

29133-869
6-981-4-9

AGENDA

CITY PLANNING COMMISSION

APRIL 9, 1981

- CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- ROLL CALL:
- ANNOUNCEMENT: Satisfaction of Open Meeting Law
- MINUTES: Approval of the Minutes for the February 24, 1981 City Planning Commission meeting.
- NEW BUSINESS:
1. TENTATIVE MAP
OESTE VILLAS
Property generally located on the east side of Michael Way between Lake Mead Boulevard on the north and Marietta Avenue on the south, R-1 Zone.
Owner/Subdivider: Villa Bonita Oeste Corp.
No. of Acres: 35.6 No. of Lots: 141
 2. FINAL MAP
TANGLEWOOD SUBDIVISION #1
Property generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, R-1 Zone. (under Resolution of Intent to R-PD8).
Owner: First Western Savings & Loan Assoc.
Subdivider: Ram Development
No. of Acres: 20 No. of Lots: 100
 3. VAC-3-81
Petition of Vacation submitted by CLARK COUNTY HEALTH DISTRICT to vacate a 20' wide right-of-way known as Palomino Lane commencing at Shadow Lane and extending easterly 630'.
 4. EXTENSION OF TIME
LONE MOUNTAIN
ESTATES TENTATIVE MAP
Request of WALLACE ENGINEERS ON BEHALF OF BEAUTY BUILT HOMES for a one year extension of time to April 17, 1982, on property generally located on the northeast corner of Craig Road and Lorenzi Boulevard.
 5. TENTATIVE MAP
PARKWOOD UNIT #10
AMENDMENT TO
CONDITION NO. 2
Request by VIN-NEVADA ON BEHALF OF METROPOLITAN DEVELOPMENT CORPORATION to allow a temporary access driveway to Stewart Avenue from Lot 45, Block 8.
 6. Z-22-81
Application of F. X. McDONALD JR. AND COLLEEN IRWIN for reclassification of property generally located on the south side of Meadows Lane, 400' east of Decatur Boulevard, from R-1 to C-2.
Proposed Use: Offices

Nevada State Library
Documents Section
APR 7 1981

7. Z-23-81

Application of BERNARD PROVENZANO for reclassification of property generally located 420' north of Vegas Drive, 1280' east of Decatur Boulevard, lying north of Parkchester Estates 4-A, from R-E to R-PD7.

Proposed Use: Medium Low Density Detached
Single Family Residence

8. Z-24-79

EXTENSION OF TIME

Request of GEORGE F. KALB CONSTRUCTION CO. for an Extension of Time on property generally located 360' north of Meadows Avenue on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).

9. Z-58-78

EXTENSION OF TIME

Request of GEORGE F. KALB CONSTRUCTION CO. for an Extension of Time on property generally located on the west side of Decatur Boulevard between Meadows Lane and Churchill Avenue, C-1 Zone.

10. AV-2-81

ADMINISTRATIVE
VARIANCE

Request of JAMES AND LORENE JIMMERSON for an Administrative Variance to allow a bathroom and kitchen additions on property located at 325 S. 11th Street, R-4 Zone.

March 25, 1981 *Linda*

NOTICE OF HEARING

APRIL 9, 1981

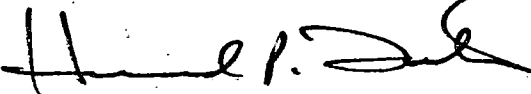
Notice is hereby given that on April 9, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-3-81 PETITION OF VACATION SUBMITTED BY THE CLARK COUNTY HEALTH DISTRICT ON BEHALF OF THE COUNTY OF CLARK, TO VACATE A TWENTY FT. (20') WIDE RIGHT-OF-WAY KNOWN AS PALOMINO LANE, COMMENCING AT SHADOW LANE AND EXTENDING EASTERLY 630 FEET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE SOUTH 20 FEET OF THE SOUTH-
WEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.B.&M.

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

LINDA

NOTICE
APRIL 9, 1981

Notice is hereby given that on April 9, 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-22-81 F. X. McDONALD, JR. AND COLLEEN B. IRWIN FOR
RECLASSIFICATION OF PROPERTY GENERALLY LOCATED
ON THE SOUTH SIDE OF MEADOWS LANE, 400' EAST
OF DECATUR BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

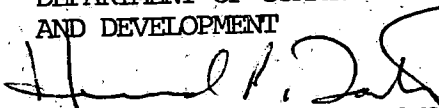
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 270 IN BLOCK 10, CHARLESTON HEIGHTS
TRACT 14-C, AS SHOWN ON THE MAP THEREOF IN
BLOCK 6 OF PLATS AT PAGE 17, CLARK COUNTY
RECORDER'S OFFICE, TOGETHER WITH THE PORTION
OF PORTSMOUTH WAY ADJACENT THERETO PREVIOUSLY
VACATED, AND ADDED TO THIS LOT, EXCEPTING
THEREFROM THE EASTERLY 65' THEREOF.

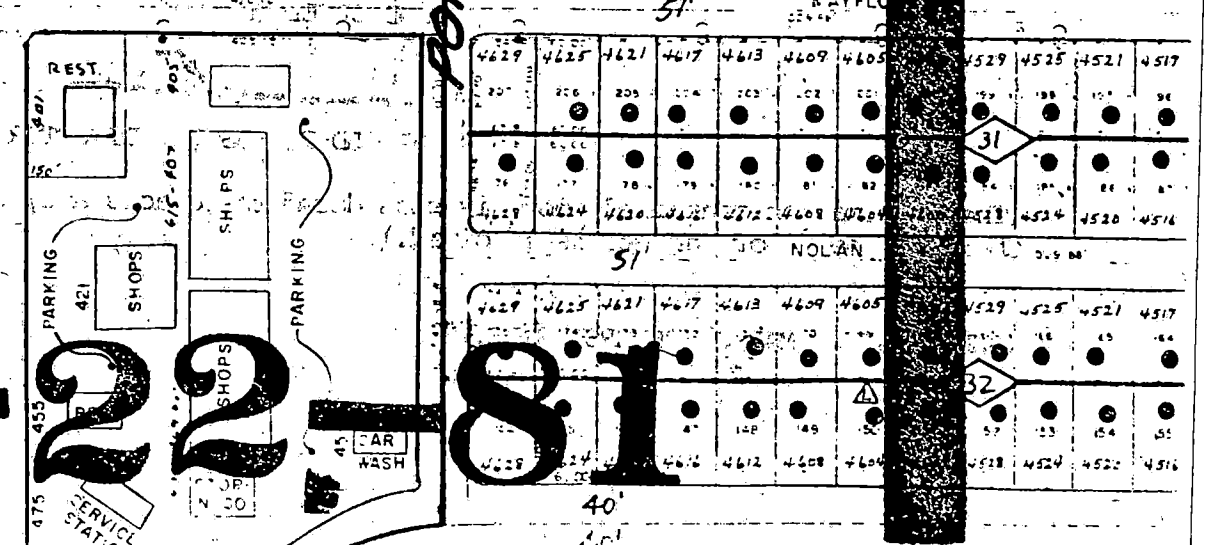
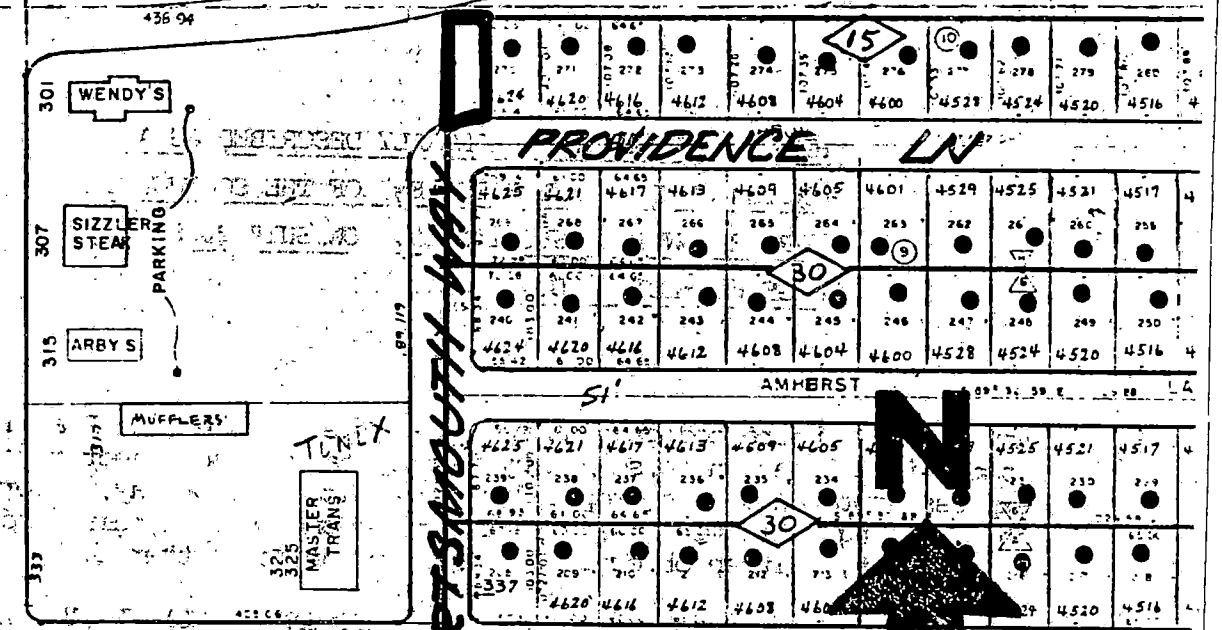
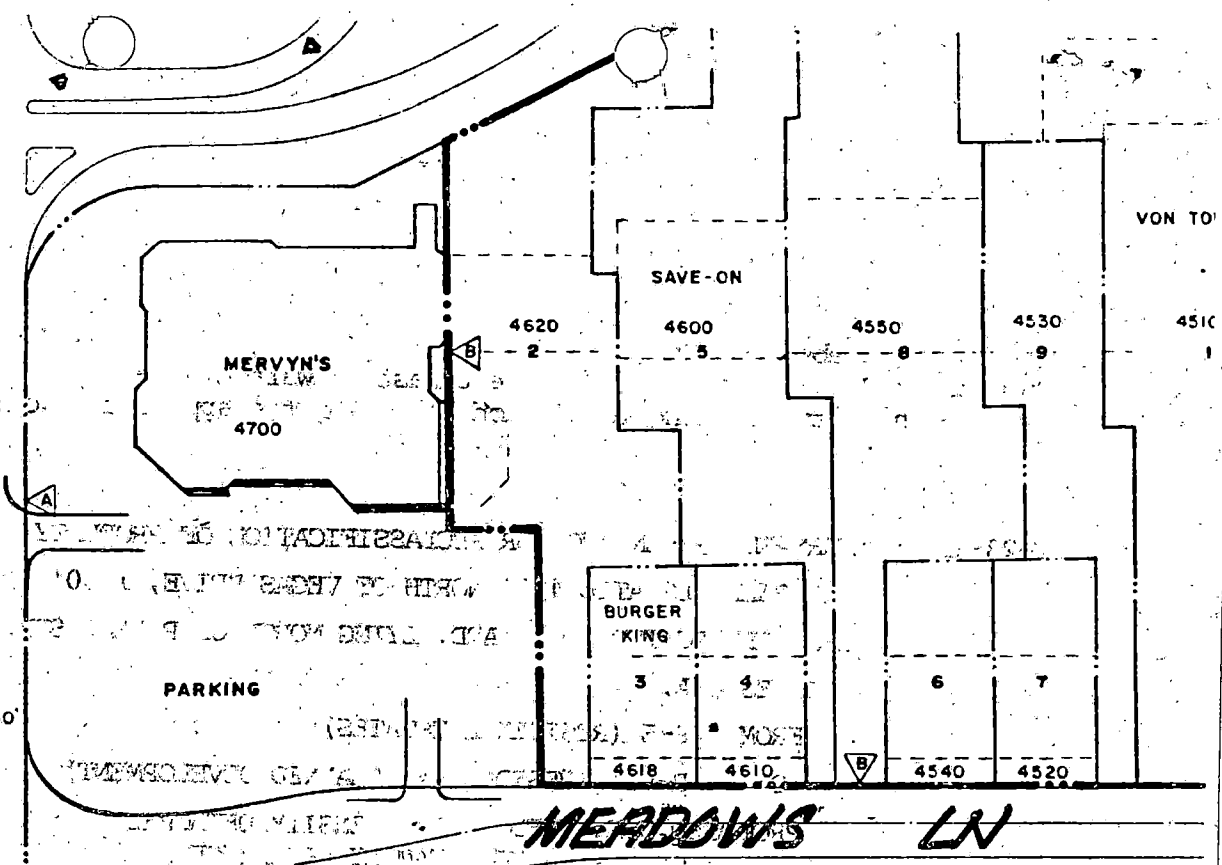
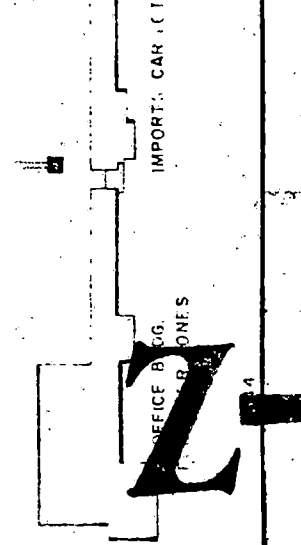
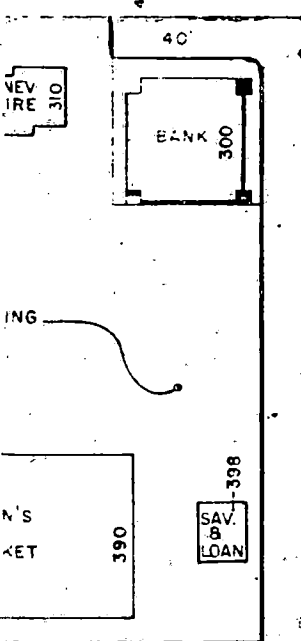
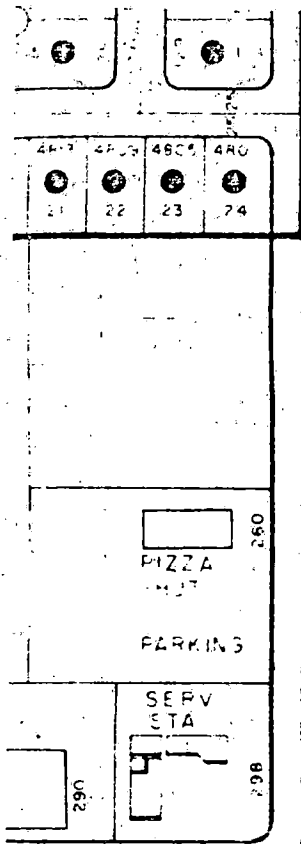
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



Z

22-181



NOTICE

APRIL 9, 1981

Notice is hereby given that on April 9, 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-23-81 BERNARD PROVENZANO FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED 420' NORTH OF VEGAS DRIVE, 1280'
EAST OF DECATUR BOULEVARD, LYING NORTH OF PARKCHESTER
ESTATES 4-A.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.B. & M.

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

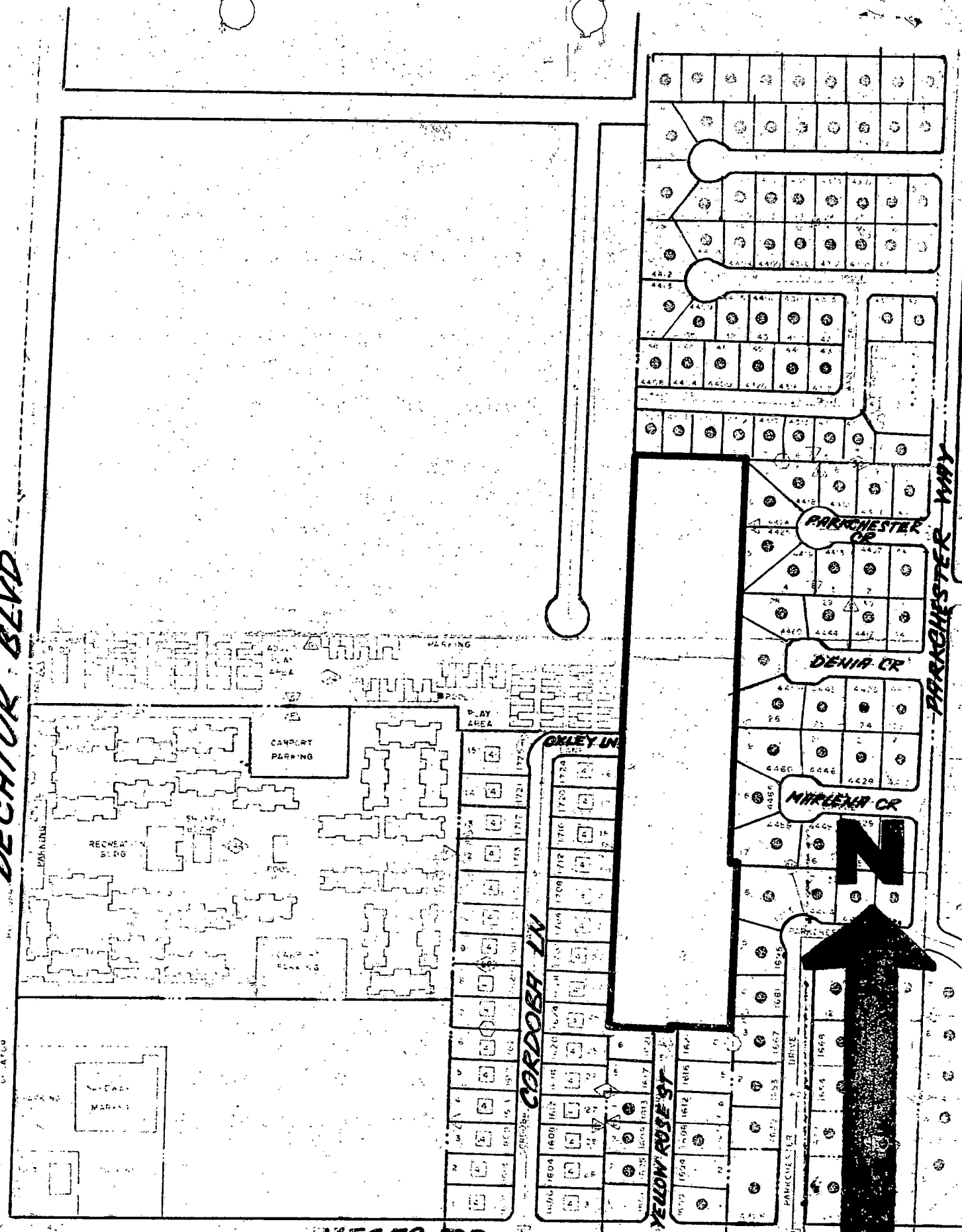
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE.)

DECATUR BLVD



7-23-81

MINUTES

CITY PLANNING COMMISSION

APRIL 9, 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. Canul

EXCUSED: Mr. Kennedy

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

ANNOUNCEMENT: MR. FOSTER 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.

MINUTES: MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the February 24, 1981 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. TENTATIVE MAP
OESTE VILLAS

APPROVED

Property generally located on the east side of Michael Way between Lake Mead Boulevard on the north and Marietta Avenue on the south, R-1 zone.

Owner/Subdivider: Villa Bonita Oeste Corp.
No. of Acres: 35.6 No. of Lots: 141

MR. FOSTER presented the staff report stating this is a tentative map on the approved zoning of R-1 on this property. There is a 60' dedication on Tequesta Street. They will reduce that to a 51' street. This seems to be a logical street pattern. I should also point out that the map has a minor deviation from the zoning regulation requiring 100' frontage for the lots fronting on Lake Mead Boulevard. The lots are shown as 99.2'.

The applicant was not present.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for Oeste Villas, 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

1. TENTATIVE MAP
(CONTINUED)

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. No vehicular access to Michael Way from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Vacation of the west 30' of the Tequesta Street alignment from Carl Avenue to Marietta Avenue and the west 4.5' from Carl Avenue north to Lake Mead Boulevard.
5. Compliance with the Flood Hazard Reduction Ordinance.
6. Provide a drainage plan as required by the Department of Public Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. 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. Canul

"NOES" None

"ABSTAINED" Mr. Swessel

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

2. FINAL MAP
TANGEEWOOD
SUBDIVISION #1
APPROVED

Property generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, R-1 zone (under Resolution of Intent to R-PD8).

Owner: First Western Savings and Loan Association

Subdivider: Ram Development

No. of Acres: 20 No. of Lots: 100

MR. FOSTER presented the staff report stating this map is in accordance with the subdivision regulations. The parcel that is not part of the map was divided from the overall parcel originally and there was a parcel map required. The applicant still has not satisfied that requirement, so staff would recommend approval of the final map, subject to the parcel map requirements being satisfied, and conformance to the conditions of approval for Z-110-80.

KARSTEN BRONKEN, 1818 Industrial, appeared to represent the owner. He indicated they were in agreement with staff's conditions. One of the original conditions of approval for Tanglewood was that Tanglewood Subdivision would pave on Smoke Ranch Road from the end of their subdivision to Torrey Pines, and that will be fulfilled.

MR. JONES made a Motion for APPROVAL of the Final Map for Tanglewood Subdivision #1, subject to the following conditions:

2. FINAL MAP
(CONTINUED)

1. Conformance to the conditions of approval for Z-110-80.
2. Subject to the recordation of parcel map PM-1-81.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. VAC-3-81
APPROVAL

Petition of Vacation submitted by the CLARK COUNTY HEALTH DISTRICT ON BEHALF OF THE COUNTY OF CLARK, to vacate a twenty foot (20') wide right-of-way known as Palomino Lane, commencing at Shadow Lane and extending easterly 630 feet. The above property is legally described as a portion of the south 20 feet of the Southwest Quarter (SW 1/4) of the North-east Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER said the 20 foot dedication has been there for some time immediately to the south of the Health District. Valley Hospital is across the street. Because of the development to the south and to the east, all of them have access without there ever being an extension. There is no need to have the right-of-way for access purposes to any lots.

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

DAVID ROWLES, Administrator, Health District Department, appeared saying they are seeking this Vacation of the alley access so that they might expand their parking lot. Clark County Social Services share the parking lot with the Clark County Health District; therefore, there are not enough parking spaces. This would add about 30 to 35 additional parking spaces for them to use. There is a sidewalk on Shadow Lane which precludes that from being a driveway because the City and County have paved it with curbing. Currently, it is just gravel and weeds. They do not seek any permanent structures for the right-of-way.

No one appeared in opposition.

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

MR. CANUL made a Motion for APPROVAL of VAC-3-81, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3. VAC-3-81
(CONTINUED)

CHAIRMAN COLEMAN announced that a date will be set for the public hearing on this item at the Board of City Commissioners meeting on April 15, 1981.

4. EXTENSION OF TIME
LONE MOUNTAIN
ESTATES TENTATIVE
MAP

Request of WALLACE ENGINEERS ON BEHALF OF BEAUTY BUILT HOMES for a one-year extension of time to April 17, 1982, on property generally located on the northeast corner of Craig Road and Lorenzi Boulevard.

APPROVAL

MR. FOSTER said staff has no objection to the one-year extension of time. There have been a couple of ordinance changes since this map was approved. Staff would recommend the extension being subject to providing a drainage plan as required by the Department of Public Services and full half-street improvements on Craig Road. Previously, it was subject to 40' encroachments and a 75' half street.

G. C. WALLACE, 1100 East Sahara Avenue, appeared on behalf of the applicant. They will provide a drainage plan as required by the Department of Public Services. As far as the new requirement on Craig Road, the people have already recorded one subdivision which includes a portion of Craig Road. It is difficult to purchase property, plan it, etc. and then have requirements come on mid-stream. They would rather not have the provision of full half-street improvements on Craig Road. In the past, they have improved the 40'. Staff is now asking to improve additional right-of-way. The drainage for the center of the right-of-way has not been firmed up with the City. In fact, the first unit has been recorded on Craig Road and the City didn't come up with any requirements at the time the first unit was recorded. The City did not know if they would require a drainage ditch or not -- it's up in the air.

MR. MILLER asked if there would be a problem with the drainage at the end of the year.

G. C. WALLACE replied that he was not sure. It had a lot to do with work that has to be done now for the City by their consultant. The first unit has been recorded and they are proceeding with final designs on the last unit. They would like to proceed on the same basis as the first unit was put in.

CHAIRMAN COLEMAN said that when rezoning takes place, anyone that has an extension of time is subject to any new ordinances that have been passed between the time they were approved and the time they started to build.

MR. GUTHRIE made a Motion for APPROVAL of an Extension of Time for Lone Mountain Estates Tentative Map, subject to the following conditions:

1. Extension of Time shall be limited to a period of one year.
2. Provide a drainage plan as required by the Department of Public Services.
3. Provide full half-street improvements for Craig Road.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

4. EXTENSION OF TIME
(CONTINUED)

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

5. TENTATIVE MAP
PARKWOOD UNIT #10
AMENDMENT TO
CONDITION NO. 2

Request by VTN-NEVADA on behalf of METROPOLITAN DEVELOPMENT CORPORATION to allow a temporary access driveway to Stewart Avenue from Lot 45, Block 8.

APPROVED

MR. FOSTER said that at the time the subdivision was approved, there was a normal condition that there be no access to the side streets. Apparently, they would like a secondary access to Stewart Avenue for their model homes parking. Public Works feels that because of the median opening approved to the east, they would rather have the extension in that alignment. The developer would like to have it where he has indicated because it would create a four-way intersection. Public Works is recommending the relocation to the east alignment. When all the homes in this unit have been sold, the access should be closed off and there should be a curb placed in front of this opening. Staff is recommending approval.

CLYDE SPITZE, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant. There has been a plan put to the City to relocate the island curb opening on Stewart Avenue. Presently, the opening is at Lot 45. There is a proposed plan to relocate it across the street from the street to the south. In talking to First Western, who has the property, there is some question as to when and if they will ever relocate the entrance. Based upon that premise, we suggest the temporary driveway remain at Lot 45. Should it ever expand to the new location, it would be less detrimental than if we pushed it over to Lot 43, or whatever; in which case we would have cross traffic getting into the driveway.

CHAIRMAN COLEMAN asked that when he says "temporary driveway," how long is temporary?

CLYDE SPITZE said it is for a sales area that Metropolitan has constructed. When all the sales have been made, they will then build a house on the property and a block wall will be built. The sidewalk, curb and gutter will be replaced in accordance with the development on Stewart Avenue.

MR. FOSTER said that if that is the case, they could have the temporary access until the homes in that unit are sold and then closed off as originally approved.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for Parkwood Unit #10, Amendment to Condition No. 2, subject to the following conditions:

1. When all the homes in this unit have been sold, the parking area is to be closed and there be immediate installation of curb, gutter, and sidewalk on Stewart Avenue as required by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

6. Z-22-81

DENIED

Application of F. X. MCDONALD, JR. AND COLLEEN IRWIN for reclassification of property generally located on the south side of Meadows Lane, 400' east of Decatur Boulevard, from R-1 (Single-Family Residence) to C-2 (General Commercial). The above property is legally described as Lot 270 in Block 10, Charleston Heights Tract 14-C, as shown on the map thereof in Block 6 of Plats at Page 17, Clark County Recorder's Office, together with the portion of Portsmouth Way adjacent thereto previously vacated, and added to this lot, excepting therefrom the easterly 65 feet thereof.

Proposed Use: Offices

MR. FOSTER presented the staff report stating it is intended that there will be no relationship between the residence and the proposed office facility on the C-2 parcel. There will be a block wall between them. They are proposing small offices with angle parking and a 14 foot drive. You cannot back out and turn around on this property. The applicants will try to get an easement on the abutting property so that they would have a turnaround area. Staff feels this area should be used in connection with the residential property to the east and staff recommends denial.

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

DAVID CAUSEY, 3325 West Desert Inn Road, appeared to represent the applicants. They have had verbal discussion with Mr. Becker, the owner of the adjoining property, that he will grant the applicants joint usage for a driveway. Over a year ago, Mr. McDonald went around to all the neighbors when he first considered this and got signatures of almost everyone in the area who were in favor of this request.

DWIGHT CLAR, 4605 Providence Lane, appeared in opposition. In addition to the parking problem, the actual right-of-way that was vacated to this property owner was 25 feet in width. They are making it 32 feet in width by taking off 7 feet from the lot that the house sits on. That means that any commercial development is going to be within 5 to 10 feet of the house that is next door. It brings this building right into the Providence Lane and Portsmouth Way neighborhood. There has been an attempt to preserve the character of this neighborhood, which is residential, by placing a wall along Meadows Lane all the way from Bedford up to Portsmouth and a portion of Portsmouth was vacated to the neighboring landowners. Now with that vacation, the house on the corner will have an undersized lot with the residential structure a matter of a few feet of the commercial building. This will invite future applications.

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

MR. CANUL made a Motion for DENIAL of Z-22-81.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

7. Z-23-81

DENIED

Application of BERNARD PROVENZANO for reclassification of property generally located 420' north of Vegas Drive, 1280' east of Decatur Boulevard, lying north of Parkchester Estates 4-A, from R-E (Residence Estates) to R-PD7 (Residential Planned

7. Z-23-81

(CONTINUED)

Development). The above property is legally described as a portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19, Township 20 South, Range 61 East, M.D.B. & M.

Proposed Use: Medium Low Density Detached Single Family Residence

MR. FOSTER presented the staff report stating the applicant is proposing residences on lots that are 7,200 square feet in size, yet they do not meet the R-1 zoning because they only have a 60 foot width rather than the 65 foot width that is required. On the west side they are proposing residences on lots that are around 4,000 square feet. There would be an extension of Yellow Rose Street to the north and it would tie into the subdivision of apartments to the west. Staff feels that in evaluating the density in the area, this is a logical transition and would recommend approval. Some of the front setbacks on the units vary from 15' to 20'. We feel there should be a 20' setback to allow sufficient area for a car to pull off the street; and a p p r o v a l of the curb cut location as required by the Traffic Engineer. Any accessory buildings in addition to these units should be the same as allowed in R-1 subdivisions. There should be conformance to the elevations that were submitted and installation of fire hydrants as required by the Department of Public Services. There should also be compliance with the conditions of approval of the zoning action on property to the south. There are no protests on record.

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

BERNARD PROVENZANO appeared for the application.

SIBRO F. NARDONI, 4242 Ridgecrest Drive, appeared in opposition.

HARRY NASI, 1609 Yellow Rose Street, appeared in opposition. He objects to smaller houses being built near his house because he feels they would devalue his home. He said Mr. Provenzano did not take care of the drainage in the area the way he should have done.

R. G. "Bob" PARK, 4460 Denia Circle, appeared in opposition. He said that Mr. Provenzano does not complete the work that he is required to do. He also said the drainage is not done properly in their area.

SHARON VAN DYKE, 1608 Yellow Rose, appeared in opposition. They have repeatedly gone to the City to report violations by Mr. Provenzano. He never completes a house that he begins. There is stagnant water in the area, debris on some of the lots, and poured footing that is dangerous.

LYNN M. CLIFTON, 1605 Yellow Rose Street, appeared in opposition. He told them a year ago that he would be building the same type of home as theirs. He promised to put two walls on their property and he has only put up one wall. They have a leak in their roof and need some work done on their fireplace. Therefore, she feels he does not follow through on what he promises, so she doesn't want Mr. Provenzano to do any more building in their area.

B. C. Valder, 4435 Parkchester Drive, appeared in opposition. He feels these cheaper houses will downgrade the neighborhood.

ELAINE JULIAN, 1613 Yellow Rose Street, appeared in opposition. She does not want to see her property value go down.

7. Z-23-81
(CONTINUED)

JANETTE PARK, 4460 Denia Circle, appeared in opposition. She is opposed to the drainage ditch they have at the present time.

BERNARD PROVENZANO appeared in rebuttal. He said he lives in the area and does what he is supposed to do.

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

MR. MILLER made a Motion for DENIAL of Z-23-81.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

8. Z-24-79
EXTENSION OF
TIME

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for an Extension of Time on property generally located 360' north of Meadows Avenue on the west side of Decatur Boulevard, R-1 zone (under Resolution of Intent to C-1).

MR. FOSTER said this property is a small parcel in the shopping center and Item #9, Z-58-78, is the larger R-1 parcel. Both of these parcels have building permits, but the applicant has not been able to go ahead with his projects. Staff recommends approval for a one-year extension.

MR. JONES made a Motion for APPROVAL of Z-24-79, Extension of Time, subject to the following condition:

1. Extension of Time shall be limited to a period of one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

9. Z-58-78
EXTENSION
OF TIME

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for an Extension of Time on property generally located on the west side of Decatur Boulevard between Meadows Lane and Churchill Avenue, C-1 zone.

MR. FOSTER said this item is in conjunction with Item 8, Z-24-79, but is the larger parcel. Staff recommends approval with a one-year extension.

MR. JONES made a Motion for APPROVAL of Z-58-78, Extension of Time, subject to the following condition:

1. Extension of Time shall be limited to a period of one year.

9. Z-58-78

(CONTINUED)

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

10. AV-2-81
ADMINISTRATIVE
VARIANCE

APPROVED

Request of JAMES AND LORENE JIMMERSON for an Administrative Variance to allow bathroom and kitchen additions on property located at 325 South 11th Street, R-4 zone.

MR. FOSTER said this is to allow two additions to a nine-unit apartment complex on 11th Street.

JAMES AND LORENE JIMMERSON, 325 South 11th Street, appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of AV-2-81, Administrative Variance, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

SUPPLEMENTAL AGENDA:

1. Z-25-79
EXTENSION
OF TIME

APPROVED

Request of MANCHON DEVELOPMENT for an Extension of Time on property generally located at the northeast corner of 28th Street and Elm Avenue, R-3 zone (under Resolution of Intent to R-4).

MR. FOSTER said this is the second request for an Extension of Time because funds are unavailable for the project. Staff has no objection to the extension.

MR. JONES made a Motion for APPROVAL of Z-25-79, subject to the following condition:

1. Extension of Time shall be limited to a period of one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

2. Z-111-78
REVIEW OF
ELEVATIONS

APPROVED

Request of BRONZE CONSTRUCTION COMPANY, INC. for a Review of Elevations on property generally located west of Lamb Boulevard, south of Stewart Avenue (Wildwood Villas #1), R-1 zone (under Resolution of Intent to R-PD7).

MR. FOSTER said the applicants are changing the elevation to a frame and stucco elevation. Staff recommends approval.

MR. CANUL made a Motion for APPROVAL of Z-111-78.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on May 6, 1981 at 2:00 P.M.

3. AR-4-81
AESTHETIC
REVIEW

APPROVED

Request of J. T. ANDERSON CONSTRUCTION COMPANY, INC. for an Aesthetic Review on property located at 3121 Meade Avenue, M zone.

MR. FOSTER said this requires an aesthetic review because the property abuts residential property to the north. There is already an existing building on the property and they are using a trailer as a temporary office. Staff recommends approval, subject to the trailer being removed as soon as the new building is completed and adequate landscaping put in.

The owner of the property was present.

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

1. Provision of landscaping on Meade Avenue.
2. The temporary office trailer be removed upon completion of the new building.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. AV-3-81
ADMINISTRATIVE
VARIANCE

APPROVED

Request of E. D. PIERCE for an Administrative Variance on property located at 1128 Darmak, R-1 zone.

MR. FOSTER said this Administrative Variance is necessary for the proposed addition because the rear setback is only 12' where 15' is required. There was an existing structure sometime ago which got attached to the main house. They would like to put on a 4' wide addition. Staff recommends approval.

4. AV-3-81
(CONTINUED)

E. D. PIERCE, 1128 Darmak Drive, appeared for the application.

MR. JONES made a Motion for APPROVAL of AV-3-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

5. Z-100-64(90)
PLOT PLAN
REVIEW

APPROVED

Request of UNITED MORTGAGE COMPANY for a Plot Plan Review on property located at 624 South 4th Street, C-1 zone.

MR. FOSTER said the United Mortgage Company would like to construct an addition to the rear. There was some parking where the addition is proposed. They have acquired the property to the south and they want to make the entire lot to the south additional parking. Staff would recommend approval of the proposed development under the Downtown Resolution.

DENNIS RUSK, Architect, 2800 East Sahara Avenue, appeared for the application.

MR. JONES made a Motion for APPROVAL of Z-100-64(90), subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

6. Z-112-79
PLOT PLAN
REVIEW

APPROVED

Request of MARTIN W. BECKER for a Plot Plan Review on property located at 1321 South Maryland Parkway, P-R zone.

MR. FOSTER presented the staff report stating staff would recommend approval. He said this is a major addition to a previously approved office which existed 17' from the front property line.

MARTIN W. BECKER, 315 South Ford, appeared for the application. He said they are going to put a law office on this property. The neighbor at 1315 South Maryland Parkway has his parking lot already blacktopped. The property at 1325 South Maryland Parkway also has his property blacktopped. The neighbor at 1315 South Maryland Parkway is willing to enter into a joint use agreement for parking. They are taking an old home in bad condition and making a nice structure out of it.

6. Z-112-79
(CONTINUED)

MR. FOSTER said that the Traffic Engineer said that as far as backing up, they would have to go back and forth several times before they could get out the driveway, unless there was an additional 6' in width. With the joint use agreement to the south, the parking would be adequate.

MR. CANUL made a Motion for APPROVAL of Z-112-79, Plot Plan Review, subject to the following conditions:

1. Provision of a 6' block wall on the rear property line.
2. This approval constitutes an Administrative Variance for this addition to the existing nonconforming building with a 17' front yard setback.
3. Redesign the parking and driveway plan to conform to the requirements of the Traffic Engineer.
4. Conformance to the plot plan amended to eliminate the easterly 6' of the proposed addition or provide a joint use access agreement with an adjoining property owner as required by the Department of Community Planning and Development.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



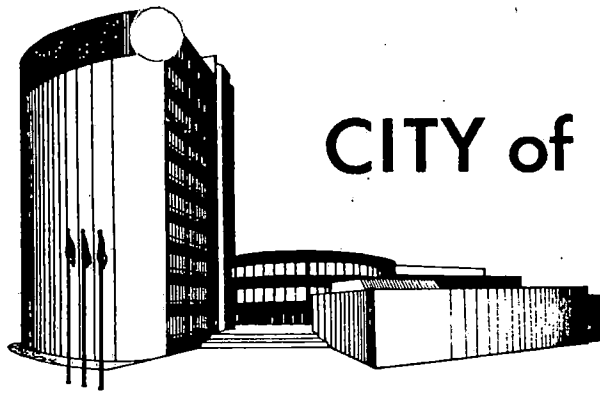
HAROLD P. FOSTER, DIRECTOR

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

Villa Bonita Oeste Corp.
2800 W. Sahara Avenue
Building 2F
Las Vegas, Nevada 89102

RE: Tentative Map - Oeste Villas

Gentlemen:

The Tentative Map for Oeste Villas on property generally located on the east side of Michael Way between Lake Mead Boulevard on the north and Marietta Avenue on the south, R-1 Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, 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. No vehicular access to Michael Way from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.




Villa Bonita Oeste Corp.
April 9, 1981
Page Two

4. Vacation of the west 30' of the Tequesta Street alignment from Carl Avenue to Marietta Avenue and the west 4.5' from Carl Avenue north to Lake Mead Boulevard.
5. Compliance with the Flood Hazard Reduction Ordinance.
6. Provide a drainage plan as required by the Department of Public Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

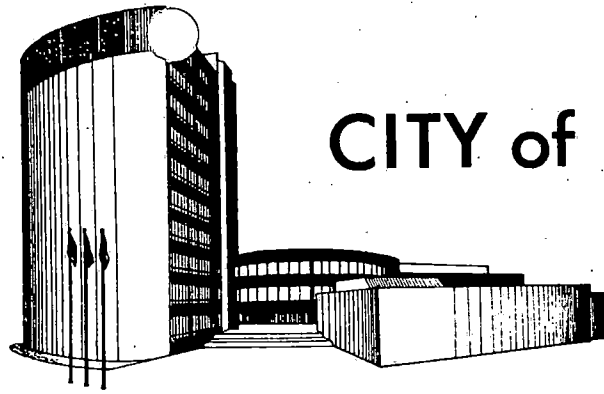
HPF:cme
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 13, 1981

Nevada Savings & Loan Assoc.
201 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Final Map - Tanglewood Subdivision #1

Gentlemen:

The Final Map for Tanglewood Subdivision #1 generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, R-1 Zone (under Resolution on Intent to R-PD8), was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the conditions of approval for Z-110-80.
2. Subject to the recordation of parcel map PM-1-81.
3. Conformance with the tentative map.

This map is being referred to the Department of Public Services for further consideration. Upon completion of their review, the map will be referred to the City Commission for final action.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF;cme
cc: Department of Public Services
Ram Development Co.

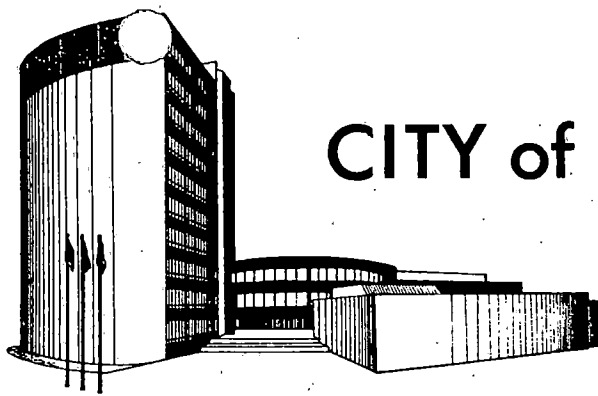


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

Clark County Health District
David Rowles, Administrative Officer
P.O. Box 4426
625 Shadow Lane
Las Vegas, Nevada 89106

RE: VAC-3-81

Gentlemen:

Your petition to vacate a 20' wide right-of-way known as Palomino Lane commencing at Shadow Lane and extending easterly 630', was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

At the Board of City Commissioners meeting on April 15, 1981 the Commission will set the date for the public hearing on this item.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

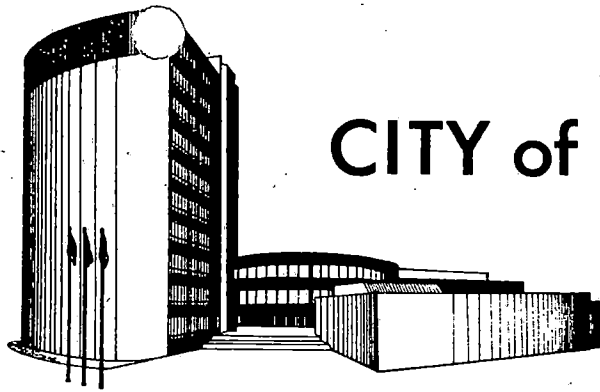


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CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

G. C. Wallace
Consulting Engineers, Inc.
1100 E. Sahara Avenue
Las Vegas, Nevada 89104

RE: Extension of Time - Lone Mountain Estates Tentative Map

Gentlemen:

Your request on behalf of Beauty Built Homes for a one year extension of time to April 17, 1982, on property generally located on the northeast corner of Craig Road and Lorenzi Boulevard, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item with the following conditions:

1. Extension of Time shall be limited to a period of one year.
2. Provide a drainage plan as required by the Department of Public Services.
3. Provide full half street improvements for Craig Road.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: Beauty Built Homes, Inc.

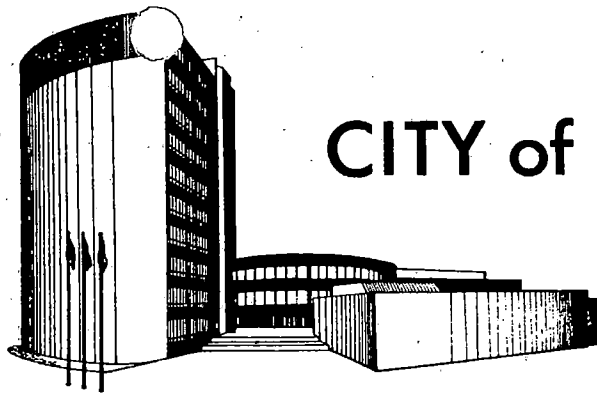


MAYOR BILL BRIARE

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CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

VIN-Nevada
2800 W. Sahara Avenue
Las Vegas, Nevada 89102

RE: Tentative Map - Parkwood Unit #10
Amendment to Condition #2

Gentlemen:

Your request on behalf of Metropolitan Development Corporation to allow a temporary access driveway to Stewart Avenue from Lot 45, Block 8, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. When all the homes in this unit have been sold, the parking area is to be closed and there be immediate installation of curb, gutter, and sidewalk on Stewart Avenue as required by the Department of Public Services.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Metropolitan Development Corporation

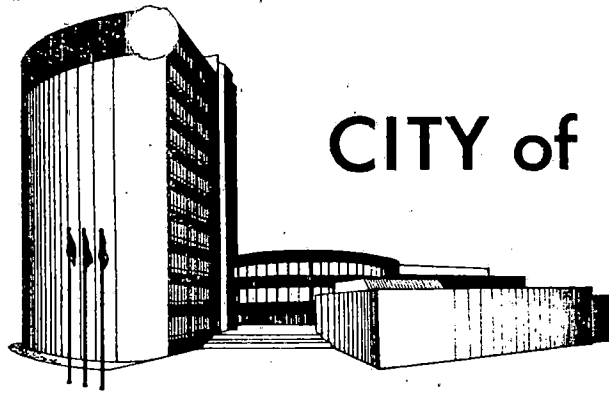


*MAYOR BILL BRIARE

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

F. X. McDonald, Jr.
1900 Ocean Boulevard #1410
Long Beach, California 90802

RE: Z-22-81

Dear Mr. McDonald:

Your request for reclassification of property generally located on the south side of Meadows Lane, 400' east of Decatur Boulevard from R-1 to C-2, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it would not be compatible with the adjoining residential area.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk
Colleen Irwin

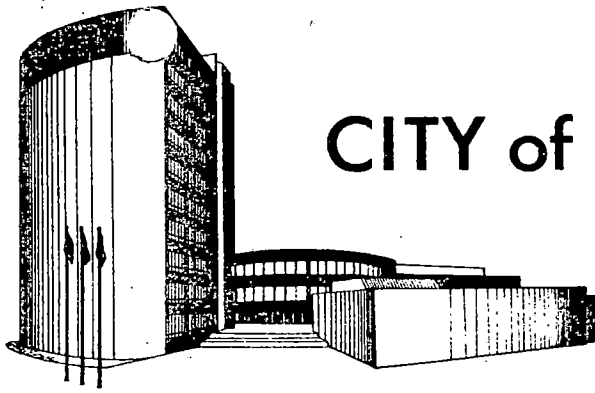


•MAYOR BILL BRIARE

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CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

Mr. Bernard Provenzano
P.O. Box 509
Las Vegas, Nevada 89101

RE: Z-23-81

Dear Mr. Provenzano:

Your request for reclassification of property generally located 420' north of Vegas Drive, 1280' east of Decatur Boulevard, lying north of Parkchester Estates 4-A from R-E to R-PD7, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because the proposed development would not be compatible with the low density residential area to the east.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

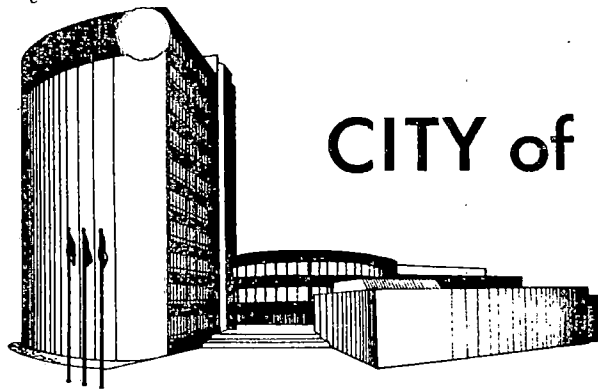


MAYOR BILL BRIARE

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

George F. Kalb Construction Co.
3250 Spring Mountain Road
Las Vegas, Nevada 89102

RE: Z-24-79 - Extension of Time

Gentlemen:

Your request for an extension of time on property generally located 360' north of Meadows Avenue on the west side of Decatur Boulevard R-1 Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

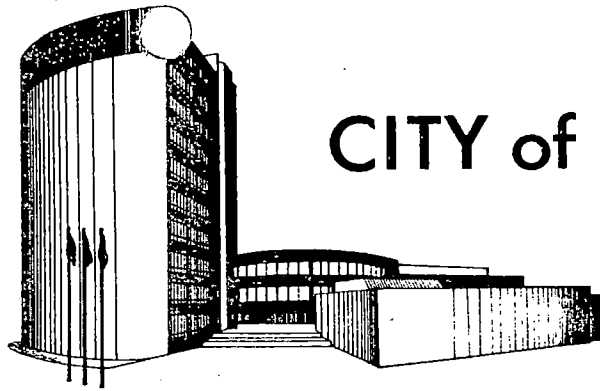


MAYOR BILL BRIARE

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AL LEVY

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

George F. Kalb Construction Co.
3250 Spring Mountain Road
Las Vegas, Nevada 89102

RE: Z-58-78 - Extension of Time

Gentlemen:

Your request for an extension of time on property generally located on the west side of Decatur Boulevard between Meadows Lane and Churchill Avenue C-1 Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

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

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

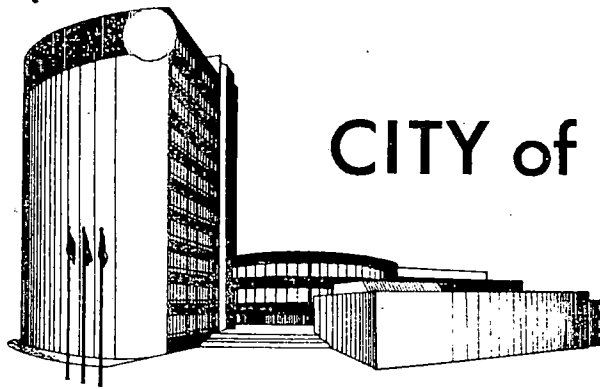


MAYOR BILL BRIARE

COMMISSIONERS
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ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

James & Lorene Jimmerson
325 S. 11th Street #3
Las Vegas, Nevada 89101

RE: AV-2-81

Dear Mr. & Mrs. Jimmerson:

Your request for an Administrative Variance to allow a bathroom and kitchen additions on property located at 325 S. 11th Street R-4 Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item, subject to the following condition:

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF;cme

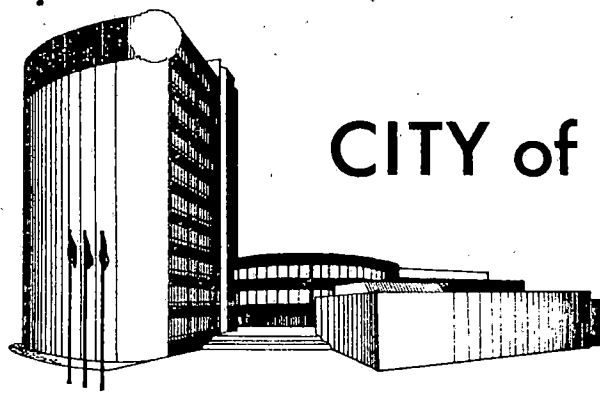


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL OORN



CITY of LAS VEGAS

April 10, 1981

Manchon Development
3101 S. Maryland Parkway #307
Las Vegas, Nevada 89109

RE: Z-25-79

Gentlemen:

Your request for an Extension of Time on property generally located at the northeast corner of 28th Street and Elm Avenue, R-3 Zone (under Resolution of Intent to R-4), was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall be limited to a period of one year.
2. Conformance to code amendments enacted subsequent to the rezoning.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

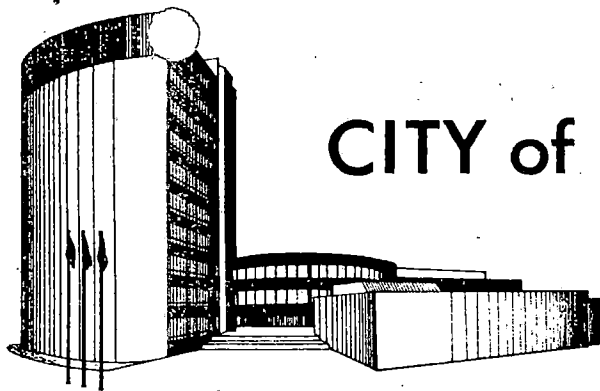


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

Bronze Construction Co., Inc.
2280 Crestline Loop
North Las Vegas, Nevada 89030

RE: Z-111-78 - Review of Elevations

Gentlemen:

Your request for a review of elevations on property generally located west of Lamb Boulevard, south of Stewart Avenue (Wildwood Villas #1), R-1 Zone (under Resolution of Intent to R-PD7), was considered by the City Planning Commission on April 9, 1981.

The Commission voted to refer this item with a recommendation of APPROVAL.

This item will be considered by the Board of City Commissioners on May 6, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: City Clerk

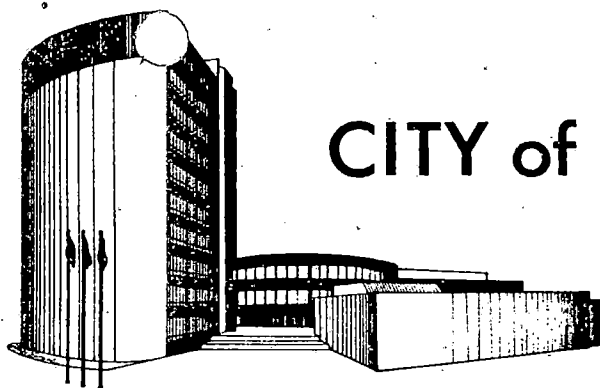


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

J. T. Anderson Construction Co., Inc.
3600 Procyon Avenue
Las Vegas, Nevada 89103

RE: AR-4-81 - Aesthetic Review

Gentlemen:

Your request for an aesthetic review on property located at 3132 Meade Avenue, M Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item, subject to the following conditions:

1. Provision of landscaping on Meade Avenue.
2. The temporary office trailer be removed upon completion of the new building.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

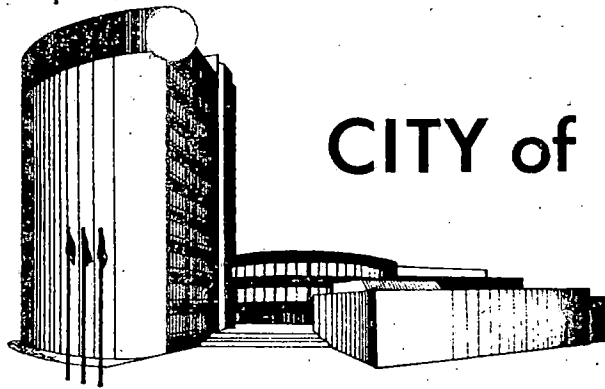


MAYOR BILL BRIARE

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CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

E. D. Pierce
1128 Darmak
Las Vegas, Nevada 89102

RE: AV-3-81 - Administrative Variance

Dear Mr. Pierce:

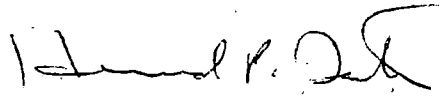
Your request for an administrative variance on property located at 1128 Darmak Avenue, R-1 Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item, subject to the following condition:

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

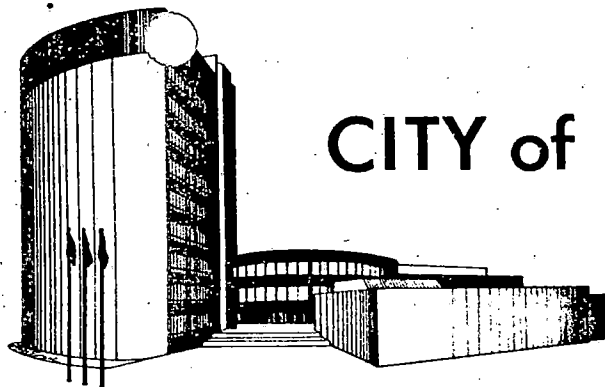


MAYOR BILL BRIARE

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GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

United Mortgage Co.
c/o Dennis E. Rusk, Architect
2800 W. Sahara, B-6 S-F
Las Vegas, Nevada 89102

RE: Z-100-64(90) - Plot Plan Review

Gentlemen:

Your request for a plot plan review on property located at 624 S. 4th Street C-1 Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plot plan.
2. Signing an assessment district agreement for the paving of the adjoining alley.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

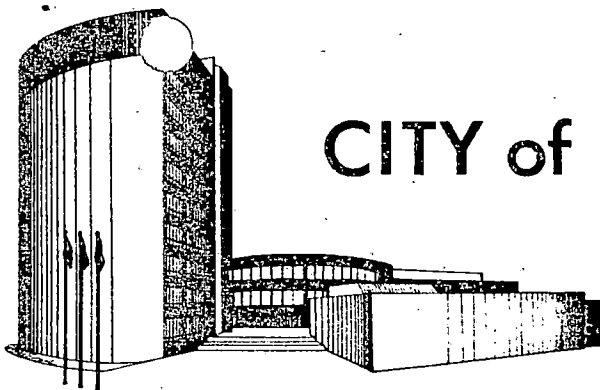


MAYOR BILL BRIARE

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CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 10, 1981

Mr. Martin W. Becker
1321 S. Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-112-79 - Plot Plan Review

Dear Mr. Becker:

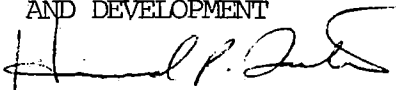
Your request for a plot plan review on property located at 1321 S. Maryland Parkway P-R Zone, was considered by the City Planning Commission on April 9, 1981.

The Commission voted to APPROVE this item with the following conditions:

1. Provision of a 6' block wall on the rear property line.
2. This approval constitutes an administrative variance for this addition to the existing nonconforming building with a 17' front yard setback.
3. Redesign the parking and driveway plan to conform to the requirements of the Traffic Engineer.
4. Conformance to the plot plan amended to eliminate the easterly 6' of the proposed addition or provide a joint use access agreement with an adjoining property owner as required by the Department of Community Planning and Development.

This action by the Planning Commission is final.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme



PLEASE PRINT NAME & ADDRESS

NAME

ADDRESS

A. Dronker

1815 Industrial

David B Rowles

Neal H. Biskuit -

G. Wallace

1100 E. Sahara Ave.

Clyde J. Jantz - NW

2800 W. Sahara

DAVID F. CAUSEY

3325 W. DESERT INN

Bennett V. Grayson

1671 Yellow Ram St

Geo Kolb

1104 Ironwood

James L. Ginnerson

325 S. 11th St

M. Anderson

3715 Tenard Ct

J. H. Stewart

~~345~~ 3132 Meek Ave

J. H. Stewart

E. D. Pierce

1128 Darmak Dr.

DENNIS E. RUSE ARCHITECT

2800 W. SAHARA 6-F

MARTIN Bester

315 S. FORT 8919

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

Wright Claar
John Smith
R. G. V. PARK
Sharon Van Dyke
Lynn M. Clifton
B. C. Valder
Claire Julian
Janette Park
Selma & Gordon

4605 Providence Ave
1609 Yellow Rose St.
4460 DENIA CIRCLE
1608 Yellow Rose St
1605 Yellow Rose St
4435 PARKchester Drive
1613 Yellow Rose
44610 Denia Circle
4242 Ridgcrest Dr. L.V.

EXCERPT - CITY PLANNING COMMISSION MEETING - APRIL 9, 1981 - 7:30 P.M. --- PAGE 1
ITEM NO. 7 - Z-23-81 APPLICATION OF BERNARD PROVENZANO FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED 420' NORTH OF VEGAS DRIVE, 1280' EAST OF DECATUR BOULEVARD,
LYING NORTH OF PARKCHESTER ESTATES 4-A, FROM R-E TO R-PD7. PROPOSED USE: MEDIUM LOW
DENSITY DETACHED SINGLE FAMILY RESIDENCE

CHAIRMAN COLEMAN: Item 7, Z-23-81. Application of Bernard Provenzano for reclassification of property generally located 420 feet north of Vegas Drive, 1280 feet east of Decatur Boulevard, lying north of Parkchester Estates 4-A, from R-E to R-PD7. Proposed Use: Medium Low Density Detached Single Family Residence.

BERNARD PROVENZANO: My name is --

CHAIRMAN COLEMAN: Just a moment, Mr. Provenzano. Let's hear staff's report and then we'll hear from you.

HAROLD FOSTER: You can see the subject property is more or less an extension of the R-1 that extends from Vegas Drive north. That was the parcel between Vegas Drive and this property, and was zoned several years ago, and it was a concern about how far should it extend north, because at the time there was some drainage problems to the north, and also there was concern whether it was going to be one long cul-de-sac and there wouldn't be any circulation draining it to connect any other streets. Since that time there has been apartments developed to the west in a subdivision where there is a street coming out of this parcel about mid way on the parcel requested for zoning, so it did resolve the access. At the time that parcel was approved to the south there was a condition that all the homes had to be 2,070 square feet, including the garage, because the property owners to the east in the R-D zone, Parkchester Estates, indicated their homes were relatively large and they felt that these homes should be somewhat large in size to be compatible with their development. Since that development has taken place, the apartments have been developed to the west and now this parcel inbetween acts as a transition between the apartment zoning, which is R-3, and the R-D to the east. What the applicant is proposing is something close to the R-1 size lots along the east side of the development that would back up to the Parkchester Estates development. The lots there are 60' x 120' in depth for these six lots, and then it goes to about 98' in depth and then they will be 65' wide, so these lots are 7200 square feet in size, yet they don't meet the R-1 because they only have a 60' width, rather than the 65' that is required. He is asking for an R-PD on the entire parcel at a density of seven units per gross acre. Now, on the west side abutting the R-3, he is proposing lots 40' x 97' in size -- that would be just under 4000 square feet. There would be this extension of Yellow Rose Street to the north and then it would tie into this street in the subdivision from the apartments to the west. Staff feels that in evaluating the densities in the area, we have, we feel that this is a logical transition between the two types of uses

HAROLD FOSTER:
(Continued)

and we would recommend approval with some conditions. Some of the front setbacks on the units vary from 15' to 20'. We feel there should be a 20' setback, which would allow sufficient distance for cars to pull off the street and not overhang the sidewalk area, so we would like a 20' minimum setback; approval of curb cut locations as required by the Traffic Engineer. We feel that any accessory buildings in addition to these units should be the same as would be allowed in an R-1 subdivision; and conformance to the elevations that were submitted; and install fire hydrants as required by the Fire Services; and compliance to the conditions of approval on zoning action on the property to the south. We have had some contact with the property owners in the area indicating that some of these conditions still have not been filled. For instance, I believe there is one unit that still does not have the 2,070 square feet and I think there is a block wall behind one of the units that was not constructed as required. We feel that these should also be brought into compliance before there is any further development on this property. I think, let's see, that was it, and we have no protests on record, as far as I know.

CHAIRMAN COLEMAN:

We'll hear from the applicant, Mr. Provenzano.

BERNARD PROVENZANO:

Well, he said it all. There is nothing I can say.

CHAIRMAN COLEMAN:

Not much you can say. Are there any questions of Mr. Provenzano?

MR. SWESSEL:

I've got one I want to ask him. Mr. Provenzano, is that right? You built the homes on the south there, them homes, that Parkchester, was that your development? Did you build them at 2,000 plus square feet, if that was the requirement in that home?

BERNARD PROVENZANO:

Yes. All but one and that isn't finished yet.

MR. SWESSEL:

But that was the requirement and that was the agreement with all your neighbors that nothing but 2,000 plus square foot homes would be built in that area.

BERNARD PROVENZANO:

Yes. It will be the same on these because of a single garage, or a backup, or they will have a double garage, so I'm over 2,000 square feet.

MR. SWESSEL:

You have what?

BERNARD PROVENZANO:

By putting in a double garage, instead of a single garage, as I show on the plan, we are over 2,025 square feet.

CHAIRMAN COLEMAN: Would you pull the microphone down close to you, that's right.

MR. SWESSEL: By putting in a double garage, you're going to get to the 2,000 square feet.

BERNARD PROVENZANO: 2,025 square feet, yes.

CHAIRMAN COLEMAN: Any other questions?

MR. GUTHRIE: That's the homes that are on the east side of the street?

BERNARD PROVENZANO: Mine, the ones I built?

MR. GUTHRIE: How big are the homes on the west side -- these new ones? Are 2,025 the homes that are going in here now on the east side?

BERNARD PROVENZANO: Yes, and on the other side where there's a buffer on the apartments they are 1,500 square feet, two bedrooms.

CHAIRMAN COLEMAN: Alright now. Do you have any more questions?

MR. JONES: Well, no. I just want to clarify a point. All of the ones in the new development, Mr. Provenzano -- the ones on the righthand side as we're looking at the plot here, those, you say, will all be 2,025 square feet, and the ones in the R-PD section, which would fall into that category, would be 1,500 square feet.

BERNARD PROVENZANO: Right, including the lots, yes.

MR. SWESSEL: Now the houses you built to the south that were 2,025 square feet, what do they have, a one car garage, or no cars?

BERNARD PROVENZANO: Two car garage.

MR. SWESSEL: They all have two car garages -- all these people standing here got two car garages?

BERNARD PROVENZANO: I don't know who is standing here.

CHAIRMAN COLEMAN: No, they don't live there.

MR. FOSTER: There is 2,070 square feet.

MR. CANUL: What is that -- is that livable, or does that include the garage?

MR. FOSTER: That includes the garage.

CHAIRMAN COLEMAN: Alright, if there are no further questions of Mr. Provenzano,

CHAIRMAN COLEMAN: we'll hear those who want to speak against this zoning.
(Continued) Did you want to speak against?

SILVIO F. NARDONI: Yes, I would like to. My name is Silvio F. Nardoni, 4242 Ridgecrest Drive. I am the owner of two of the 4-plex buildings that are situated on Cordova, which is west of this area we are talking about. The time I made the purchase of this property I was told by M & L Development that at the end of -- which would be the north end of the street -- Cordova, and which now we show on the map, Osley Lane. Mr. Provenzano was paid by M & L, that is at least what I was told, the sum of \$5,000 to provide a drainage that would come off of the street of Cordova and the back portion of the area where cars are parked. To this day no provisions have been made to take care of this water and I had to make a couple of complaints to the City to come out and provide a ditch along his property so it would drain off of the area there. I would like, at this time, to know what provisions are being made to take care of this water which Mr. Provenzano was paid, according to M & L Enterprises. Does the Commission here know about that particular matter and that is what I'm bringing up to your attention at this time?

MR. JONES: No we don't. I don't think anybody --

CHAIRMAN COLEMAN: Well, I don't think that's really -- that was an outside deal they made. M & L, I guess, should have done it themselves, as far as I can figure out, but anyway.

SILVIO F. NARDONI: M & L said they paid Mr. Provenzano the \$5,000 for Mr. Provenzano to provide a drainage to pick up this water and I don't know where he was supposed to drain it to, but it's a mess out there right now, and I would like to know what's going to happen -- if we're going to have more property -- is this condition going to continue to exist?

MR. FOSTER: If this subdivision would be approved with that street pattern, the drainage would then go into the streets and go south on Vegas Drive. The drainage that would be coming from this Osley would then go, I guess it would be going south, or north, one of the two. It would be handled in the street system.

SILVIO F. NARDONI: Would Osley Lane then be continued into the property of Mr. Provenzano?

MR. FOSTER: Yes.

SILVIO F. NARDONI: It will be continued?

MR. JONES: If this is approved.

SILVIO F. NARDONI: Yes, I mean. If it's approved then Osley Lane would be continued further west. Right now it ends at the property line of the 4-plex of buildings that are in existence.

MR. FOSTER: It would be extended east to Yellow Rose Street.

SILVIO F. NARDONI: What street? Yellowstone -- Yellow Rose Street, is that what you're saying?

CHAIRMAN COLEMAN: Yes. Alright.

MR. JONES: This is something we can't do anything about right now, and we need to hear from the people concerning, you know, you have a valid protest.

SILVIO F. NARDONI: No. I just wanted to bring it to your attention, that was all.

MR. JONES: Who is your City Commissioner?

SILVIO F. NARDONI: Christensen, I guess, is the --

MR. JONES: He's up for reelection. I'd get with him.

SILVIO F. NARDONI: Well, I am not opposed really having Mr. Provenzano develop his property. It's just a question I want to see that that drainage problem has been a very bad situation for three years and I've been fighting it trying to get it corrected and all three years have gone by with nothing being done -- that's my only --

MR. JONES: Get with Mr. Christensen and I think you'll get a lot faster action.

SILVIO F. NARDONI: Okay, thank you.

CHAIRMAN COLEMAN: Who wants to speak next?

HARRY NASSI: My name is Harry Nassi. I live at 1609 Yellow Rose Street. I bought my house approximately a year ago and it's a little over 2,000 square feet. When I purchased it I was told that there wouldn't be no other smaller houses built under 2000 square feet. Since then he's built a couple of houses that are smaller than that, but not too much smaller. Then I have a one-car garage, so that includes -- I think the square footage of the house is 1,934 square feet and the rest is a small garage. I have made quite an investment there and I feel that -- I live right on the street, on Yellow Rose, on the second street, I mean, the second house from Vegas Drive, and there are only about six or seven homes there now. Everybody has

HARRY NASSI:
(Continued) invested quite a lot of money in these homes that they bought.
If the smaller homes are brought in, naturally they won't be
worth -- ours won't be worth as much.

MR. SWESSEL: Your home was built by Mr. Provenzano?

HARRY NASSI: Yes.

BERNARD PROVENZANO: What was that?

MR. SWESSEL: I just asked him if you built his home.

BERNARD PROVENZANO: Yes, I built his home. It's bigger than 2,000 square feet;
and I didn't get the \$5,000 that the other guy is talking
about either.

CHAIRMAN COLEMAN: Mr. Nassi, be sure you sign the paper for the secretary.
Who next would like to speak?

HARRY NASSI: Also, on that drainage, that's a problem that should have
been taken care of, especially if he was paid to do it.
You know, it can be done whether this is past or not. The
property is vacant anyway back there.

CHAIRMAN COLEMAN: Who else wants to speak? Does anyone else want to be heard?

BOB PARK: I do, if I can, if you can stand a little history. We bought --
I am Bob Park. We live at 4460 Denia Circle. It's the
middle circle on the street you see there. Many many years
ago when we first moved in there everything was fine. The
first thing they did is require the -- from the Planning
Commission, the circle above you to change a little bit so
they can get a little smaller lots on it. Fine. Everybody
went along with that. The area above that, they decided to
make condominiums out of it for Mr. Provenzano -- he decided --
the Planning Commission did that. It didn't work. He built
four or five and they'd sit there and they died and the whole
area went bad, so then they -- the housing tract is there
now. They came back later -- they went before the Planning
Commission again and in this area here he built four or five
or six houses now. This has gone on for two or three years.
I have to tell you that when we first bought our house in
Denia Circle we had a City sewer out in front -- we could
see it -- also we had City sewer. It was not connected to
City sewer. We had a septic tank at the end of the street --
we were in the County. The City forced us into the City
because we were not connected to a sewer; so that's what
has gone on. The area is continually -- every two or three
years we come before the Commission to keep him from doing
something else to degrade the area and he still gets away
with it. The last time we were here he built the six houses

BOB PARK:
(Continued)

behind us on Denia Circle ---the middle circle there. He built a drainage ditch. I really believe you people have to -- I know you're busy, but you have to go see what was built there. The drain -- what comes from this area there into Denia Circle. They've got a block wall six foot wide, concrete pavement between the things. I mean, you know, you've got to go see it to believe it, and I understand you've got all kinds of things to do, and so forth. That is what's happening to us. I'm not going to stand here and let this area be degraded again -- we've just been had, and I don't know why or how, but I think it's time you people -- and you're different people. You haven't had the same problem before you -- you're new Commissioners from what we talked to before, but I really think that you -- at this one time should really take a serious look at what is happening there and stop this particular development. Thank you.

CHAIRMAN COLEMAN:

Thank you, Mr. Park. Anyone else -- Did you write your name, Mr. Park?

MR. JONES:

You didn't realize you were so popular, Mr. Provenzano.

SHARON VAN DYKE:

My name is Sharon Van Dyke. I live at 1608 Yellow Rose. I've lived there for three years. We have repeatedly gone to the offices in the City and reported violations by Mr. Provenzano. He has not been made to live by the zoning laws that you've had all this time. Now what is going to happen if this is approved. I mean, we bought our houses in good faith. Some of us have children there. The area is constantly in an uproar. We've lived three years that I've lived there with stagnant water, which is a health hazard. Next door to my house is a health and fire hazard. Like I said, we have reported it. Nothing has been done. He does constantly get away with it. I've brought pictures if any of you would like to see. He was allowed to build a house that is not 2,070 square feet, by any means. We were told that because he did not have the money to finish it that he was going to be allowed to live in it. Now, if I couldn't live in my house without finishing it according to the codes, why should he? Do you care to see these pictures? He has not ever completed one house that he began and we can take you back twenty-five years ago. This has gone on for years and years. We have asked that these lots be cleared as to the zoning, which it says that they should be kept free and clear of debris. Now I understand the definition of debris does not mean a natural thing like sagebrush or whatever. You can see by these pictures that it's higher than my fence. It blows into Mrs. Devereaux's yard behind me. You can see that he's

SHARON VAN DYKE:
(Continued)

poured footings there for fences with three bars that are sticking out, which is a -- it's dangerous, you know. I have three children. I can't keep them in my yard all the time and I certainly don't intend to live where he's going to constantly degrade the neighborhood. I didn't take him at his word to live in a garbage dump, and this is exactly what it looks like we live in right now. Do you have any questions on those pictures I can answer for you?

MR. JONES:

They're interesting!

SHARON VAN DYKE:

I'm angry.

MR. JONES:

You say you moved in three years ago? Which one of these -- was your home in any of these?

SHARON VAN DYKE:

The brown one with the white trim next to the sagebrush house next door there.

CHAIRMAN COLEMAN:

Alright. Is there anything else, Mrs. Van Dyke? May we hear from the next one.

MR. MILLER:

Make sure you get your pictures back before you leave.

MR. JONES:

No matter what we do here tonight, it will go still before the City Commission, and you don't want to have to take pictures again -- that runs into a little money.

LYNN CLIFTON:

My name is Lynn Clifton. My husband and I bought a house a little over a year ago. My address is 1605 Yellow Rose Street, and we oppose this, obviously. We feel that when he sold us the house he represented it as a custom-built home and he told us he was going to continue building the same type home as ours. Now this is totally opposite of what he told us a little over a year ago. We also feel he hasn't lived up to his contractual agreement with us. He promised in our contract when we bought the house to put two walls up. It's been over a year and we only have one of the two sides and we asked him last month when he was going to do it. He told us he would put it up as soon as he sold one of his new houses, and he started building on the vacant lot next to us. I don't feel like we should have to wait for him to sell a new house before we get our fence. We have a leak in our roof. Our fireplace wasn't built right. Every time it rains it leaks. I call him up and he says he will fix it and it still isn't fixed. When we bought the house he promised three trees -- never got the trees. Anyway, we just -- the major point is that he promised us he would build houses that were the same type and value as the one we bought and we don't want to see the neighborhood go down.

CHAIRMAN COLEMAN: Thank you, Mrs. Clifton. Next.

B. C. VALDER: My name is B. C. Valder and I live at 4435 Parkchester Drive. That's in Parkchester Estates which is adjacent to Yellow Rose. We, that is, my wife and I acquiesced with Mr. Provenzano's wishes several years ago in building those houses on Yellow Rose because we -- well, he stated that they would be of similar quality to those in Parkchester Estates, but I have to protest these much cheaper houses as just cheapening the entire neighborhood. In fact, I cannot understand Mr. Provenzano's desire to cheapen his own product, and, as I say, we vehemently protest this action by him. We ask that the Commission deny his request. Thank you.

CHAIRMAN COLEMAN: Thank you, Mr. Valder. Anybody else?

ELAINE JULIAN: My name is Elaine Julian. I live at 1613 Yellow Rose, and I just don't want to see our property value decreased either. It is an investment for us too, and we hate to see this neighborhood go downhill and he doesn't always do what he says he's going to do. I am afraid to see what he's going to build on this street. We just don't want to see our property value go down. Thank you.

JANETTE PARK: I'm Janette Park. My husband spoke just a minute ago and I wanted to add something to what he said. When we moved into our home it was supposed to be a cul-de-sac, which, you know, is just a short little cul-de-sac and it was real private. Well, after he put in his so-called drainage ditch, the children that live on that long part where he wants to change it again -- there aren't too many children there now, but the ones that live there -- rather than to go clear to the corner to go to school, they cut through the drainage ditch and come by my house and go down this little cul-de-sac because it's quicker for them to get to school, and the more children -- or the more houses you get, the more children you're going to have. They're all going to be cutting through this drainage ditch. We used to have a very nice quiet private little cul-de-sac, but it isn't that way anymore, since he put the drainage ditch in, if you can call it that.

CHAIRMAN COLEMAN: Anyone else? Would you like to take a count of those in protest?

MR. JONES: Twelve.

CHAIRMAN COLEMAN: Mr. Provenzano, would you like to answer your protestants?

BERNARD PROVENZANO: Well, I should have marked down so I could refer to each complaint that we have. I'll start with the -- with the gentleman -- I never got the \$5,000; and the ditch that this lady is talking about is part of the deal with the ones that built the 4-plexes there where I'm supposed to -- when I put the street in, for the balance of this, then the water will flow down the street. The ditch I already put in for the water to go into, which is the ditch they are complaining about. Let's see, who else?

CHAIRMAN COLEMAN: What about all these things you promised these buyers that you had?

BERNARD PROVENZANO: I have gone beyond anything which I have promised. In the first place, I live in the area. I've been building there for thirty-nine years. I still live in the area, so I can't have too much complaints. The only one that was here that bought a house from me that had a complaint was Nasi. He has no complaint. He got a bigger house than I agreed to give him, and I don't know what he is complaining about, frankly.

MR. SWESSEL: How many homes did you build in that subdivision?

BERNARD PROVENZANO: I would say about thirty.

MR. SWESSEL: Thirty. You've got twelve of your neighbors here against you.

BERNARD PROVENZANO: I haven't got any neighbors -- not people that bought from me, only two.

MR. SWESSEL: You started the project when, 1954?

BERNARD PROVENZANO: I started the project when I came here in 1941.

MR. SWESSEL: '41?

BERNARD PROVENZANO: Yes.

CHAIRMAN COLEMAN: You're not moving along very fast, are you?

MR. GUTHRIE: Do you live in the house that's uncompleted?

BERNARD PROVENZANO: No. It's completed except it's smaller than 2,070 square feet because I'm using the part that we have the slab in and I use that to prefabricate the building of the houses.

MR. GUTHRIE: Her picture didn't look like it was completed.

BERNARD PROVENZANO: I don't know what pictures she has. I will say that there isn't a better house built in the City of Las Vegas; and I've been in the construction business for sixty years, regardless of what anybody says.

MR. SWESSEL: Let me ask you something. These new homes you're gonna propose to build there, some are going to be 2,000 square feet with a double garage and some are going to be 1,500 square feet with a double garage?

BERNARD PROVENZANO: No. The 1,500 is a single garage.

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

BERNARD PROVENZANO: On the two bedroom we're talking about \$67,500, 1,500 feet, and \$76,500 on the three bedroom. I have a backup plan which is bigger than anyone that they --

MR. SWESSEL: How much do the other homes sell for prior to this --- the homes -- the last ones you built over on the other section -- what was the last selling price you had for a home in there?

BERNARD PROVENZANO: I don't really recall. I think it was more than \$60,000.

MR. SWESSEL: I tried to buy one twenty years ago and I couldn't buy it from you for \$20,000.

BERNARD PROVENZANO: What I sold for \$25,000, I got \$125,000 last week.

MR. MILLER: Madame Chairman, I think that we're getting out of the realm of what we're trying to do here.

CHAIRMAN COLEMAN: If there's no one else to speak for or against, I'm going to declare the public hearing closed.

BOB PARK: Just a second, I --

MR. JONES: Mr. Park, we do not --

BOB PARK: You don't have a rebuttal.

MR. JONES: Not unless you want to step up to the microphone. Are you going to offer anything new?

BOB PARK: Well, no. It just seems to me like he speaks first and then we get a chance and then he speaks again. It seems like we should have a chance, but I really don't think I have to insult your intelligence. I think you understand what's going on, so I guess I don't have anything to say.

CHAIRMAN COLEMAN: I'm going to declare the public hearing closed. I would ask that Mr. -- is it F. Yardy? -- who spoke at the very beginning.

CHAIRMAN COLEMAN: You didn't write you're name for the secretary, she needs that.
(Continued)

MR. MILLER: I'm going to make a motion for DENIAL on this.

MR. CANUL: What was staff's recommendation on that, Harold?

HAROLD FOSTER: Staff's recommendation is for approval.

CHAIRMAN COLEMAN: I don't know what else can be done with this piece of property, that's my problem. It isn't developed along some lines like this. Whether you make the density less and make him use larger lots, but otherwise --

MR. MILLER: There does seem to be some problems in the area and some problems possibly in the area that Mr. Provenzano has constructed the homes, and possibly some of the protestants wouldn't be here if maybe some of the problems were corrected.

CHAIRMAN COLEMAN: Well, then maybe we --

MR. MILLER: I don't see how that we can make the stipulation that these problems be corrected in the motion too.

CHAIRMAN COLEMAN: In a zoning action -- no, I don't either, unless you held -- I don't know whether to hold it in abeyance until he corrects the problems in the previous one.

BERNARD PROVENZANO: What problems am I supposed to correct? I don't know -- I don't have any problems.

MR. MILLER: Mr. Provenzano, I really think that we've hashed this all out. I understand that they're looking for a motion and I think that -- that was my motion.

HAROLD FOSTER: It is true we know of one where the residence is undersized -- under the 2,070 square feet, and then I think there's also one that doesn't have a block wall to the rear. Those requirements are on the previous approval, and those need to be satisfied. It is our recommendation here that if this is approved that those be taken care of before we proceed with the maps on this development.

CHAIRMAN COLEMAN: Well, what about the fireplace that wasn't built correctly, and the leaky roof?

HAROLD FOSTER: I don't think we need to get into those types of things. I think it's basically --

CHAIRMAN COLEMAN: It isn't getting into those things that bothers me, it's what we're doing is approving the building by that builder

CHAIRMAN COLEMAN: of more homes which could have the same problems and it's not
(Continued) fair to the public.

MR. MILLER: I think that maybe if -- I asked for a motion of DENIAL, and
maybe if in six months some of the problems are cleared up and
maybe the gentleman brought it in front of us again, the
protestants out there may think differently of it.

BERNARD PROVENZANO: I would like to know what the problems are.

MR. MILLER: Well, I think that that -- Mr. Provenzano, I think that that
falls under the heading of doing your homework, or them doing
their homework before the meeting. This is not the time to
iron that out, sir.

BERNARD PROVENZANO: There is nothing to iron out.

MR. CANUL: You do have a problem. The house is under 2,000 square feet.

BERNARD PROVENZANO: I have that problem. I have an agreement with the Building
Department as to when I do that. There is no question about
that.

MR. CANUL: As far as the fireplace, we can't get involved with that.

BERNARD PROVENZANO: I want to know what's wrong with the fireplace. I don't know
of anything that's wrong.

MR. JONES: We don't know either. One lady had made the statement. That's
a consumer problem that we don't have any jurisdiction over,
but it's a problem that we look at. It's a gray area that we
look at.

BERNARD PROVENZANO: I know, but nevertheless, with regard to -- some of the people
have no right to be here at all for the reason, they didn't
buy a house from me. They're not living in my subdivision.
This has been going on --

MR. MILLER: Mrs. Chairman, I would really like to get a vote on my motion
and then we can go from there.

CHAIRMAN COLEMAN: Alright, there is a motion for DENIAL on the floor. We'll
take a vote.

MR. CANUL: How are we going to work this DENIAL? Is it if he complies
with what he has to and then he can come back here and apply for
it again, or what?

MR. MILLER: That certainly is up to him, but it is just a DENIAL on the
motion, I mean on the --

MR. FOSTER: He would have to reapply.
(Voting)

CHAIRMAN COLEMAN: It has been DENIED, but the City Commission will hear it on
May 6 at 2:00 P.M.

MR. JONES: So you'll all get together again.

BERNARD PROVENZANO: No I won't, you watch.

MR. JONES: You're not going to come down for that meeting, Mr. Provenzano?

BERNARD PROVENZANO: You won't have to be here.

MR. JONES: No. I said you will all be together.

BERNARD PROVENZANO: I will be here, but you won't be.

MR. JONES: No. I know that.

CHAIRMAN COLEMAN: Item 6, Z-22-81. Application of F. X. McDonald, Jr. and Colleen Irwin for reclassification of property generally located on the south side of Meadows Lane, 400 feet east of Decatur Boulevard, from R-1 to C-2. Proposed Use: Offices.

MR. FOSTER: You can see the subject property. It's a relatively narrow parcel. It's 30 feet wide. It was formerly a dedicated portion of Portsmouth Way that existed to the west of that R-1 subdivision. It was originally dedicated at the time that subdivision was developed. Since that time, Meadows Lane has been constructed to the north in an east/west direction. It goes to the Meadows Shopping Center. The Vacation provides that 30 foot strip with frontage on Meadows Lane to the north. The dedication went to the abutting property owner to the east. That owner is applying for C-2 zoning, which is the same zoning that exists on a parcel to the west, which has frontage on Decatur Boulevard. It is intended that there will be no relationship between the residents and this proposed office facility on the C-2 parcel. There will be a block wall between them and the residence will continue to front on Providence Lane and they indicated there would be a block wall along Providence so there wouldn't be any access into the subdivision. However, the width of that is about 32.76 feet wide. They're proposing a small office building in the center portion shaded in red. You can see they have angle parking. Let's see, they have two spaces -- parking for two spaces -- two cars pass to the south and a 14 foot drive, and basically, you can't back out and turn around on this particular property. The only way you could adequately do it would be backing out and backing into Meadows Lane, which is something the City does not like to see. I believe they have indicated that they'll try to get some type of an easement from the abutting property owners so they would have a turnaround area. Staff feels that in view of the narrowness of this parcel it does not appear to be workable by itself. We think it should just be used in connection with the residential property to the east. For that reason, we recommend denial.

CHAIRMAN COLEMAN: Is the representative of Mr. McDonald here?

DAVID CAUSEY: Yes. David Causey, 3325 West Desert Inn Road, representing McDonald and Irwin. We have had verbal discussion with Mr. Becker who owns the adjoining property and we haven't been able to get this reduced to writing because I didn't get a chance to talk to staff until this afternoon and the time didn't permit getting back to firm it up, that he will grant us a joint usage for a driveway so that we can

DAVID CAUSEY:
(Continued)

get sufficient space to put some right angle parking on the Meadows side of the building -- proposed building. We'll get four spaces there that would be at right angles to the driveway and we'd have the 24 foot driveway necessary to back out. This would mean acquiring joint usage over 12 foot of his property on that front portion, which we would grant him likewise joint usage over. This would permit us to retain the parking and not -- eliminate that problem of the backing out. It would also eliminate the necessity of putting in some sort of a wall between the two properties which they would both have the same zoning. This will permit continuing the wall that Mr. Becker built to his property line but not build along the north/south line that separates this parcel from his. For his own wall, that would be continued along Portsmouth to the residential property and then back to Meadows and create a 6 foot solid block wall, then we'll totally close this off. At the present time, the property sets vacant between the two parcels, and while curb and gutter has been installed on Portsmouth to create a curb there that would supposedly stop vehicles, there is quite a bit of vehicular traffic that does come across that property, not with the consent of the owners, but just their using it, and this would certainly be eliminated by this and allow the residential. I don't -- didn't hear staff mention anything about it, but staff has in their file a petition that we filed when we attempted to file this over a year ago. We had a delay in getting the Vacation recorded because we ran into technicalities that had to be done before it was done, so we had to refile the zone application, but I would like to call your attention to the fact -- Mr. McDonald went around to all the neighbors when he first considered this and he has signatures of virtually all the neighbors in the area, and I would like to present this to the Commission.

MR. MILLER:

Do I understand you, Mr. Causey, that you have a verbal agreement with Mr. Becker to use --

DAVID CAUSEY:

For a joint usage of the driveway there so that we can redesign this parking. We will firm this up in writing and get it to the City.

MR. SWESSEL:

Is this the property on the west?

DAVID CAUSEY:

Yes, the property to the west.

MR. MILLER:

Is that the real problem, Harold, with -- is the parking and the access to the parking -- the way they get out? If they had more room would that satisfy the City, satisfy your department?

HAROLD FOSTER: It would probably do it, but there is some type of special easement there granted on the property to the west guaranteeing it to perpetuity.

DAVID CAUSEY: It is my understanding we can obtain this, but I have to go back and get it. I'm certainly not going to tell you we can until we do get it, but I got a verbal commitment that we can get a joint user agreement on a driveway there.

MR. CANUL: Why don't we hold it in abeyance until the next meeting and then you can bring that in writing.

DAVID CAUSEY: Be quite happy to do that.

MR. SWESSEL: Do we have anybody here that wants to speak on this?

CHAIRMAN COLEMAN: Yes. We would have to find out. Alright, Mr. Causey. Did you want to speak, sir?

DWIGHT CLaar: Madame Chairman, my name is Dwight Claar. I'm one of the property owners on Providence Lane. I am against the granting of this application. I think in addition to the parking problem, the actual right-of-way that was vacated to this property on there was 25 feet in width. They're making it now 32 feet in width -- the described land the application relates to by taking off 7 feet from the lot upon which the house sits. That means that any commercial development is going to be within a matter of between 5 and 10 feet of the house that is right next door. It brings this building -- it brings it right into the Providence Lane and Portsmouth Way neighborhood. My main concern is there has been quite a bit of commercial development, as we all know, on Meadows Lane, and I'm sure Mr. Becker will be putting some more up on his land. There has been an attempt to preserve the character of this neighborhood, which is residential and quite a number of schools. A lot of children live there. There's an attempt to do that by placing a wall along Meadows Lane, all the way from Bedford up to Portsmouth, and then this part of Portsmouth was vacated to the neighboring landowners. With that Vacation, the house on the corner -- it was an oversized lot to begin with -- and then it has an additional 25 feet, which gives it plenty of breathing room from the commercial development, but if commercial development of that right-of-way is allowed, instead of it being an oversized lot on the corner, it will be an undersized lot, with the residential structure within a matter of just a few feet of the commercial buildings. This is bound to invite future applications if and when that property is owned by somebody other than it's owned now, or perhaps by the present owner, to rezone. What I'm concerned about is that this development of itself will bring commercial

DWIGHT CLAAR: structures right into the visible sight of the community. What will develop in the future is a matter of speculation, but I might also point out what will develop on Mr. Becker's part is a matter of speculation at this point. If there should be any overflow parking -- no parking is allowed on Meadows Lane, so if there is any overflow parking, it would definitely have to come out into Providence and Portsmouth. Although there is mention now of a wall, there is nothing legally committing the owner to maintain that wall in the future, as a matter of fact, it's not there now. I would respectfully request the Commission to hold the line where it is now on the commercial development and leave this area residential in both appearance and in fact.

CHAIRMAN COLEMAN: Are you telling me that this piece of land was a vacated portion that was 25 feet and was then deeded back to the owner, which is the fellow on the corner house, right? So now he is selling that, plus 7 feet of his own property to make it this size.

DWIGHT CLAAR: That is essentially correct, except I don't know that he's selling it. I think the owner of that lot is the one who's applying. As a matter of fact, I'm certain, as a matter of record, that the owner of that house is now trying to turn this 25 feet that was vacated to him into a commercial development.

MR. JONES: Who is the legal owner of this property?

DAVID CAUSEY: F. X. McDonald and Colleen Irwin. They are the legal owners and they are the applicants. There's no other parties. They're also the proposed developers of it. They own the home and are the proposed developers of this project.

CHAIRMAN COLEMAN: What are they doing with the house, renting it?

DAVID CAUSEY: It's rented.

MR. JONES: What was your name? I'm sorry, I didn't get it.

DWIGHT CLAAR: My name is Dwight Claar.

MR. JONES: If what Mr. Claar says is true, then we would be setting a precedent then by having a less than 6,500 square foot R-1 lot, wouldn't we Mr. Foster?

DAVID CAUSEY: Mr. Jones, may I respond to that? This lot -- we're reducing the area down to 6,500 on this lot if we put the zone wall where it's proposed. That would leave this lot, the residential lot, larger than any of the other lots there because the other lots were developed under a 6,000 square foot zone requirement,

DAVID CAUSEY:
(Continued)

and they are only 60, 61, 62 feet in width. We are meeting the current 6,500 square foot thing and we are only utilizing the addition. It was a corner lot so it had a 15 foot side yard originally, so it's going to have in excess of the 5 foot normally required side yard -- at least 8 feet, and probably a little more.

DWIGHT CLAAR:

May I respond to that? It is true it is an oversized lot to begin with because it was on the corner. However, the residential structure was built centrally on that lot, and when you take away the 7 feet that they're proposing to take away and add to the 25 foot right-of-way, it leaves the house that's on that lot within just a matter of feet from this 32 feet that the request is now being made for.

CHAIRMAN COLEMAN:

It makes it non-conforming as to setbacks?

DAVID CAUSEY:

No ma'am. As I stated, this lot was conforming and the ordinance required a 15 foot side yard setback when the house was built, so it's at least 15 feet from the original property line. You take 7 feet from that, that leaves at least 8 feet, which is in excess of the required.

CHAIRMAN COLEMAN:

Doesn't sound very good to me though. It sounds like they're trying to squeeze something out and then say, "Oh, no, that won't work, or it didn't work, so we'll want the house part of it now."

DAVID CAUSEY:

No, I don't think we'll have that, and I would like to respond also to the question raised about the wall. There is a City ordinance requiring zone walls, so that the wall is a matter of mandatory requirement. It's not an option, that we would put the 6 foot block wall along the street frontage of Providence, and we would also, between the residence and the proposed commercial. That couldn't be eliminated or broken without the City's approval, and I wouldn't expect the City to grant it. Mr. Becker was denied access onto Providence and Portsmouth when he came in for his zoning, and I wouldn't expect the City to grant this parcel any access there.

CHAIRMAN COLEMAN:

Mr. Causey, you have nothing else?-- I want to hear if there is anyone else. You may respond when they finish. Mr. Claar, have you made your point?

DWIGHT CLAAR:

Yes I have, except to add that the thing about this neighborhood that makes it so particularly residential is that there is a grade school a block away -- a block from this particular property. There is a junior high school 8 blocks away and a high school 4 blocks away, and because of that, there are quite a number of children in the area and we would like to keep it residential.

CHAIRMAN COLEMAN: Is there anyone else who wants to speak against this rezoning?

MR. JONES: Mr. Causey, do you know what they plan to use this office for, and why -- because such a small office and the application for C-2 zone?

DAVID CAUSEY: Our initial request and discussion with staff was going to be to come in for P-R zoning. They're thinking of something like a real estate or insurance office, a single man operation. Staff felt it would be better to ask for C-2 where it would not be a little spot of one zoning against the other -- that this would match the remaining zoning of the rest of the shopping center. That was the reason we applied for C-2. We don't ask for a usage that would get above the P-R.

CHAIRMAN COLEMAN: Anymore questions of either Mr. Claar or Mr. Causey? I'm going to declare the public hearing closed.

MR. CANUL: I'm going to move for DENIAL. I don't think it's good.

CHAIRMAN COLEMAN: Vote please. It has been DENIED. It will be heard by the City Commission on May 6 at 2 P.M.

COLLEEN B. IRWIN
P.O. BOX 14727
Long Beach, Ca. 90803

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Apr. 13, 19 81

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MEMO transcript - 2-22-81
4-9-81 P.C. MEETING

Colleen B. Irwin

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