of Intent  
2. Dedication of 15 foot right-of-  
way.  
3. Improvement of Bonanza Road.  
4. Amendment to plot plan relative  
to parking and landscaping.  
5. Replacing the broken sidewalk.  
per Public Services.  
6. Conforming to the Building &  
Safety requirements on remodeling  
of building.  
7. Playground equipment located  
on east side in the back of prop-  
erty.



8. Z-12-81 (Continued)

as allowed in the R-1 zone.

PROTESTORS: 0

9. Z-6-80

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

EXTENSION OF TIME

NOES: None

(2 years)

10. Z-49-80

ABEYANCE - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

P.C. Meeting NOES: None  
on March 12

SUPPLEMENTAL AGENDA:

1. AR-1-81

APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Aesthetic Review

NOES: None

2. AR-2-81

APPROVED - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Aesthetic Review

NOES: None

3. LR-1-81

DENIED - KENNEDY/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Landscaping Review

NOES: None

4. SP-1-81

APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Satellite Parking

NOES: None

5. LR-2-81

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Landscaping Review

NOES: None

6. TENTATIVE MAP

APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy

Sunshine Village

NOES: None

(1 year extension  
of time.)



PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

TUAWANA PUCKKOE  
Ernest A Becken

3432 Venice Drive  
4401 W. Washington St