

29233-269
6.981-3-12

DRAFT

AGENDA

CITY PLANNING COMMISSION

MARCH 12, 1981

Nevada State Library
Documents Section

MAR 3 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:

OLD BUSINESS:

1. Z-48-80

(Abeyance Item
from 2/24/81)

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 Oakley Boulevard, N-U
(under Resolution of Intent to R-3).

NEW BUSINESS:

1. TENTATIVE MAP - PARK VISTA

Property generally located north of Vegas
Drive and East of Lorenzi Boulevard,
N-U Zone (proposed R-PD8).

Owner: Becker Investment Co.

Subdivider: Metropolitan Development Corp.

No. of Acres: 30 No. of Lots: 220

2. FINAL MAP

HAAS APARTMENTS UNIT 2

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

Owner: Albert Spino, Trustee

Subdivider: Larry Haas

No. of Acres: 6.0+ No. of Lots: 25

3. TENTATIVE MAP

ATRIUM GARDENS

Property generally located on the southeast
corner of Pecos Street and Washington Avenue,
R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction

No. of Acres: 22.9 No. of Lots: 264

4. FINAL MAP

ATRIUM GARDENS I

Property generally located on the east side
of Pecos Street, south of Washington Avenue,
R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction

No. of Acres: 4.1 No. of Lots: 42

5. VAC-4-81
Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street.
6. A-2-81
Petition of Annexation submitted by HAROLD A. & VINCINETTA McCOY to annex property located at 5238 Vegas Drive, approximately .680 acres.
7. A-3-81
Petition of Annexation submitted by MARGARET ELARDI to annex property generally located on the east side of Highland Drive, south of Pennwood Avenue, approximately 1.92 acres.
8. Z-13-81
Application of CITY OF LAS VEGAS for reclassification of property generally located on the south side of Vegas Drive, west side of Jones Boulevard and the north side of Washington Avenue, from R-1 and R-3 to N-U.
9. Z-14-81
Application of FERNANDO MANZANILLA & MARIA LUISA MANZANILLA, for reclassification of property generally located on the south side of Washington Avenue, 225' east of Lamb Boulevard and the east side of Lamb Boulevard, 200' south of Washington Avenue, from R-MHP and C-1 to C-1 and R-3.
Proposed Use: Medium High Density Apartment Development (Four-Plexes) and Commercial
10. Z-15-81
Application of FREMONT CONSTRUCTION CO., for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, from R-4 to R-5.
Proposed Use: High Density Apartment Development
11. Z-101-79
EXTENSION OF TIME
Request of DECATUR PROPERTIES, LTD. for an Extension of Time on property generally located on the northwest corner of Decatur Boulevard and Nebraska Avenue, R-3 (under Resolution of Intent to C-1).
12. AV-1-81
ADMINISTRATIVE VARIANCE
Request of RICHARD E. JOHNSON for an Administrative Variance on property located at 2937 Vegas Drive, R-1 Zone.
13. Z-66-64 (22)
PLOT PLAN REVIEW
Request of HOWLETT-OLSON EGG COMPANY for a Plot Plan Review on property located at 41 North Mojave Road, C-1 (under Resolution of Intent to M).

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-13-81 CITY OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF VEGAS DRIVE,
WEST SIDE OF JONES BOULEVARD AND THE NORTH SIDE OF
WASHINGTON AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND R-3 (LIMITED
MULTIPLE RESIDENCE)

TO: N-U (NON-URBAN)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
EAST HALF (E $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M., AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M., EXCEPTING THEREFROM THE HILLVIEW
SUBDIVISION.

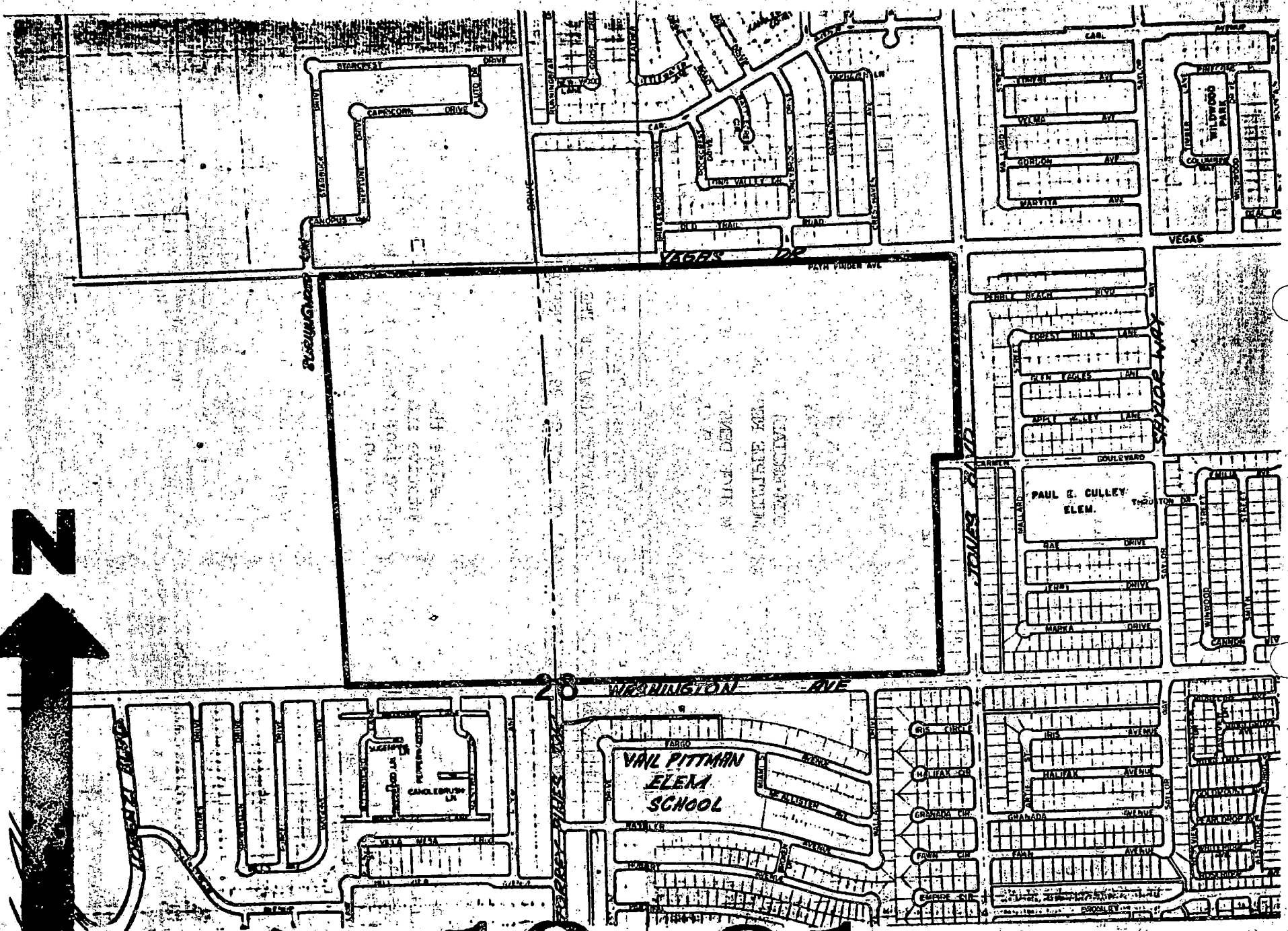
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



7-13-81

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-14-81

FERNANDO MANZANILLA & MARIA LUISA MANZANILLA,

FOR RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED ON THE SOUTH SIDE OF WASHINGTON AVENUE

225' EAST OF LAMB BOULEVARD AND THE EAST SIDE

OF LAMB BOULEVARD, 200' SOUTH OF WASHINGTON

AVENUE.

FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK)
& C-1 (LIMITED COMMERCIAL)

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

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT
DEVELOPMENT (FOUR-PLEXES) AND
COMMERCIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A

PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE

SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 29, TOWNSHIP

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE)

75' LAS VEGAS WASH DRAINAGE CHANNEL
75'

WASHINGTON AVE

AVENUE

GASOLINE RETAIL SALE
7-11 STORE

TYPICAL MOBILE HOME
RECREATION AREA



7-14-81

LAMB BLVD

MOUNTAINSIDE ST

SEQUOIA DR

RAINIER DR

28 VALLEYVIEW W

STREET

LANE

DRIVE

RIDGEVIEW

CONTEMPO

YOSEMITE

50' KING CANYON DR

POOL
RECREATION AREA & LAUNDRY

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-15-81 FREMONT CONSTRUCTION CO., INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER
OF BRIDGER AVENUE AND MARYLAND PARKWAY.
FROM: R-4 (APARTMENT RESIDENCE)
TO: R-5 (DOWNTOWN APARTMENT)
PROPOSED USE: HIGH DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:
PARCEL 1, LOTS TWENTY-FIVE (25) THROUGH
THIRTY (30), INCLUSIVE IN BLOCK EIGHT (8)
OF PIONEER HEIGHTS ADDITION: AND PARCEL 11,
LOT FOURTEEN (14) IN BLOCK THREE (3) OF LADD
ADDITION.

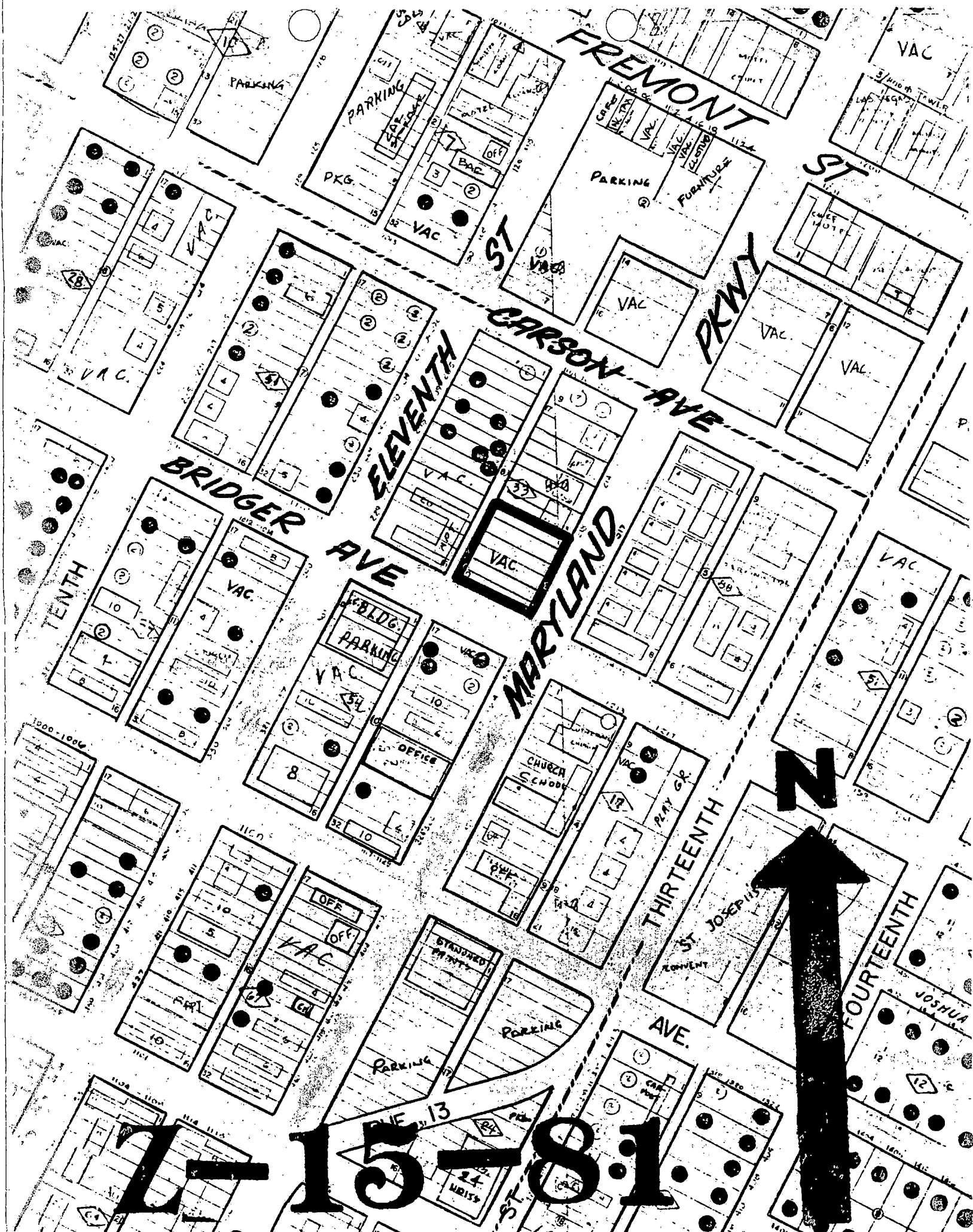
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE)



15-81

February 25, 1981

NOTICE OF HEARING

MARCH 12, 1981

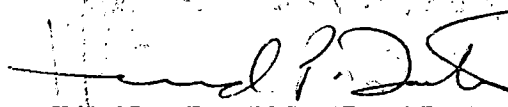
Notice is hereby given that on March 12, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-4-81 PETITION OF VACATION SUBMITTED BY LAWRENCE TOURVILLE,
ET AL TO VACATE A PORTION OF AN ALLEY LOCATED EAST OF
FAIRFIELD AVENUE AND SOUTH OF PHILADELPHIA STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A FIFTEEN FT. (15') WIDE ALLEY ADJOINING THE
WEST LOT LINE OF LOT 1, BLOCK 6, MEADOWS
ADDITION.

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

S.T. 11



46
159
05

REV. 11-2-73 D.H.S.

N1/2 SE1/4 SEC 4 T21S R9E

CITY OF LAS VEGAS NEVADA
PLANNING DEPT.

DISTRICT MAP — SHEET NO. 343

DESIGNED BY	DATE	SCALE
E. LEWIS		1" = 100'
DRAWN BY		FIELD BOOK NO.
J. McMillan		WORK ORDER NO.
CHECKED BY		DRAWING NO.

MINUTES

CITY PLANNING COMMISSION

MARCH 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. Miller
Mr. Swessel
Mr. Jones
Mr. Guthrie
Mr. Kennedy

EXCUSED: Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard A. Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Chris Gellner, Deputy City Attorney
Brett Reale, Assistant Planner
Linda Owens, Recording Secretary

MINUTES: MR. JONES made a Motion for APPROVAL of the January 27, 1981 City Planning Commission meeting minutes. Motion for APPROVAL carried unanimously.

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

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

OLD BUSINESS:

1. Z-48-80
(Abeyance Item from 2/24/81)

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 applicant has requested this item be removed from the agenda because they are not ready to proceed.

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

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
PARK VISTA
APPROVED

Property generally located north of Vegas Drive and east of Lorenzi Boulevard, N-U Zone (proposed R-PD8).

Owner: Becker Investment Company

Subdivider: Metropolitan Development Corp.

No. of Acres: 30 No. of Lots: 220

MR. NULL said the area of the tentative map is located east of Lorenzi Boulevard, north of Vegas Drive, and south of Lake Mead Boulevard. There is a problem of access. Lorenzi Boulevard exists as a right-of-way up to Lake Mead, but Lake Mead does not appear to be contiguous at either end. Also, there is 10 feet that needs to be dedicated along Lorenzi Boulevard; and there is no existing easement to the sewer which runs from Melborne Drive down to Starcrest Drive in another subdivision. Considering the above conditions, staff would recommend: A) Approval of Zoning Application Z-12-81; B) Conformance to conditions of approval for Z-12-81; C) No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots; D) Wall statement; E) Vacation of the east 10 feet of Lorenzi Boulevard to be effected before the final map is recorded; F) A sewer easement is to be provided from Melborne Drive to Starcrest Drive as required by the Department of Public Services; G) Provide a proper drainage pattern as required by the Department of Public Services and; H) Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services. With these conditions and the normal conditions, staff would recommend approval. Further, a waiver will be necessary from the design requirements for Blocks 2 and 3 which exceed the 1200 foot length requirement. Staff has no objection in granting the waiver.

G. C. WALLACE, 1100 East Sahara Avenue, appeared for the applicant. They agree to the conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Park Vista, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Approval of the zoning application Z-12-81.
3. Conformance to conditions of approval for Z-12-81.
4. No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior

1. TENTATIVE MAP

(CONTINUED)

- side of the wall and the ground area at the exterior base of the wall.
6. Vacation of the east 10 feet of Lorenzi Boulevard to be effected before the final map is recorded.
 7. A sewer easement is to be provided from Melborne Drive to Starcrest Drive as required by the Department of Public Services.
 8. Provide a proper drainage pattern as required by the Department of Public Services.
 9. Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services.
 10. Street names to be provided in accord with the City's Street Name Policy.
 11. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL, including the waiver, carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the City Commission on April 1, 1981 at 2:00 P.M.

2. FINAL MAP

HAAS APARTMENTS
UNIT 2

APPROVED

Property generally located south of Owens Avenue and east of Sandhill Road, R-E Zone (under Resolution of Intent to R-2).
Owner: Albert Spino, Trustee
Subdivider: Larry Haas
No. of Acres: 6.0+ No. of Lots: 25

MR. NULL said the final map is in substantial conformity with the tentative map. Staff would recommend approval with full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services; also, conformance to the conditions of approval for the tentative map.

No one appeared for the application.

MR. JONES made a Motion for APPROVAL of the Final Map for Haas Apartments Unit 2, subject to the following conditions:

1. Full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services.
2. Conformance to the conditions of approval for the tentative map.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP
ATRIUM GARDENS
APPROVED

Property generally located on the southeast corner of Pecos Street and Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction
No. of Acres: 22.9 No. of Lots: 264

MR. NULL said the area of the tentative map is located south of Washington Avenue and east of Pecos. Staff would recommend the following conditions: A) Conformance to the conditions of approval for Z-56-80; B) Conformance to the Flood Hazard Reduction Ordinance; C) Wall statement; D) Proper provision for sewer and drainage as required by the Department of Public Services. With these conditions, and the normal conditions, staff would recommend approval. The access drives do not meet the requirements of the curb cut ordinance. However, staff feels that because these access routes will not get the main traffic, there is no major objection to allowing parking abutting it.

MARK BIVINS, Bivins Construction Company, appeared for the application. He is in agreement with the conditions.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for Atrium Gardens, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Conformance to the conditions of approval for Z-56-80.
3. Conformance to the Flood Hazard Reduction Ordinance.
4. 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.
5. Proper provision for sewer and drainage as required by the Department of Public Services.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. FINAL MAP
ATRIUM GARDENS I
APPROVED

Property generally located on the east side of Pecos Street, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction

No. of Acres: 4.1 No. of Lots: 42

MR. NULL said the Final Map for Atrium Gardens I is in substantial conformity with the Tentative Map. Staff would recommend approval, with the following conditions: A) Approval of the tentative map; B) Conformance to the conditions of approval for the tentative map.

MR. MILLER made a Motion for APPROVAL of the Final Map for Atrium Gardens I, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

5. VAC-4-81
ABEYANCE

Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL, to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street. The above property is legally described as a fifteen foot (15') wide alley adjoining the west lot line of Lot 1, Block 6, Meadows Addition.

MR. NULL said this request is to vacate the north segment of the 15 foot wide alley extending between Philadelphia and St. Louis. There is a north/south alley between Philadelphia and St. Louis and an east/west alley from Commerce to the north/south alley. Staff recommends denial of this application for the following reasons: A) The portion of the alley to be vacated provides access to the parking for the apartments fronting on Fairfield and; B) Additional property will have to be dedicated and a utility pole removed to allow turning movements going south from the east/west alley. This dedication will remove existing parking needed for the apartments.

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

LAWRENCE TOURVILLE, 135 West Philadelphia Avenue, appeared for the application. If the alley is vacated, 7 1/2 feet would revert to each of the applicants. He didn't feel there was a problem for emergency vehicles driving in that area even if they could not use this alley.

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

MR. JONES made a Motion for ABEYANCE of VAC-4-81.

Voting was as follows:

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

"NOES" Mr. Miller, Mr. Kennedy

"EXCUSED" Mr. Swessel

5. VAC-4-81

(CONTINUED)

Motion for ABEYANCE carried by a 3/2 vote.

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

6. A-2-81

APPROVED

Petition of Annexation submitted by HAROLD A. AND VINCINETTA MC COY to annex property located at 5238 Vegas Drive, approximately .680 acres.

MR. NULL said this is a single lot and has an existing house and guesthouse on it. This is R-E County zoning and N-U would be the City equivalent. Staff recommends approval.

HAROLD MC COY, 5238 Vegas Drive, appeared for the application.

MR. JONES made a Motion for APPROVAL of A-2-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

7. A-3-81

APPROVED

Petition of Annexation submitted by MARGARET ELARDI to annex property generally located on the east side of Highland Drive, south of Pennwood Avenue, approximately 1.92 acres.

MR. NULL said this property has M-1 County zoning and M would be the City equivalent. Staff recommends approval. Also, there is a small triangular piece of property approximately 3'x 3'x 1.7' adjacent to this property. The owner of this small piece of property may also go in on the petition at a future date. He would like the Planning Commission to also consider that piece of property.

GEORGE SMITH, 730 East Sahara Avenue, appeared for the application.

MR. MILLER made a Motion for APPROVAL of A-3-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

8. Z-13-81

APPROVED

Application of the CITY OF LAS VEGAS for reclassification of property generally located on the north side of Vegas Drive, west side of Jones Boulevard, and the south side of Washington Avenue, from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to N-U (Non-Urban). The above property is legally described as the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 60 East, M.D.B. & M., and the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 60 East, M.D.B. & M., excepting therefrom the Hillview Subdivision.

8. Z-13-81

(CONTINUED)

MR. FOSTER said this land is approximately 230 acres in size. This property is in the Ernst Lied Estate. The City Commission initiated this rezoning because of the rezoning request to the southwest of this property for apartment zoning. At that time, it was pointed out that because there was sufficient multi-family zoning in this neighborhood that if they did approve the other parcel, it would exceed what the General Plan recommended. Multi-family had been zoned on the parcel to the east since 1963. In 1970 there was a subdivision approved on the southeasterly portion. The part that is excluded is the recorded subdivision. N-U zoning is a holding zone which is generally used on newly-annexed land. There doesn't appear to be any intent to develop this property for quite some time because of the Will of Ernst Lied. The strip of multi-family zoning along the major streets might be better if they were placed into one larger parcel of land in this neighborhood. Staff recommends this go directly to ordinance with N-U zoning. There were no protests, but there were several inquiries from the surrounding property owners asking the reason for this request and what N-U meant.

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

ANDY SKURSKI, 4404 Thompson Circle, appeared for the Estate of Ernst Lied. He asked if the City Commission acted on this property because of a similar rezoning request?

MR. FOSTER said the previous application had brought this application to light.

CHAIRMAN COLEMAN said it brought it to light because under the Master Plan there can only be a certain amount of R-3 zoning within a certain area.

ANDY SKURSKI said the estate is opposed to this rezoning. They finished building two 6-plexes on the property. However, due to the bad economy, they did not build anymore on this property. After that, Ernst Lied passed away so the property is now in Probate Court. There is an appraisal being made on the property at the present time and the Executrix cannot do anything with the property until it has been appraised and gone through Probate Court.

NORMAN STONE, 704 North Watkins, appeared in opposition to this rezoning. The premise on this issue was that the Lied Estate would not develop this property for 30 years. They want only a certain amount of apartments in their area.

ROBERT TAYLOR, 6609 Bills Way, appeared in opposition asking why they don't put all the vacant properties in an N-U classification. He would be in favor of N-U zoning if the City would come up with a sound zoning plan for the area.

NIOMA BAKER, 500 Sportsman Drive, appeared in opposition. Her family bought their property knowing the subject property might have 6 homes to the acre, but no more.

RAY BIERWIRTH, 6317 West Washington, appeared in favor of the N-U zoning.

There were 12 persons in the audience in favor.

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

8. Z-13-81

(CONTINUED)

MR. MILLER made a Motion for APPROVAL of Z-13-81.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

9. Z-14-81

APPROVED

Application of FERNANDO MANZANILLA AND MARIA LUISA MANZANILLA for reclassification of property generally located on the south side of Washington Avenue, 225 feet east of Lamb Boulevard and the east side of Lamb Boulevard, 200 feet south of Washington Avenue, from R-MHP (Residential Mobile Home Park) and C-1 (Limited Commercial) to C-1 (Limited Commercial) and R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: Medium High Density Apartment Development (Four-Plexes) and Commercial

MR. FOSTER presented the staff report stating they are proposing 136 units with 18 units per acre. This may be a condominium development. Because this is an apartment-type development, there should be a 60 foot street and because this is a quarter of a mile long there should be some driveway access. Also, staff would recommend that they comply with the Flood Hazard Reduction Ordinance; redesign the parking and driveway plans to comply with the Traffic Engineer; install half-street improvements on Washington and Lamb; install fire hydrants as required by the Department of Fire Services; approval of the joint access on the driveway; 6 foot block wall on the west and north property lines; adjustment of the stairways because they extend to the setback area; approval of the C-1 site. Staff recommends approval. There are no protests.

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

CHARLEY JOHNSON, VTN, 2300 West Sahara Avenue, and BOB RIGGS, 3132 South El Camino Road, appeared for the application. If they have to give up the 60 foot right-of-way for the street, they will not have enough parking spaces. They will be reducing the density a little. This will definitely be a condominium development.

MR. FOSTER said they will also need a common area if this is going to be a condominium development.

BOB RIGGS said they will reduce the number of units to provide for a common area.

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-14-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

9. Z-14-81

(CONTINUED)

2. Compliance with the Flood Hazard Reduction Ordinance.
3. Redesign of the parking and driveway plan to conform to the requirements of the Traffic Engineer.
4. Installation of half-street improvements on Washington Avenue and Lamb Boulevard.
5. Installation of fire hydrants as required by the Department of Fire Services.
6. City Commission approval of joint access.
7. Provision of a 60 foot right-of-way for the interior street.
8. Provision of a 6 foot block wall along the west and north property lines.
9. Provision of an additional stairway set back to comply with the R-3 requirements.
10. Planning Commission approval of the development plan for the C-1 site.
11. Conformance to the elevations.
12. Provision of a joint driveway in the middle of the south block.
13. Conformance to the plot plan amended to reflect the above conditions.
14. 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.
15. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
17. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

10. Z-15-81

APPROVED

Application of FREMONT CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, from R-4 (Apartment Residence) to R-5 (Downtown Apartment). The above property is legally described as Parcel I, Lots Twenty-Five (25) through Thirty (30) inclusive, in Block Eight (8) of Pioneer Heights Addition and Parcel II, Lot Fourteen (14) in Block Three (3) of Ladd Addition.

Proposed Use: High Density Apartment Development

10. Z-15-81

APPROVED

MR. FOSTER presented the staff report stating this is a request for 36 units in a three-story building. Staff recommends approval, subject to replacing the substandard alley at the intersection of Maryland Parkway with a commercial driveway as required by the Traffic Engineer; redesign the parking and driveway plan as required by the Traffic Engineer; and installation of street lights on Bridger and Maryland Parkway as required by the Department of Public Services.

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

CHET COX, 3087 Aldon Avenue, appeared to represent Fremont Construction Company. They are in agreement with the conditions. However, he questioned the reason for the street lights.

CHAIRMAN COLEMAN said this is a normal condition in this type of a development.

MR. SWESSEL said this will help to prevent crimes in the area.

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-15-81; subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Replacement of the substandard alley intersection at Maryland Parkway with a commercial driveway as required by the Department of Public Services.
3. Redesign the parking and driveway plan as required by the Traffic Engineer.
4. Installation of street lights on Bridger Avenue and Maryland Parkway as required by the Department of Public Services.
5. Conformance to the elevations.
6. Conformance to the plot plan.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

10. Z-15-81
(CONTINUED)

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

Motion for approval carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

11. Z-101-79
EXTENSION
OF TIME

APPROVED

Request of DECATUR PROPERTIES, LTD., for an Extension of Time on property generally located on the northwest corner of Decatur Boulevard and Nebraska Avenue, R-3 (under Resolution of Intent to C-1).

MR. CLEMMER presented the staff report stating this is the first Extension of Time request on this property. Staff would recommend approval, subject to a twelve month time limit and conformance to the amendments to the Zoning Ordinance enacted subsequent to the original approval.

ROBERT ZARING, 3180 West Sahara Avenue, appeared for the application. They need an extension due to the economy.

BARRY BECKER, JR., 50 South Jones, Suite 101, also appeared for the application.

MR. MILLER made a Motion for APPROVAL of Z-101-79, Extension of Time, subject to the following conditions:

1. Extension of Time shall be limited to a period of one year.
2. Conformance to amendments to the Zoning Ordinance enacted subsequent to the original zoning approval.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

12. AV-1-81
ADMINISTRATIVE
VARIANCE

APPROVED

Request of RICHARD E. JOHNSON for an Administrative Variance on property located at 2937 Vegas Drive, R-1 Zone.

MR. CLEMMER said this is a minor expansion of a single-family dwelling that has existed at this location for 25 years. This addition would be 12' x 21' and in line with the existing wall of the house. Staff would recommend approval, with no conditions.

RICHARD JOHNSON, 2937 Vegas Drive, appeared for the application.

MR. JONES made a Motion for APPROVAL of AV-1-81, Administrative Variance.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

13. Z-66-64(22)

PLOT PLAN
REVIEW

APPROVED

Request of HOWLETT-OLSON EGG COMPANY for a Plot Plan Review on property located at 41 North Mojave Road, C-1 (under Resolution of Intent to M).

MR. CLEMMER said this is an expansion of the Howlett-Olson Egg Company which necessitates additional parking due to the increased number of employees. Staff would recommend approval, subject to the landscaping along Mojave Road to the northerly extension of this development; street improvements on Mojave Road to the northerly extension of this development as required by the Department of Public Services; approval of the parking and driveway plan as required by the Traffic Engineer; and conformance to the elevation. The expansion will be approximately 106' x 120' to the rear.

TIM BLISH, 3060 South Decatur, and NEWEL HOWLETT, 1401 Hillside Place, appeared for the application stating they approve of the stipulations.

MR. JONES made a Motion for APPROVAL of Z-66-64(22), subject to the following conditions:

1. Extension of the landscaping along Mojave Road to the northerly extension of this development.
2. Street improvements on Mojave Road to the northerly extension of this development as required by the Department of Public Services.
3. Approval of the parking and driveway plan as required by the Traffic Engineer.
4. Conformance to the elevation.
5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
THE MEWS
APPROVED

Property generally located on the west side of 27th Street between Searles Avenue and Demetrius Avenue, R-1 zone (under Resolution of Intent to R-PD13).
Owner: Robert F. Robbins
Subdivider: Century Construction Co.
No. of Acres: 3.24 No. of Lots: 52

MR. NULL said this was formerly known as Green Tree Homes. It is a condominium subdivision, and is in substantial conformity with the tentative map. Staff would recommend approval, subject to conformance to the conditions of approval for the tentative map.

RAY PATRICK, Century Construction, 1404 Nelson, appeared for the application stating they are in agreement with the condition.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for The Mews, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. 69KV TRANSMISSION
LINE
APPROVED

Request of NEVADA POWER COMPANY for approval to allow a 69KV line from the San Francisco Sub Station on Sahara Avenue to the Artesian Sub Station at Eastern Avenue and Bonanza Road.

MR. NULL said Section 11-4-3 (B) of the City Code indicates the Planning Commission must approve the location of any new lines above ground. Applicants are building a new pole line in the existing easement between Sahara and Charleston and are going to rework the line along Charleston. From Charleston along 28th Street they are going from the wooden poles to steel poles. Staff has no objection to this request.

WALLY HENSEN, 107 Marigold, appeared to represent Nevada Power Company. They will replace the wooden poles from the corner of Eastern and Bonanza with steel poles to go from the south side of Bonanza to 28th Street and then south on 28th Street to Charleston. The poles on Charleston will remain wooden poles, but they will replace the small conductor with a larger conductor from 28th Street and Charleston west to Spencer and Charleston. Then, they will go up their right-of-way with new poles from Charleston south to the San Francisco Sub Station.

MR. SWESSEL made a Motion for APPROVAL of the 69KV Transmission Line for Nevada Power Company.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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. Z-28-79

EXTENSION
OF TIME

APPROVED

Request of WESTLAND MALL DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Arville Street and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).

MR. CLEMMER said this is a condominium project which has had one previous Extension of Time. Staff would recommend approval with a twelve month extension and conformance to the ordinance amendments enacted subsequent to the original approval.

LEO MARGOLIAN, Paradise Homes, 3111 Maryland Parkway, appeared to represent the applicants.

MR. MILLER made a Motion for APPROVAL of Z-28-79, Extension of Time, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

4. Z-42-80

PLOT PLAN
REVIEW

APPROVED

Request of U-HAUL COMPANY OF LAS VEGAS for a Plot Plan Review on property located at 2001 and 2021 Bonanza Road, R&E Zone (under Resolution of Intent to C-2).

MR. CLEMMER said this was originally approved for a U-Haul Trailer operation. The house on this property was to have been converted. This new plan eliminates that and proposes a building back toward the C-Mozone. Staff would recommend approval.

WAYNE RIIS, 2030 East Fremont, appeared for the application.

MR. JONES made a Motion for APPROVAL of Z-42-80, Plot Plan Review, subject to the following conditions:

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

Voting was as follows:

4. Z-42-80
(CONTINUED)

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

5. Z-4-79
REVIEW OF
CONDITIONS
APPROVED

Request of JOHNNY RIBEIRO BUILDER, INC. for a Review of Conditions regarding the access to Palomino Lane on property generally located at the southeast corner of Palomino Lane and Rancho Lane, R-1 and C-1 Zones (under Resolution of Intent to C-1).

MR. CLEMMER said this was originally approved with no access to Palomino Lane. Since it was originally approved, there was a curb cut put in on Rancho Drive which has been the scene of several accidents. They want to rectify the problem. Since this was developed, this property to the north became Quail Park II, and has been developed as a professional office eliminating necessity of the restriction of no access to protect the residential area from Palomino Lane. Staff would recommend approval, with the stipulation that the Department of Public Services approve the ultimate location of the curb cut.

JAY THOMAS, Johnny Ribeiro Builders, 801 South Rancho Boulevard, appeared for the application. The reason the drive off of Rancho Boulevard is being closed is because when they got permission for Quail Park II they promised they would create a left turn lane going south off of Rancho, which is now in process, and this is part of it.

MR. SWESSEL made a Motion for APPROVAL of Z-4-79, Review of Conditions, subject to the following condition:

1. The location of the curb cut shall be determined by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION

MARCH 12, 1981

MINUTES:

January 27, 1981

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

OLD BUSINESS:

1. Z-48-80
(Abeyance Item
from 2/24/81)

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

NEW BUSINESS:

1. TENTATIVE MAP
PARK VISTA

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

- SPECIAL CONDITIONS:
1. Approval of Zoning Application Z-12-81.
 2. Conformance to conditions of approval of Z-12-81.
 3. No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots.
 4. Wall Statement.
 5. Vacation of the east 10 feet of Lorenzi Boulevard to be affected before the final map is recorded.
 6. A sewer easement is to be provided from Melbourne Drive to Starcrest Drive as required by the Department of Public Services.
 7. Provide a proper drainage pattern as required by the Department of Public Services.
 8. Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services.

NOTE: Waiver will be necessary from the design requirements for Blocks 2 and 3 which exceed 1200 feet in length.

2. FINAL MAP
HAAS APARTMENTS
UNIT 2

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

- SPECIAL CONDITIONS:
1. Full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services.
 2. Conformance to the conditions of approval for the tentative map.

3. TENTATIVE MAP
ATRIUM GARDENS

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

NOES: None
EXCUSED: Mr. Swessel

SPECIAL CONDITIONS: 1. Conformance to the conditions of
approval for Z-56-80.
2. Conformance to the Flood Hazard
Reduction Ordinance.
3. Wall statement.
4. Proper provision for sewer and
drainage as required by the
Department of Public Services.

4. FINAL MAP
ATRIUM GARDENS I

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

NOES: None
EXCUSED: Mr. Swessel

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

5. VAC-4-81

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

EXCUSED: Mr. Swessel

PROTESTORS: 0

6. A-2-81

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

NOES: None
EXCUSED: Mr. Swessel

7. A-3-81

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

NOES: None
EXCUSED: Mr. Swessel

8. Z-13-81

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

NOES: None

PROTESTORS: Andy Skurski, 4404 Thompson Circle
Norman Stone, 704 North Watkins
Robert Taylor, 6609 Bills Way
Nioma Baker, 500 Sportsman Drive

IN FAVOR: Ray Bierwirth, 6317 W. Washington
12 persons in audience

9. Z-14-81

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

NOES: None

SPECIAL CONDITIONS: (see page 3)

9. Z-14-81 (Continued)

- SPECIAL CONDITIONS:
1. A twelve month time limit.
 2. Compliance with the Flood Hazard Reduction Ordinance.
 3. Redesign of the parking and driveway plan to conform to the requirements of the Traffic Engineer.
 4. Installation of half-street improvements on Washington Avenue and Lamb Boulevard.
 5. Installation of fire hydrants as required by the Department of Fire Services.
 6. City Commission approval of joint access.
 7. Provision of a 60 foot right-of-way for the interior street.
 8. Provision of a 6 foot block wall along the west and north property lines.
 9. Provision of an additional stairway set back to comply with the R-3 requirements.
 10. Planning Commission approval of the development plan for the C-1 site.
 11. Common area.

PROTESTANTS: 0

10. Z-15-81

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Swessel, Mr. Jones, Mr. Guthrie, Mr. Kennedy
NOES: Mr. Miller

- SPECIAL CONDITIONS:
1. Replacement of the substandard alley intersection at Maryland Parkway with a commercial driveway as required by the Department of Public Services.
 2. Redesign the parking and driveway plan as required by the Traffic Engineer.
 3. Installation of street lights on Bridger Avenue and Maryland Parkway as required by the Department of Public Services.

PROTESTANTS: 0

11. Z-101-79
EXTENSION OF
TIME (1 year)

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

- SPECIAL CONDITIONS:
1. Twelve month time limit.
 2. Conformance to amendments to the Zoning Ordinance enacted subsequent to the original approval.

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NORMAN STONE

704 W. WATKINS

ANDY SKURSKI

4404 THOMPSON CIR.

CHARLEY JOHNSON

2800 W SAHARA

RICHARD E. JOHNSON

2937 VEGAS DR.

TIM BLISH

3860 S. DECATUR BLVD.

JAY THOMAS

801 SO FRANCISCO BLVD.

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NAME	ADDRESS
Ardo cycling	6280 J. Degea
Robert Taylor	6609 Bills Way Lev.
Mona Baker	500 Sportsman Drive
Raf. Briswith	6317 W. Washington
Bob D. Apps	3132 S E1 Corvado Rd. LV
Chet Cox	3087 ALDON AVE
Orville Howlett	1401 Kellsdale St. V.V. NEV
Ray Ritzsch	1404 Nelson
LEO B. MARGOLIAN	PARADISE HOMES 3111 WASHINGTON PKWY.

29633-869
6-981-3-12

DRAFT

AGENDA

CITY PLANNING COMMISSION

MARCH 12, 1981

Nevada State Library
Documents Section

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:

OLD BUSINESS:

1. Z-48-80

(Abeyance Item
from 2/24/81)

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).

NEW BUSINESS:

1. TENTATIVE MAP - PARK VISTA

Property generally located north of Vegas
Drive and east of Lorenzi Boulevard,
N-U Zone (proposed R-PD8).

Owner: Becker Investment Co.

Subdivider: Metropolitan Development Corp.

No. of Acres: 30 No. of Lots: 220

2. FINAL MAP

HAAS APARTMENTS UNIT 2

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

Owner: Albert Spino, Trustee

Subdivider: Larry Haas

No. of Acres: 6.0+ No. of Lots: 25

3. TENTATIVE MAP

ATRIUM GARDENS

Property generally located on the southeast
corner of Pecos Street and Washington Avenue,
R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction

No. of Acres: 22.9 No. of Lots: 264

4. FINAL MAP

ATRIUM GARDENS I

Property generally located on the east side
of Pecos Street, south of Washington Avenue,
R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction

No. of Acres: 4.1 No. of Lots: 42

5. VAC-4-81
Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street.
6. A-2-81
Petition of Annexation submitted by HAROLD A. & VINCINETTA McCOY to annex property located at 5238 Vegas Drive, approximately .680 acres.
7. A-3-81
Petition of Annexation submitted by MARGARET ELARDI to annex property generally located on the east side of Highland Drive, south of Pennwood Avenue, approximately 1.92 acres.
8. Z-13-81
Application of CITY OF LAS VEGAS for reclassification of property generally located on the south side of Vegas Drive, west side of Jones Boulevard and the north side of Washington Avenue, from R-1 and R-3 to N-U.
9. Z-14-81
Application of FERNANDO MANZANILLA & MARIA LUISA MANZANILLA, for reclassification of property generally located on the south side of Washington Avenue, 225' east of Lamb Boulevard and the east side of Lamb Boulevard, 200' south of Washington Avenue, from R-MHP and C-1 to C-1 and R-3.
Proposed Use: Medium High Density Apartment Development (Four-Plexes) and Commercial
10. Z-15-81
Application of FREMONT CONSTRUCTION CO., for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, from R-4 to R-5.
Proposed Use: High Density Apartment Development
11. Z-101-79
EXTENSION OF TIME
Request of DECATUR PROPERTIES, LTD. for an Extension of Time on property generally located on the northwest corner of Decatur Boulevard and Nebraska Avenue, R-3 (under Resolution of Intent to C-1).
12. AV-1-81
ADMINISTRATIVE VARIANCE
Request of RICHARD E. JOHNSON for an Administrative Variance on property located at 2937 Vegas Drive, R-1 Zone.
13. Z-66-64 (22)
PLOT PLAN REVIEW
Request of HOWLETT-OLSON EGG COMPANY for a Plot Plan Review on property located at 41 North Mojave Road, C-1 (under Resolution of Intent to M).

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-13-81 CITY OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF VEGAS DRIVE,
WEST SIDE OF JONES BOULEVARD AND THE NORTH SIDE OF
WASHINGTON AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND R-3 (LIMITED
MULTIPLE RESIDENCE)

TO: N-U (NON-URBAN)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M., AND THE NORTHEAST QUARTER (NE¼) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M., EXCEPTING THEREFROM THE HILLVIEW
SUBDIVISION.

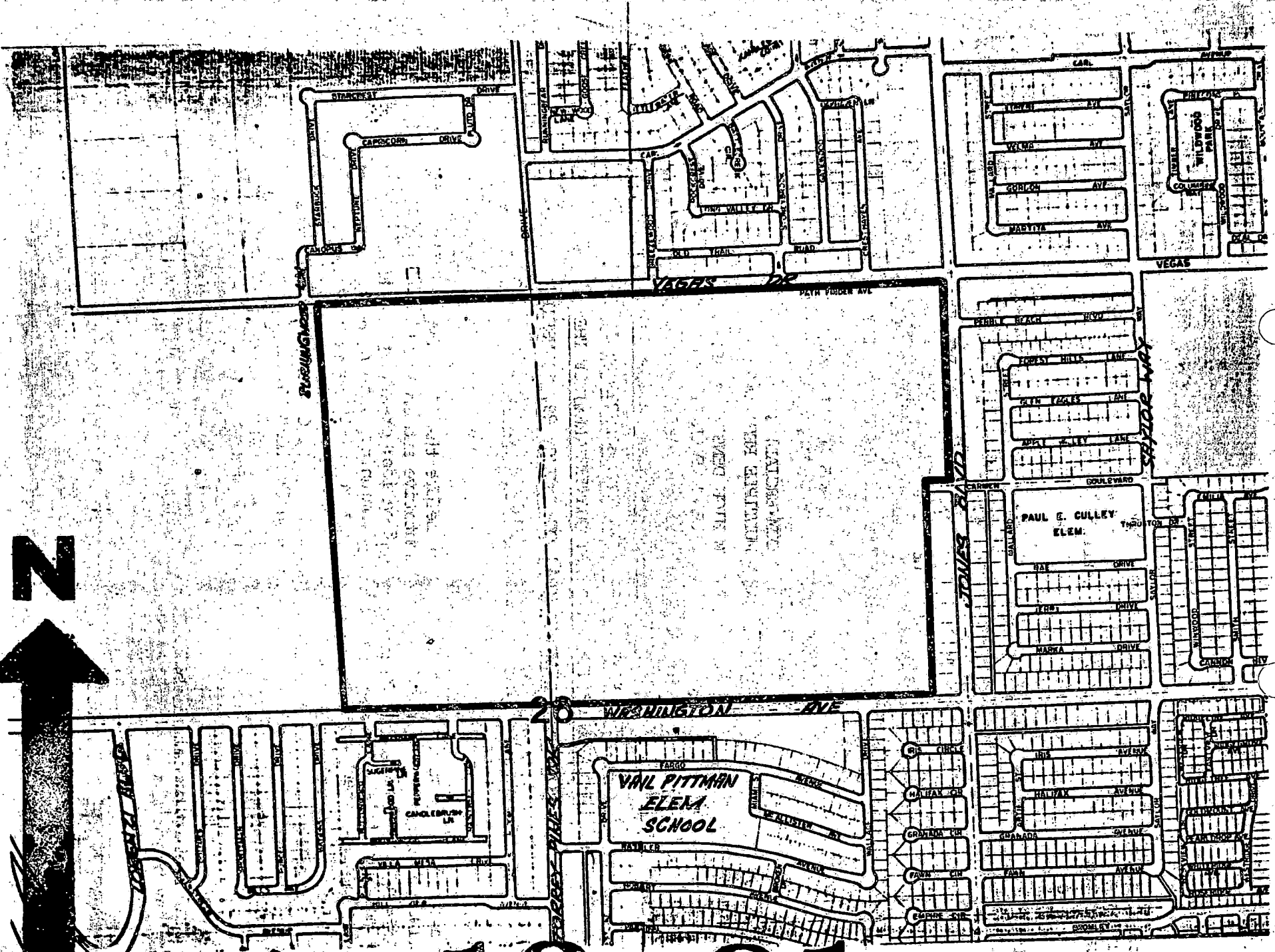
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



7-13-81

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-14-81

FERNANDO MANZANILLA & MARIA LUISA MANZANILLA,

FOR RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED ON THE SOUTH SIDE OF WASHINGTON AVENUE

225' EAST OF LAMB BOULEVARD AND THE EAST SIDE

OF LAMB BOULEVARD, 200' SOUTH OF WASHINGTON

AVENUE.

FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK)
& C-1 (LIMITED COMMERCIAL)

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

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENT
DEVELOPMENT (FOUR-PLEXES) AND
COMMERCIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A

PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE

SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 29, TOWNSHIP

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE)

LAS VEGAS WASH DRAINAGE CHANNEL

WASHINGTON AVE

AVENUE

GASOLINE RETAIL SALE 7-11 STORE

TYPICAL MOBILE HOME RECREATION AREA

POOL RECREATION AREA & LAUNDRY

7-14-81



LAMB BLVD

MOUNTAIN SIDE ST

SEQUOIA DR

GRANITE DR

VALLEYVIEW

STREET

LANE

RIDGEVIEW W

CONTEMPO

YOSEMITE

50' KING CANYON DR

75' 75'

40'

50'

50' 50'

32'

28'

32'

32'

32'

32'

32'

32'

32'

32'

NOTICE OF PUBLIC HEARING

MARCH 12, 1981

Notice is hereby given that on March 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-15-81 FREMONT CONSTRUCTION CO., INC. FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER
OF BRIDGER AVENUE AND MARYLAND PARKWAY.
FROM: R-4 (APARTMENT RESIDENCE)
TO: R-5 (DOWNTOWN APARTMENT)
PROPOSED USE: HIGH DENSITY APARTMENT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:
PARCEL 1, LOTS TWENTY-FIVE (25) THROUGH
THIRTY (30), INCLUSIVE IN BLOCK EIGHT (8)
OF PIONEER HEIGHTS ADDITION; AND PARCEL 11,
LOT FOURTEEN (14) IN BLOCK THREE (3) OF LADD
ADDITION.

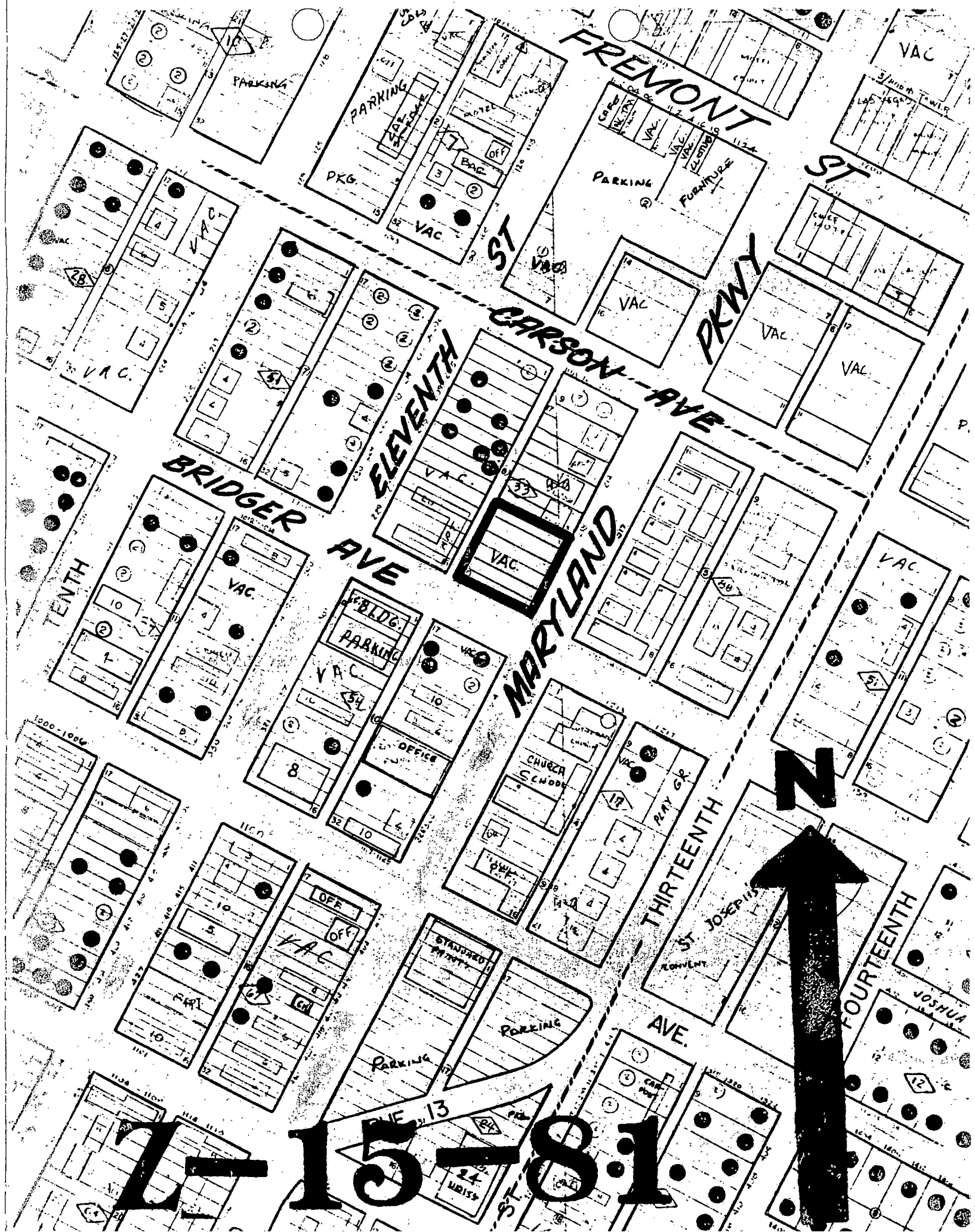
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE)



February 25, 1981

NOTICE OF HEARING

MARCH 12, 1981

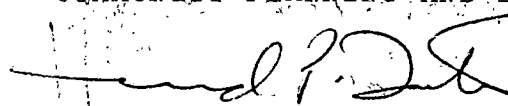
Notice is hereby given that on March 12, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-4-81 PETITION OF VACATION SUBMITTED BY LAWRENCE TOURVILLE,
ET AL TO VACATE A PORTION OF AN ALLEY LOCATED EAST OF
FAIRFIELD AVENUE AND SOUTH OF PHILADELPHIA STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A FIFTEEN FT. (15') WIDE ALLEY ADJOINING THE
WEST LOT LINE OF LOT 1, BLOCK 6, MEADOWS
ADDITION.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bj1

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

(SEE LOCATION MAP ON REVERSE SIDE.)



46
159
05

REV. 11-7-73 D.H.S

N1/2 SE1/4 SEC 4 T21S R9E
CITY OF LAS VEGAS NEVADA
 PLANNING DEPT.
 DISTRICT MAP — SHEET NO. 148

DESIGNED BY L. LEWIS	DATE	SCALE
DRAWN BY J. Mc MILLAN	DATE	FIELD BOOK NO.
CHECKED BY	DATE	ORDER NO.
		ISSUING NO.

MINUTES

CITY PLANNING COMMISSION

MARCH 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. Miller
Mr. Swessel
Mr. Jones
Mr. Guthrie
Mr. Kennedy

EXCUSED: Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard A. Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Chris Gellner, Deputy City Attorney
Brett Reale, Assistant Planner
Linda Owens, Recording Secretary

MINUTES: MR. JONES made a Motion for APPROVAL of the January 27, 1981 City Planning Commission meeting minutes. Motion for APPROVAL carried unanimously.

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

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

OLD BUSINESS:

1. Z-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).
(Abeyance Item from 2/24/81)

ABEYANCE MR. FOSTER said the applicant has requested this item be removed from the agenda because they are not ready to proceed.
MR. JONES made a Motion for ABEYANCE of Z-48-80.
Voting was as follows:
"AYES" Chairman Coleman, Mr. Miller, Mr. Jones, Mr. Guthrie, Mr. Kennedy
"NOES" None
"EXCUSED" Mr. Swessel
Motion for ABEYANCE carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
PARK VISTA
APPROVED

Property generally located north of Vegas Drive and east of Lorenzi Boulevard, N-U Zone (proposed R-PD8).

Owner: Becker Investment Company

Subdivider: Metropolitan Development Corp.

No. of Acres: 30 No. of Lots: 220

MR. NULL said the area of the tentative map is located east of Lorenzi Boulevard, north of Vegas Drive, and south of Lake Mead Boulevard. There is a problem of access. Lorenzi Boulevard exists as a right-of-way up to Lake Mead, but Lake Mead does not appear to be contiguous at either end. Also, there is 10 feet that needs to be dedicated along Lorenzi Boulevard; and there is no existing easement to the sewer which runs from Melborne Drive down to Starcrest Drive in another subdivision. Considering the above conditions, staff would recommend: A) Approval of Zoning Application Z-12-81; B) Conformance to conditions of approval for Z-12-81; C) No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots; D) Wall statement; E) Vacation of the east 10 feet of Lorenzi Boulevard to be effected before the final map is recorded; F) A sewer easement is to be provided from Melborne Drive to Starcrest Drive as required by the Department of Public Services; G) Provide a proper drainage pattern as required by the Department of Public Services and; H) Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services. With these conditions and the normal conditions, staff would recommend approval. Further, a waiver will be necessary from the design requirements for Blocks 2 and 3 which exceed the 1200 foot length requirement. Staff has no objection in granting the waiver.

G. C. WALLACE, 1100 East Sahara Avenue, appeared for the applicant. They agree to the conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Park Vista, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Approval of the zoning application Z-12-81.
3. Conformance to conditions of approval for Z-12-81.
4. No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots.
5. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior

1. TENTATIVE MAP

(CONTINUED)

- side of the wall and the ground area at the exterior base of the wall.
6. Vacation of the east 10 feet of Lorenzi Boulevard to be effected before the final map is recorded.
 7. A sewer easement is to be provided from Melborne Drive to Starcrest Drive as required by the Department of Public Services.
 8. Provide a proper drainage pattern as required by the Department of Public Services.
 9. Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services.
 10. Street names to be provided in accord with the City's Street Name Policy.
 11. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL, including the waiver, carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the City Commission on April 1, 1981 at 2:00 P.M.

2. FINAL MAP

HAAS APARTMENTS
UNIT 2

APPROVED

Property generally located south of Owens Avenue and east of Sandhill Road, R-E Zone (under Resolution of Intent to R-2).
Owner: Albert Spino, Trustee
Subdivider: Larry Haas
No. of Acres: 6.0+ No. of Lots: 25

MR. NULL said the final map is in substantial conformity with the tentative map. Staff would recommend approval with full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services; also, conformance to the conditions of approval for the tentative map.

No one appeared for the application.

MR. JONES made a Motion for APPROVAL of the Final Map for Haas Apartments Unit 2, subject to the following conditions:

1. Full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services.
2. Conformance to the conditions of approval for the tentative map.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP
ATRIUM GARDENS
APPROVED

Property generally located on the southeast corner of Pecos Street and Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction
No. of Acres: 22.9 No. of Lots: 264

MR. NULL said the area of the tentative map is located south of Washington Avenue and east of Pecos. Staff would recommend the following conditions: A) Conformance to the conditions of approval for Z-56-80; B) Conformance to the Flood Hazard Reduction Ordinance; C) Wall statement; D) Proper provision for sewer and drainage as required by the Department of Public Services. With these conditions, and the normal conditions, staff would recommend approval. The access drives do not meet the requirements of the curb cut ordinance. However, staff feels that because these access routes will not get the main traffic, there is no major objection to allowing parking abutting it.

MARK BIVINS, Bivins Construction Company, appeared for the application. He is in agreement with the conditions.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for Atrium Gardens, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Conformance to the conditions of approval for Z-56-80.
3. Conformance to the Flood Hazard Reduction Ordinance.
4. 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.
5. Proper provision for sewer and drainage as required by the Department of Public Services.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. FINAL MAP
ATRIUM GARDENS I
APPROVED

Property generally located on the east side of Pecos Street, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction
No. of Acres: 4.1 No. of Lots: 42

MR. NULL said the Final Map for Atrium Gardens I is in substantial conformity with the Tentative Map. Staff would recommend approval, with the following conditions: A) Approval of the tentative map; B) Conformance to the conditions of approval for the tentative map.

MR. MILLER made a Motion for APPROVAL of the Final Map for Atrium Gardens I, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

5. VAC-4-81
ABEYANCE

Petition of Vacation submitted by LAWRENCE TOURVILLE, ET AL, to vacate a portion of an alley located east of Fairfield Avenue and south of Philadelphia Street. The above property is legally described as a fifteen foot (15') wide alley adjoining the west lot line of Lot 1, Block 6, Meadows Addition.

MR. NULL said this request is to vacate the north segment of the 15 foot wide alley extending between Philadelphia and St. Louis. There is a north/south alley between Philadelphia and St. Louis and an east/west alley from Commerce to the north/south alley. Staff recommends denial of this application for the following reasons: A) The portion of the alley to be vacated provides access to the parking for the apartments fronting on Fairfield and; B) Additional property will have to be dedicated and a utility pole removed to allow turning movements going south from the east/west alley. This dedication will remove existing parking needed for the apartments.

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

LAWRENCE TOURVILLE, 135 West Philadelphia Avenue, appeared for the application. If the alley is vacated, 7 1/2 feet would revert to each of the applicants. He didn't feel there was a problem for emergency vehicles driving in that area even if they could not use this alley.

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

MR. JONES made a Motion for ABEYANCE of VAC-4-81.

Voting was as follows:

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

"NOES" Mr. Miller, Mr. Kennedy

"EXCUSED" Mr. Swessel

5. VAC-4-81

(CONTINUED)

Motion for ABEYANCE carried by a 3/2 vote.

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

6. A-2-81

APPROVED

Petition of Annexation submitted by HAROLD A. AND VINCINETTA MC COY to annex property located at 5238 Vegas Drive, approximately .680 acres.

MR. NULL said this is a single lot and has an existing house and guesthouse on it. This is R-E County zoning and N-U would be the City equivalent. Staff recommends approval.

HAROLD MC COY, 5238 Vegas Drive, appeared for the application.

MR. JONES made a Motion for APPROVAL of A-2-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

7. A-3-81

APPROVED

Petition of Annexation submitted by MARGARET ELARDI to annex property generally located on the east side of Highland Drive, south of Pennwood Avenue, approximately 1.92 acres.

MR. NULL said this property has M-1 County zoning and M would be the City equivalent. Staff recommends approval. Also, there is a small triangular piece of property approximately 3'x 3'x 1.7' adjacent to this property. The owner of this small piece of property may also go in on the petition at a future date. He would like the Planning Commission to also consider that piece of property.

GEORGE SMITH, 730 East Sahara Avenue, appeared for the application.

MR. MILLER made a Motion for APPROVAL of A-3-81.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Swessel

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

8. Z-13-81

APPROVED

Application of the CITY OF LAS VEGAS for reclassification of property generally located on the north side of Vegas Drive, west side of Jones Boulevard, and the south side of Washington Avenue, from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to N-U (Non-Urban). The above property is legally described as the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 60 East, M.D.B. & M., and the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 60 East, M.D.B. & M., excepting therefrom the Hillview Subdivision.

8. Z-13-81

(CONTINUED)

MR. FOSTER said this land is approximately 230 acres in size. This property is in the Ernst Lied Estate. The City Commission initiated this rezoning because of the rezoning request to the southwest of this property for apartment zoning. At that time, it was pointed out that because there was sufficient multi-family zoning in this neighborhood that if they did approve the other parcel, it would exceed what the General Plan recommended. Multi-family had been zoned on the parcel to the east since 1963. In 1970 there was a subdivision approved on the southeasterly portion. The part that is excluded is the recorded subdivision. N-U zoning is a holding zone which is generally used on newly-annexed land. There doesn't appear to be any intent to develop this property for quite some time because of the Will of Ernst Lied. The strip of multi-family zoning along the major streets might be better if they were placed into one larger parcel of land in this neighborhood. Staff recommends this go directly to ordinance with N-U zoning. There were no protests, but there were several inquiries from the surrounding property owners asking the reason for this request and what N-U meant.

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

ANDY SKURSKI, 4404 Thompson Circle, appeared for the Estate of Ernst Lied. He asked if the City Commission acted on this property because of a similar rezoning request?

MR. FOSTER said the previous application had brought this application to light.

CHAIRMAN COLEMAN said it brought it to light because under the Master Plan there can only be a certain amount of R-3 zoning within a certain area.

ANDY SKURSKI said the estate is opposed to this rezoning. They finished building two 6-plexes on the property. However, due to the bad economy, they did not build anymore on this property. After that, Ernst Lied passed away so the property is now in Probate Court. There is an appraisal being made on the property at the present time and the Executrix cannot do anything with the property until it has been appraised and gone through Probate Court.

NORMAN STONE, 704 North Watkins, appeared in opposition to this rezoning. The premise on this issue was that the Lied Estate would not develop this property for 30 years. They want only a certain amount of apartments in their area.

ROBERT TAYLOR, 6609 Bills Way, appeared in opposition asking why they don't put all the vacant properties in an N-U classification. He would be in favor of N-U zoning if the City would come up with a sound zoning plan for the area.

NIOMA BAKER, 500 Sportsman Drive, appeared in opposition. Her family bought their property knowing the subject property might have 6 homes to the acre, but no more.

RAY BIERWIRTH, 6317 West Washington, appeared in favor of the N-U zoning.

There were 12 persons in the audience in favor.

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

8. Z-13-81

(CONTINUED)

MR. MILLER made a Motion for APPROVAL of Z-13-81.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

9. Z-14-81

APPROVED

Application of FERNANDO MANZANILLA AND MARIA LUISA MANZANILLA for reclassification of property generally located on the south side of Washington Avenue, 225 feet east of Lamb Boulevard and the east side of Lamb Boulevard, 200 feet south of Washington Avenue, from R-MHP (Residential Mobile Home Park) and C-1 (Limited Commercial) to C-1 (Limited Commercial) and R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: Medium High Density Apartment Development (Four-Plexes) and Commercial

MR. FOSTER presented the staff report stating they are proposing 136 units with 18 units per acre. This may be a condominium development. Because this is an apartment-type development, there should be a 60 foot street and because this is a quarter of a mile long there should be some driveway access. Also, staff would recommend that they comply with the Flood Hazard Reduction Ordinance; redesign the parking and driveway plans to comply with the Traffic Engineer; install half-street improvements on Washington and Lamb; install fire hydrants as required by the Department of Fire Services; approval of the joint access on the driveway; 6 foot block wall on the west and north property lines; adjustment of the stairways because they extend to the setback area; approval of the C-1 site. Staff recommends approval. There are no protests.

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

CHARLEY JOHNSON, VTN, 2300 West Sahara Avenue, and BOB RIGGS, 3132 South El Camino Road, appeared for the application. If they have to give up the 60 foot right-of-way for the street, they will not have enough parking spaces. They will be reducing the density a little. This will definitely be a condominium development.

MR. FOSTER said they will also need a common area if this is going to be a condominium development.

BOB RIGGS said they will reduce the number of units to provide for a common area.

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-14-81, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

9. Z-14-81

(CONTINUED)

2. Compliance with the Flood Hazard Reduction Ordinance.
3. Redesign of the parking and driveway plan to conform to the requirements of the Traffic Engineer.
4. Installation of half-street improvements on Washington Avenue and Lamb Boulevard.
5. Installation of fire hydrants as required by the Department of Fire Services.
6. City Commission approval of joint access.
7. Provision of a 60 foot right-of-way for the interior street.
8. Provision of a 6 foot block wall along the west and north property lines.
9. Provision of an additional stairway set back to comply with the R-3 requirements.
10. Planning Commission approval of the development plan for the C-1 site.
11. Conformance to the elevations.
12. Provision of a joint driveway in the middle of the south block.
13. Conformance to the plot plan amended to reflect the above conditions.
14. 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.
15. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
17. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

10. Z-15-81

APPROVED

Application of FREMONT CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the northwest corner of Bridger Avenue and Maryland Parkway, from R-4 (Apartment Residence) to R-5 (Downtown Apartment). The above property is legally described as Parcel I, Lots Twenty-Five (25) through Thirty (30) inclusive, in Block Eight (8) of Pioneer Heights Addition and Parcel II, Lot Fourteen (14) in Block Three (3) of Ladd Addition.

Proposed Use: High Density Apartment Development

10. Z-15-81

APPROVED

MR. FOSTER presented the staff report stating this is a request for 36 units in a three-story building. Staff recommends approval, subject to replacing the substandard alley at the intersection of Maryland Parkway with a commercial driveway as required by the Traffic Engineer; redesign the parking and driveway plan as required by the Traffic Engineer; and installation of street lights on Bridger and Maryland Parkway as required by the Department of Public Services.

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

CHET COX, 3087 Aldon Avenue, appeared to represent Fremont Construction Company. They are in agreement with the conditions. However, he questioned the reason for the street lights.

CHAIRMAN COLEMAN said this is a normal condition in this type of a development.

MR. SWESSEL said this will help to prevent crimes in the area.

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-15-81; subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Replacement of the substandard alley intersection at Maryland Parkway with a commercial driveway as required by the Department of Public Services.
3. Redesign the parking and driveway plan as required by the Traffic Engineer.
4. Installation of street lights on Bridger Avenue and Maryland Parkway as required by the Department of Public Services.
5. Conformance to the elevations.
6. Conformance to the plot plan.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

10. Z-15-81

(CONTINUED)

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

Motion for approval carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

11. Z-101-79

EXTENSION
OF TIME

APPROVED

Request of DECATUR PROPERTIES, LTD., for an Extension of Time on property generally located on the northwest corner of Decatur Boulevard and Nebraska Avenue, R-3 (under Resolution of Intent to C-1).

MR. CLEMMER presented the staff report stating this is the first Extension of Time request on this property. Staff would recommend approval, subject to a twelve month time limit and conformance to the amendments to the Zoning Ordinance enacted subsequent to the original approval.

ROBERT ZARING, 3180 West Sahara Avenue, appeared for the application. They need an extension due to the economy.

BARRY BECKER, JR., 50 South Jones, Suite 101, also appeared for the application.

MR. MILLER made a Motion for APPROVAL of Z-101-79, Extension of Time, subject to the following conditions:

1. Extension of Time shall be limited to a period of one year.
2. Conformance to amendments to the Zoning Ordinance enacted subsequent to the original zoning approval.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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 April 1, 1981 at 2:00 P.M.

12. AV-1-81

ADMINISTRATIVE
VARIANCE

APPROVED

Request of RICHARD E. JOHNSON for an Administrative Variance on property located at 2937 Vegas Drive, R-1 Zone.

MR. CLEMMER said this is a minor expansion of a single-family dwelling that has existed at this location for 25 years. This addition would be 12' x 21' and in line with the existing wall of the house. Staff would recommend approval, with no conditions.

RICHARD JOHNSON, 2937 Vegas Drive, appeared for the application.

MR. JONES made a Motion for APPROVAL of AV-1-81, Administrative Variance.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

13. Z-66-64(22)

PLOT PLAN
REVIEW

APPROVED

Request of HOWLETT-OLSON EGG COMPANY for a Plot Plan Review on property located at 41 North Mojave Road, C-1 (under Resolution of Intent to M).

MR. CLEMMER said this is an expansion of the Howlett-Olson Egg Company which necessitates additional parking due to the increased number of employees. Staff would recommend approval, subject to the landscaping along Mojave Road to the northerly extension of this development; street improvements on Mojave Road to the northerly extension of this development as required by the Department of Public Services; approval of the parking and driveway plan as required by the Traffic Engineer; and conformance to the elevation. The expansion will be approximately 106' x 120' to the rear.

TIM BLISH, 3060 South Decatur, and NEWEL HOWLETT, 1401 Hillside Place, appeared for the application stating they approve of the stipulations.

MR. JONES made a Motion for APPROVAL of Z-66-64(22), subject to the following conditions:

1. Extension of the landscaping along Mojave Road to the northerly extension of this development.
2. Street improvements on Mojave Road to the northerly extension of this development as required by the Department of Public Services.
3. Approval of the parking and driveway plan as required by the Traffic Engineer.
4. Conformance to the elevation.
5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
THE MEWS
APPROVED

Property generally located on the west side of 27th Street between Searles Avenue and Demetrius Avenue, R-1 zone (under Resolution of Intent to R-PD13).

Owner: Robert F. Robbins
Subdivider: Century Construction Co.
No. of Acres: 3.24 No. of Lots: 52

MR. NULL said this was formerly known as Green Tree Homes. It is a condominium subdivision, and is in substantial conformity with the tentative map. Staff would recommend approval, subject to conformance to the conditions of approval for the tentative map.

RAY PATRICK, Century Construction, 1404 Nelson, appeared for the application stating they are in agreement with the condition.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for The Mews, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. 69KV TRANSMISSION
LINE
APPROVED

Request of NEVADA POWER COMPANY for approval to allow a 69KV line from the San Francisco Sub Station on Sahara Avenue to the Artesian Sub Station at Eastern Avenue and Bonanza Road.

MR. NULL said Section 11-4-3 (B) of the City Code indicates the Planning Commission must approve the location of any new lines above ground. Applicants are building a new pole line in the existing easement between Sahara and Charleston and are going to rework the line along Charleston. From Charleston along 28th Street they are going from the wooden poles to steel poles. Staff has no objection to this request.

WALLY HENSEN, 107 Marigold, appeared to represent Nevada Power Company. They will replace the wooden poles from the corner of Eastern and Bonanza with steel poles to go from the south side of Bonanza to 28th Street and then south on 28th Street to Charleston. The poles on Charleston will remain wooden poles, but they will replace the small conductor with a larger conductor from 28th Street and Charleston west to Spencer and Charleston. Then, they will go up their right-of-way with new poles from Charleston south to the San Francisco Sub Station.

MR. SWESSEL made a Motion for APPROVAL of the 69KV Transmission Line for Nevada Power Company.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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. Z-28-79

EXTENSION
OF TIME

APPROVED

Request of WESTLAND MALL DEVELOPMENT COMPANY for an Extension of Time on property generally located on the southwest corner of Arville Street and Del Rey Avenue, C-1 Zone (under Resolution of Intent to R-PD8).

MR. CLEMMER said this is a condominium project which has had one previous Extension of Time. Staff would recommend approval with a twelve month extension and conformance to the ordinance amendments enacted subsequent to the original approval.

LEO MARGOLIAN, Paradise Homes, 3111 Maryland Parkway, appeared to represent the applicants.

MR. MILLER made a Motion for APPROVAL of Z-28-79, Extension of Time, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

4. Z-42-80

PLOT PLAN
REVIEW

APPROVED

Request of U-HAUL COMPANY OF LAS VEGAS for a Plot Plan Review on property located at 2001 and 2021 Bonanza Road, RAE Zone (under Resolution of Intent to C-2).

MR. CLEMMER said this was originally approved for a U-Haul Trailer operation. The house on this property was to have been converted. This new plan eliminates that and proposes a building back toward the C-M zone. Staff would recommend approval.

WAYNE RIIS, 2030 East Fremont, appeared for the application.

MR. JONES made a Motion for APPROVAL of Z-42-80, Plot Plan Review, subject to the following conditions:

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

Voting was as follows:

4. Z-42-80
(CONTINUED)

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, 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.

5. Z-4-79
REVIEW OF
CONDITIONS
APPROVED

Request of JOHNNY RIBEIRO BUILDER, INC. for a Review of Conditions regarding the access to Palomino Lane on property generally located at the southeast corner of Palomino Lane and Rancho Lane, R-1 and C-1 Zones (under Resolution of Intent to C-1).

MR. CLEMMER said this was originally approved with no access to Palomino Lane. Since it was originally approved, there was a curb cut put in on Rancho Drive which has been the scene of several accidents. They want to rectify the problem. Since this was developed, this property to the north became Quail Park II, and has been developed as a professional office eliminating necessity of the restriction of no access to protect the residential area from Palomino Lane. Staff would recommend approval, with the stipulation that the Department of Public Services approve the ultimate location of the curb cut.

JAY THOMAS, Johnny Ribeiro Builders, 801 South Rancho Boulevard, appeared for the application. The reason the drive off of Rancho Boulevard is being closed is because when they got permission for Quail Park II they promised they would create a left turn lane going south off of Rancho, which is now in process, and this is part of it.

MR. SWESSEL made a Motion for APPROVAL of Z-4-79, Review of Conditions, subject to the following condition:

1. The location of the curb cut shall be determined by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on April 1, 1981 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION

MARCH 12, 1981

MINUTES:

January 27, 1981

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

OLD BUSINESS:

1. Z-48-80
(Abeyance Item
from 2/24/81)

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

NEW BUSINESS:

1. TENTATIVE MAP
PARK VISTA

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

- SPECIAL CONDITIONS:
1. Approval of Zoning Application Z-12-81.
 2. Conformance to conditions of approval of Z-12-81.
 3. No vehicular access to Lorenzi Boulevard and Vegas Drive from the abutting lots.
 4. Wall Statement.
 5. Vacation of the east 10 feet of Lorenzi Boulevard to be affected before the final map is recorded.
 6. A sewer easement is to be provided from Melbourne Drive to Starcrest Drive as required by the Department of Public Services.
 7. Provide a proper drainage pattern as required by the Department of Public Services.
 8. Provide an access street from the subdivision to a paved street, with dedication and improvements as determined by the Department of Public Services.

NOTE: Waiver will be necessary from the design requirements for Blocks 2 and 3 which exceed 1200 feet in length.

2. FINAL MAP
HAAS APARTMENTS
UNIT 2

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

- SPECIAL CONDITIONS:
1. Full dedication of Haas Street from the north plat boundary to Owens Avenue and improvements as required by the Department of Public Services.
 2. Conformance to the conditions of approval for the tentative map.

3. TENTATIVE MAP
ATRIUM GARDENS

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

NOES: None
EXCUSED: Mr. Swessel

SPECIAL CONDITIONS: 1. Conformance to the conditions of
approval for Z-56-80.
2. Conformance to the Flood Hazard
Reduction Ordinance.
3. Wall statement.
4. Proper provision for sewer and
drainage as required by the
Department of Public Services.

4. FINAL MAP
ATRIUM GARDENS I

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

NOES: None
EXCUSED: Mr. Swessel

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

5. VAC-4-81

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

EXCUSED: Mr. Swessel

PROTESTORS: 0

6. A-2-81

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

NOES: None
EXCUSED: Mr. Swessel

7. A-3-81

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

NOES: None
EXCUSED: Mr. Swessel

8. Z-13-81

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

NOES: None

PROTESTORS: Andy Skurski, 4404 Thompson Circle
Norman Stone, 704 North Watkins
Robert Taylor, 6609 Bills Way
Nioma Baker, 500 Sportsman Drive

IN FAVOR: Ray Bierwirth, 6317 W. Washington
12 persons in audience

9. Z-14-81

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

NOES: None

SPECIAL CONDITIONS: (see page 3)

9. Z-14-81 (Continued)

- SPECIAL CONDITIONS:
1. A twelve month time limit.
 2. Compliance with the Flood Hazard Reduction Ordinance.
 3. Redesign of the parking and driveway plan to conform to the requirements of the Traffic Engineer.
 4. Installation of half-street improvements on Washington Avenue and Lamb Boulevard.
 5. Installation of fire hydrants as required by the Department of Fire Services.
 6. City Commission approval of joint access.
 7. Provision of a 60 foot right-of-way for the interior street.
 8. Provision of a 6 foot block wall along the west and north property lines.
 9. Provision of an additional stairway set back to comply with the R-3 requirements.
 10. Planning Commission approval of the development plan for the C-1 site.
 11. Common area.

PROTESTANTS: 0

10. Z-15-81

APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Swessel, Mr. Jones, Mr. Guthrie, Mr. Kennedy
NOES: Mr. Miller

- SPECIAL CONDITIONS:
1. Replacement of the substandard alley intersection at Maryland Parkway with a commercial driveway as required by the Department of Public Services.
 2. Redesign the parking and driveway plan as required by the Traffic Engineer.
 3. Installation of street lights on Bridger Avenue and Maryland Parkway as required by the Department of Public Services.

PROTESTANTS: 0

11. Z-101-79
EXTENSION OF
TIME (1 year)

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

- SPECIAL CONDITIONS:
1. Twelve month time limit.
 2. Conformance to amendments to the Zoning Ordinance enacted subsequent to the original approval.

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

NORMAN STONE

704 N. WATKINS

ANDY SKURSKI

4404 THOMPSON CIR.

CHARLEY JOHNSON

2800 W SAHARA

RICHARD E. JOHNSON

2937 VEGAS DR.

TIM BLISH

3060 S. DECATUR BLVD.

JAY THOMAS

801 SO FRANCIS BLVD.

