

29233-169
6 981-5-26

AGENDA

CITY PLANNING COMMISSION

MAY 26, 1981

NEVADA STATE LIBRARY
Carson City, Nevada
MAY 26 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

OLD BUSINESS:

1. Z-28-81

(Abeyance Item from 5/14/81)

Application of BARRETT W. REESE for reclassification of property located at 600 North "H" Street, from R-3 to C-1

Proposed Use: Off-Premise Sign

Z-2-81

(Abeyance Item from 2/24/81)

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

Proposed Use: 96 Apartment Units (Medium High Density)

NEW BUSINESS:

1. TENTATIVE MAP

GRANADA VILLA SUBDIVISION

Property generally located on the southwest corner of O'Bannon Drive and Edmond Street, R-1 Zone.

Owner: M. George Tonks
Subdivider: Ponderosa Construction
No. of Acres: 5 No. of Lots: 22

2. TENTATIVE MAP

SHALIMAR GARDENS CONDOMINIUMS

Property generally located on the southwest corner of Laurelhurst Drive and Westmoreland Drive, R-3 Zone.

Owner: LV Shalimar I thru IV, Ltd.
Subdivider: Big West Enterprises I
No. of Acres: 4.15+ No. of Units: 64

3. FINAL MAP

SHALIMAR GARDENS CONDOMINIUMS

Property generally located on the southwest corner of Laurelhurst Drive and Westmoreland Drive, R-3 Zone.

Owner: LV Shalimar I thru IV, Ltd.
Subdivider: Big West Enterprises I
No. of Acres: 4.15+ No. of Units: 64

4. TENTATIVE MAP

DIAMOND HEAD VILLAS

Property generally located between Bonanza Road on the north and Diamond Head Drive on the south, east of Page Street, R-E Zone (under Resolution of Intent to R-PD12).

Owner/Subdivider: Albros Development, Inc.
No. of Acres: 4.64 No. of Units: 64

5. TENTATIVE MAP
ALTO MESA 1
Property generally located south of Charleston Boulevard and east of Fort Apache Road, N-U Zone, proposed R-PD8.
Owner: William Peccole
Subdivider: Bailey & McGah
No. of Acres: 40 No. of Lots: 228
6. TENTATIVE MAP
VALLEY WEST 8
Property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone, proposed R-1.
Owner: William Peccole
Subdivider: Bailey & McGah
No. of Acres: 55.3 No. of Lots: 234
7. Z-36-81
Application of WENDELL M. AND MARY A. CROSBY, for reclassification of property located at 606 S. 9th Street, from R-1 to P-R.
Proposed Use: Law Offices
8. Z-37-81
Application of JAMES AND MURIEL COLLEEN ABBEY, for reclassification of property located at 807 Willow Street, from R-E to R-3.
Proposed Use: Apartments
9. Z-38-81
Application of GERALD G. BEAL for reclassification of property located at 5012 Donnie Avenue, from R-E to C-2.
Proposed Use: Expansion of Plant Nursery
10. Z-39-81
Application of CLIFFORD R. AND BARBARA E. STRATTON for reclassification of property generally located on the south side of Washington Avenue, approximately 250' east of Lamb Boulevard, from R-MHP to R-PD15.
Proposed Use: Medium Density Residential
Planned Unit Development
11. Z-40-81
Application of WOODROW P. PORTER for reclassification of property generally located on the southwest corner of Bonanza Road and 13th Street, from R-3 to C-1.
Proposed Use: Commercial Child Care Facility
12. Z-41-81
Application of MILTON AND ANNA MAE DELUGG for reclassification of property generally located on the following parcels:
Parcel I: North side of Balzar Avenue, 600' west of Torrey Pines Drive, from N-U to R-PD13.
Proposed Use: Medium Density Residential Planned Unit Development
Parcel II: South side of Smoke Ranch Road, 600' west of Torrey Pines Drive, from N-U to C-1.
Proposed Use: Commercial Shopping Facilities

13. Z-42-81

Application of JOHN AND DONNA TERESA HAHN for
reclassification of property located at 430
Melody Lane, from C-2 to R-3.
Proposed Use: Medium Density Duplexes

DIRECTOR'S BUSINESS:

1. Proposed Sign Ordinance Amendment.
2. New Zoning District for Compact Lot Developments.

SUPPLEMENTAL

AGENDA

CITY PLANNING COMMISSION

MAY 26, 1981

1. Z-64-75

USE REVIEW

Request of HERB BARRETT for a Use Review
to allow a private investigator office
on property located at 1200 South
Maryland Parkway, C-D Zone.

LINDA

NOTICE OF PUBLIC HEARING

MAY 26, 1981

Notice is hereby given that on May 26, 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-36-81

WENDELL M. AND MARY A. CROSBY FOR
RECLASSIFICATION OF PROPERTY LOCATED
AT 606 S. 9TH STREET.
FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)
PROPOSED USE: LAW OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE NORTH TEN (10) FEET OF LOT TWENTY-
EIGHT (28) AND ALL OF LOTS TWENTY-NINE (29)
AND THIRTY (30) IN BLOCK FIFTEEN (15) OF
WARDIE ADDITION.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

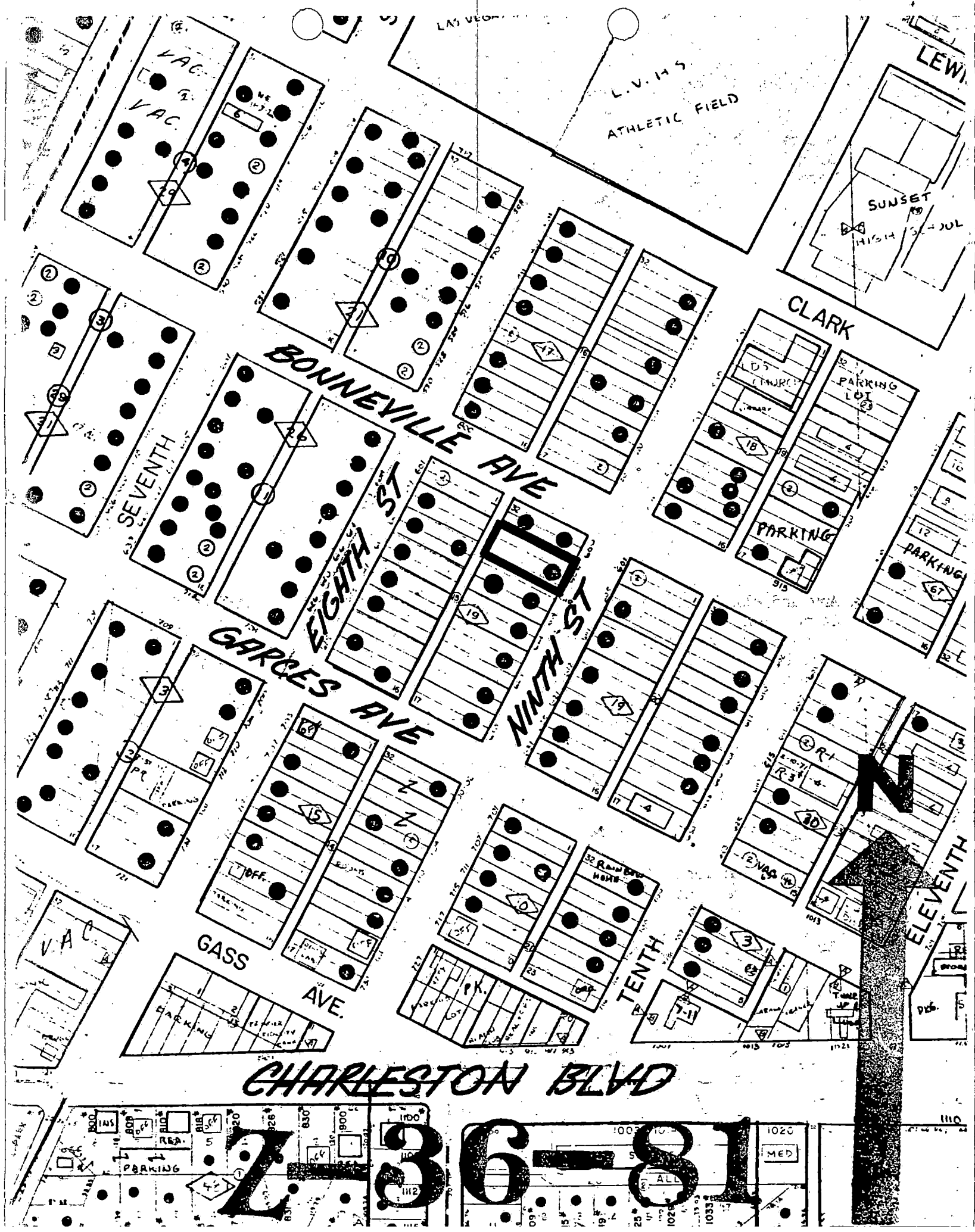

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

RECEIVED
MAY 21 3 19 PM '81
CITY CLERK



L.V. 145
ATHLETIC FIELD

SUNSET
HIGH 3-7 JUL

CLARK

BONNEVILLE AVE

SEVENTH

EIGHTH ST

NINTH ST

GARCES AVE

N

GASS AVE.

TENTH

ELEVENTH

CHARLESTON BLVD

236-81

NOTICE OF PUBLIC HEARING
MAY 26, 1981

Notice is hereby given that on May 26, 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-37-81 JAMES & MURIEL COLLEEN ABBEY FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 807 WILLOW STREET.
FROM: R-E (RESIDENCE ESTATES)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT TWENTY-ONE (21) IN BLOCK FIVE (5) OF
WOODLAND PARK.

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

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

MAY 26, 1981

Notice is hereby given that on May 26, 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-38-81

GERALD G. BEAL FOR RECLASSIFICATION OF
A PORTION OF THE PROPERTY LOCATED AT
5012 DONNIE AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: EXPANSION OF PLANT NURSERY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE EAST 25' OF THE WEST 166' OF LOTS
1 & 2, BLOCK 6 (ELSTNER ESTATES).

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.

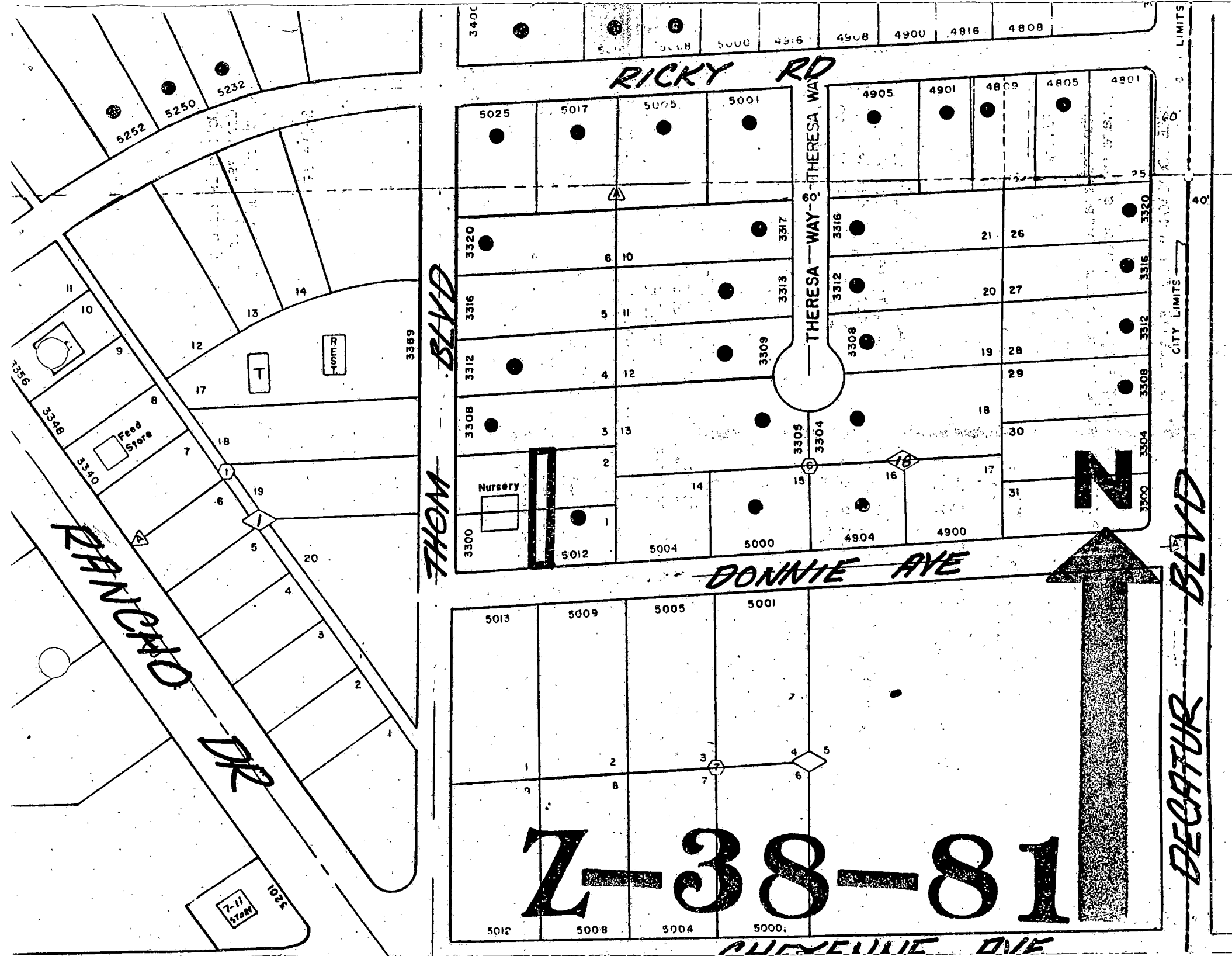
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



RICKY RD

HERESA WAY

THOM BLVD

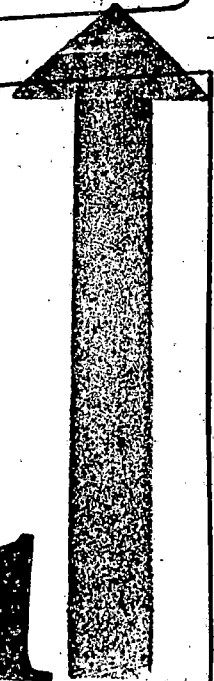
DONNIE AVE

DECATUR BLVD

FRANCHO DR

N

Z-38-81



7-11 Store

Nursery

5252

5250

5232

3400

5008

5000

4916

4908

4900

4816

4808

LIMITS

5025

5017

5005

5001

4905

4901

4809

4805

4801

3320

3316

3312

3308

3300

5013

5009

5005

5001

5012

5008

5004

5000

3317

3313

3309

3305

3304

4904

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

4900

NOTICE OF PUBLIC HEARING

MAY 14, 1981.

Notice is hereby given that on May 14, 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-39-81

CLIFFORD R. AND BARBARA E. STRATTON FOR
RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTH SIDE OF WASHINGTON
AVENUE, APPROXIMATELY 250' EAST OF LAMB
BOULEVARD.

FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK)
(UNDER RESOLUTION OF INTENT TO R-3 -
LIMITED MULTIPLE RESIDENCE)

TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
PLANNED UNIT DEVELOPMENT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 29
SOUTH, RANGE 62 EAST, M.D.M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

LAS VEGAS WASH

DRAINAGE CHANNEL

WASHINGTON AVE

LAMB BLVD

GASOLINE
REPAIR
SALE STORE

SEVINGA

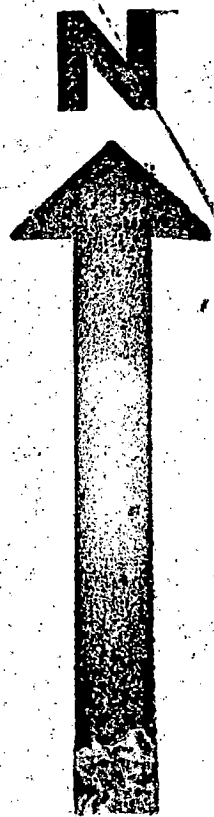
KING CANYON DR

REPAIR
AREA &
LAUNDRY

SPR.

YOSHIMOTO

7-39-81



NOTICE OF PUBLIC HEARING

MAY 26, 1981

Notice is hereby given that on May 26, 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-40-81

WOODROW P. PORTER FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF BONANZA ROAD AND 13TH STREET.

FROM: R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL CHILD CARE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOTS 1 AND 2, BLOCK FOUR (4) OF FOURTEENTH
STREET CITY ADDITION TO THE CITY OF LAS VEGAS.

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

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING

MAY 26, 1981

Notice is hereby given that on May 26, 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-41-81

MILTON AND ANNA MAE DELUGG FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE FOLLOWING
PARCELS:

PARCEL I: NORTH SIDE OF BALZAR AVENUE, 600'
WEST OF TORREY PINES DRIVE.

FROM: N-U (NON-URBAN)

TO: R-PD13 (RESIDENTIAL PLANNED
DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY
RESIDENTIAL PLANNED
UNIT DEVELOPMENT

PARCEL II: SOUTH SIDE OF SMOKE RANCH ROAD, 600'
WEST OF TORREY PINES DRIVE.

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL SHOPPING
FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE
60 EAST.

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.

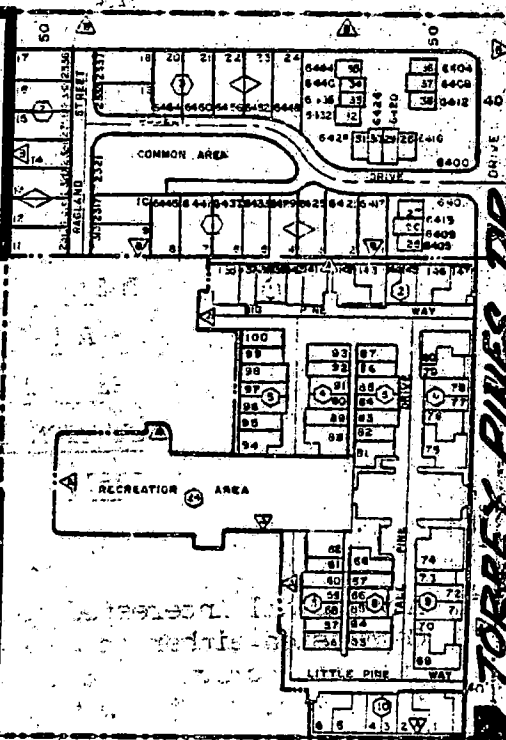
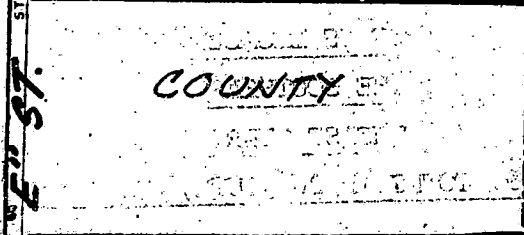
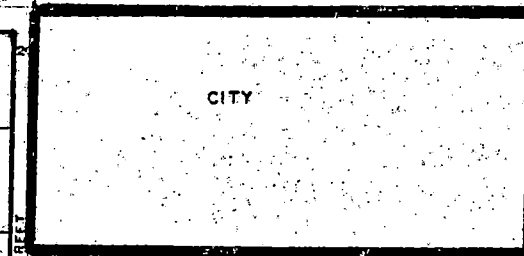
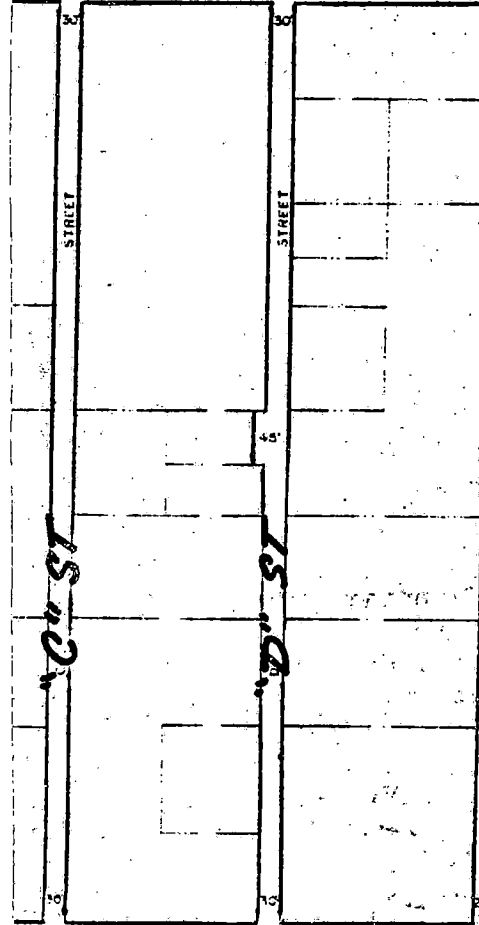
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)

SMOKE RANCH RD



BALZAR AVE

CITY OF LAS VEGAS

Z-41-81

NOTICE OF PUBLIC HEARING
MAY 26, 1981

Notice is hereby given that on May 26, 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-42-81

JOHN AND DONNA TERESA HAHN FOR
RECLASSIFICATION OF PROPERTY
LOCATED AT 430 MELODY LANE.

FROM: C-2 (GENERAL COMMERCIAL)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM DENSITY DUPLEXES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) 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

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

MINUTES

CITY PLANNING COMMISSION

MAY 26, 1981

CALL TO ORDER: A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Coleman in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Coleman
Mr. Miller
Mr. Swessel
Mr. Jones
Mr. Guthrie
Mr. Kennedy

EXCUSED: Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Chris Gellner, Deputy City Attorney
Rick Williams, Senior Planner
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.

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

OLD BUSINESS:

1. Z-28-81

(Abeyance Item
from 5/14/81)

DENIED

Application of BARRETT W. REESE for reclassification of property located at 600 North "H" Street, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 13 and 14, Block 7, Original Las Vegas Townsite.
Proposed Use: Off-Premise Sign

MR. FOSTER said this was held in abeyance from the last City Planning Commission meeting because there was a question as to whether there was a Variance on the property to allow a sign. Staff researched the situation and found a Variance does not exist. What occurred is that this property was rezoned to C-1 after the parcel to the north was approved for commercial zoning, but that zoning was only for six months and has expired. Subsequent to that, a permit was taken out for a billboard to be installed on the property to the north, but the billboard was erroneously installed on this property at 600 North "H" Street and has been there for about five years. The sign was taken down about four weeks ago. Staff does not feel a property should be zoned just for a billboard. There are no protests on record.

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

1. Z-28-81
(CONTINUED)
- BARRETT W. REESE appeared for the application stating that he is the owner of the property. He feels that since the property is commercial surrounding this property he will be better able to obtain a tenant. He said the sign he plans to build on this property will be the most modern up-to-date sign in Las Vegas.
- There was no one present in favor or against this application.
- CHAIRMAN COLEMAN asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.
- MR. SWESSEL made a Motion for DENIAL of Z-28-81 because the property should be developed for commercial purposes before an off-premise sign should be allowed.
- Voting was as follows:
- "AYES" Chairman Coleman, Mr. Swessel, Mr. Jones, Mr. Kennedy
"NOES" Mr. Miller, Mr. Guthrie
- Motion for DENIAL carried by a 4/2 vote.
- CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

2. Z-2-81
(Abeyance Item
From 2/24/81)
DENIED
- Application of DONALD A. AND STACEY L. YAHRAUS, ET AL, for reclassification of property generally located on the west side of Jones Boulevard, approximately 300 feet south of Smoke Ranch Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B. & M.
- Proposed Use: 96 Apartment Units (Medium High Density)
- MR. FOSTER said this item was held in abeyance because when this item was heard in February, staff had requested the application be amended along the south side to R-1 and the balance zoned R-3. Staff had petitions with 60 signatures in protest at the meeting in February and is recommending the same amendment which is R-1 on the south portion.
- CHAIRMAN COLEMAN declared the public hearing open and asked to hear from the applicant.
- DONALD A. YAHRAUS, 2861 South Mojave Road, appeared for the application. He is in agreement with staff's recommendations.
- RICHARD WONG, 2212 Obispo Circle, appeared in protest stating there are a sufficient number of apartments in the area.
- ROB SEARS, 2216 Obispo Circle, appeared in protest stating this same rezoning request was denied about a year ago.
- There were four persons in the audience in protest.
- PHILIP REED, 6125 Rosalita Drive, appeared in protest stating there is no need for such dense housing in that area.
- MR. FOSTER said there are some additional conditions, such as: 1) Revised development plan should be subject to the Planning Commission's approval; 2) Compliance to the Flood Hazard Reduction Ordinance; 3) Dedication of improvements of right-of-way for Camino De Rosa Drive with a knuckle corner at

2. Z-2-81

(CONTINUED)

Tucumcari Drive; 4) Dedication of radius corners at Rosalita Avenue to Jones Boulevard; 5) Installation of sidewalks on Jones Boulevard; 6) Parking and driveway plans to meet the requirements of Traffic Engineering; 7) Vacation of excess right-of-way on Camino De Rosa Drive and Tucumcari Drive; 8) Construction of a 6' block wall between the R-1 and R-3; 9) Amended R-1 portion on the south 125.5 feet; 10) R-1 being constructed simultaneously.

CHAIRMAN COLEMAN said the R-1 homes should be comparable to the homes in the area.

LEONARD ZUCK, 2371 Brookport Lane, appeared as one of the owners of the property. This is not an over-dense area, just a growing area.

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

MR. SWESSEL made a Motion for DENIAL of Z-2-81 because there is sufficient R-3 zoning in the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

GRANADA VILLA
SUBDIVISION

APPROVED

Property generally located on the southwest corner of O'Bannon Drive and Edmond Street, R-1 Zone.

Owner: M. George Tonks

Subdivider: Ponderosa Construction

No. of Acres: 5 No. of Lots: 22

MR. NULL presented the staff report stating there should not be any vehicular access to Via Olivero Avenue from Lot 4, Block 1. With this condition, and the normal conditions, staff recommends approval.

DAN COOPER, Kenneth J. Brown Associates, appeared for the application. They are in agreement with staff's recommendations.

MR. JONES made a Motion for APPROVAL of the Tentative Map for Granada Villa Subdivision, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within (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 Via Olivero Avenue from Lot 4, Block 1.

1. TENTATIVE MAP
(CONTINUED)

3. Street names to be provided in accord with the City's Street Name Policy.

4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

2. TENTATIVE MAP

SHALIMAR GARDENS
CONDOMINIUMS

APPROVED

Property generally located on the southwest corner of
Laurelhurst Drive and Westmoreland Drive, R-3 Zone.

Owner: LV Shalimar I thru IV, Ltd.

Subdivider: Big West Enterprises I

No. of Acres: 4.15+ No. of Units: 64

MR. NULL presented the staff report stating this is an existing apartment development that is being converted to airspace condominiums. Staff recommends approval with the normal conditions.

RANDY WHITEHEAD, 1828 Blackhawk Road, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Shalimar Gardens Condominiums, 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. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

3. FINAL MAP

SHALIMAR GARDENS
CONDOMINIUMS

APPROVED

Property generally located on the southwest corner of Laurelhurst Drive and Westmoreland Drive, R-3 Zone.

Owner: LV Shalimar I thru IV, Ltd.

Subdivider: Big West Enterprises I

No. of Acres: 4.15+ No. of Units: 64

3. FINAL MAP
(CONTINUED)

MR. NULL said this final map for Shalimar Gardens Condominiums is in substantial conformity with the tentative map. Staff would recommend approval with the approval of the tentative map.

MR. JONES made a Motion for APPROVAL of the Tentative Map for Shalimar Gardens Condominiums, subject to the following condition:

1. Approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP
DIAMOND HEAD
VILLAS
APPROVED

Property generally located between Bonanza Road on the north and Diamond Head Drive on the south, east of Page Street, R-E Zone, (under Resolution of Intent to R-PD12).
Owner/Subdivider: Albros Development, Inc.
No. of Acres: 4.64 No. of Units: 64

MR. NULL presented the staff report stating these units will be airspace condominiums. Staff recommends the following conditions: 1) Wall statement; 2) Conformance to the conditions of approval for Z-17-81; and 3) Normal conditions. Approval of this subdivision would constitute plot plan approval.

BEN LEWIS, Ferguson & Wollman Engineering, 1785 East Sahara Avenue, appeared to represent Albros Development.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Diamond Head 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 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. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. Conformance to the conditions of approval for Z-17-81.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

4. TENTATIVE MAP. Motion for APPROVAL carried unanimously.

(CONTINUED)

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

5. TENTATIVE MAP

Property generally located south of Charleston Boulevard and east of Fort Apache Road, N-U Zone, proposed R-PD8.

ALTO MESA I

Owner: William Peccole

Subdivider: Bailey & McGah

APPROVED

No. of Acres: 40 No. of Lots: 228

MR. NULL said this is the first submission for the Peccole property. Staff recommends approval with the following conditions: 1) Provision to be made for sanitary sewers which is acceptable to the Department of Public Services; 2) Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services; 3) Provide a drainage plan as required by the Department of Public Services; 4) Conformance to the requirements of Z-34-81; 5) No vehicular access to Peccole Strada and Venetian Strada from the abutting lots and the normal conditions. In addition, a waiver will be necessary for the lengths of Blocks 1 and 7 which exceed the design distance.

There was discussion as to whether there should be a condition regarding a wall statement.

CLYDE SPITZE, VTN-NEVADA, appeared to represent the applicants, Bailey and McGah. They are in agreement with the conditions. They have to submit a final map to the financial institutions because of the excessive amount of money needed to begin developing this property.

MR. JONES made a Motion for APPROVAL of the Tentative Map for Alto Mesa I, 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. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services.

3. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.

4. Provide a drainage plan as required by the Department of Public Services.

5. Conformance to the requirements of Z-34-81.

6. No vehicular access to Peccole Strada and Venetian Strada from the abutting lots.

5. TENTATIVE MAP

(CONTINUED)

7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

6. TENTATIVE MAP

VALLEY WEST 8

APPROVED

Property generally located south of Charleston Boulevard and west of Durango Drive, N-U Zone, proposed R-1.

Owner: William Peccole

Subdivider: Bailey & McGah

No. of Acres: 55.3 No. of Lots: 234

MR. NULL said staff recommends approval with the following conditions: 1) Provision to be made for sanitary sewers which is acceptable to the Department of Public Services; 2) Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services; 3) Provide a drainage plan as required by the Department of Public Services; 4) Conformance to the requirements of Z-34-81; 5) No vehicular access to Peccole Strada from the abutting lots; and the normal conditions.

CLYDE SPITZE, VTN-NEVADA, appeared to represent Bailey & McGah.

MR. MILLER made a Motion for APPROVAL of the Tentative Map for Valley West 8, 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. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services.
3. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.

6. TENTATIVE MAP
(CONTINUED)

4. Provide a drainage plan as required by the Department of Public Services.
5. Conformance to the requirements of Z-34-81.
6. No vehicular access to Peccole Strada from the abutting lots.
7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

7. Z-36-81

DENIED

Application of WENDELL M. AND MARY A. CROSBY for reclassification of property located at 606 South 9th Street, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as the North Ten (10) Feet of Lot Twenty-Eight (28) and all of Lots Twenty-Nine (29) and Thirty (30) in Block Fifteen (15) of Wardie Addition.
Proposed Use: Law Offices

MR. FOSTER presented the staff report stating this is in a four block area that is all R-1. Staff feels there should be some order in the change of this area. A change is taking place around the periphery of this residential area and there are many older residents living there that will remain for many years. If offices were allowed, there would be a mixture of offices and homes for many years. Staff recommends denial and has three protests on record. However, at the start of the meeting staff was presented with a petition of protest containing eight signatures.

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

KEN GRAGSON, 4411 Marlana Circle, appeared for the applicants. He submitted a petition with twenty signatures in favor. He also had three letters in favor.

ATTORNEY JOHN SACCO, 723 South 3rd Street, appeared as one of the purchasers of the property. He will upgrade the property and use it as a law office for himself. He does not anticipate a lot of traffic being generated from this building.

LAMAR MARCHESE, 624 South 9th Street, appeared in opposition. They moved into the neighborhood because they thought it would be a good residential area to raise children.

7. Z-36-81

(CONTINUED)

JOE THIRIOT, 621 South 9th Street, appeared in opposition. He would like to live many years in this neighborhood.

ED ROGICH, 600 South 9th Street, appeared in favor. He submitted a letter in favor from his brother who is a partner in the same house.

WENDELL M. CROSBY, 606 South 9th Street, appeared on behalf of the application. This property is no longer feasible for families to purchase because of its high cost. The buyers have run into trouble obtaining financing because the lending institutions have determined this area is going to P-R zoning and they will only make commercial loans.

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

MR. SWESSEL made a Motion for APPROVAL of Z-36-81.

Voting was as follows:

"AYES" Mr. Miller, Mr. Swessel

"NOES" Chairman Coleman, Mr. Jones, Mr. Guthrie, Mr. Kennedy

Motion for APPROVAL did not carry by a 4/2 vote. Application was DENIED because it was not considered compatible in this area which is entirely surrounded with R-1 zoned properties.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

8. Z-37-81

ABEYANCE

Application of JAMES AND MURIEL COLLEEN ABBEY for reclassification of property located at 807 Willow Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as Lot Twenty-One (21) in Block Five (5) of Woodland Park.

Proposed Use: Apartments

MR. FOSTER said the parking requirements have been changed since this application was submitted. The number of parking spaces was four spaces for four apartments, but under the new parking ordinance they will need six parking spaces for four apartments. Staff recommends holding this item in abeyance until an acceptable parking plan can be worked out.

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

JAMES ABBEY, 1213 Oaktree Lane, said this is the first time he has heard there is a problem with the number of parking spaces.

MR. FOSTER said the Planning Department has been trying to reach him.

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

MR. JONES made a Motion for ABEYANCE of Z-37-81 to provide additional parking on the property.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

8. Z-37-81
(CONTINUED)

CHAIRMAN COLEMAN announced this item would be heard by the City Planning Commission on June 11, 1981 at 7:30 P.M.

9. Z-38-81
APPROVED

Application of GERALD G. BEAL for reclassification of a portion of the property located at 5012 Donnie Avenue, from R-E (Residence Estates) to C-2 (General Commercial). The above property is legally described as the East 25 feet of the West 166 feet of Lots One (1) and Two (2), Block 6 (Elstner Estates).

Proposed Use: Expansion of Plant Nursery

MR. FOSTER presented the staff report stating the applicant would like to add a 25 foot wide strip to the existing nursery. Staff feels the change is minor and would recommend approval with the following conditions: 1) Provision of improvements on Donnie Avenue to meet the requirements of Public Services; 2) Construction of a 6 foot block wall on the east property line. Staff has one protest on record.

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

GERALD G. BEAL, 5012 Donnie Avenue, appeared for the application.

There were no persons present to speak in favor or against this application.

CHAIRMAN COLEMAN declared the public hearing closed.

MR. SWESSEL made a Motion for APPROVAL of Z-38-81, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of improvements on Donnie Avenue along this property as required by the Department of Public Services.
3. Construction of a six foot block wall along the east property line.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. Z-38-81
(CONTINUED)

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

10. Z-39-81
APPROVED

Application of CLIFFORD R. AND BARBARA E. STRATTON for reclassification of property generally located on the south side of Washington Avenue, approximately 250 feet east of Lamb Boulevard, from R-MHP (Residential Mobile Home Park) (under Resolution of Intent to R-3, Limited Multiple Residence), to R-PD15 (Residential Planned Development). The above property is legally described as a portion of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 29, Township 29 South, Range 62 East, M.D.M.
Proposed Use: Medium Density Residential Planned Unit Development

MR. FOSTER said the applicant is requesting zoning for 130 apartment units. Staff recommends approval, subject to: 1) The Fire Department requirements; 2) Construction of a six foot block wall along the westerly property line of the R-PD, excluding the C-1 portion; 3) Four foot decorative wall on Washington Avenue; 4) Provision for on-site parking spaces along the south driveway; 5) Compliance with the Flood Hazard Reduction Ordinance; 6) Installation of half-street improvements on Washington Avenue. Staff does not have any protests on record.

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

CHARLEY JOHNSON, 2800 West Sahara Avenue, engineer representing Wildwood Development, and BOB RIGGS, developer of the project, appeared for the application. They concur with staff's recommendations.

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

MR. MILLER made a Motion for APPROVAL of Z-39-81, subject to the following conditions:

1. Expunging the existing Resolution of Intent to R-3 on Z-14-81.
2. Construct a six foot block wall along the westerly property line of the R-PD development.
3. Exclusion of the westerly 265 feet zoned C-1 from this rezoning.
4. Provision of a four foot decorative block wall along Washington Avenue.
5. Provision of additional on-site parking spaces along the south driveway.
6. Compliance with the Flood Hazard Reduction Ordinance #2115.
7. Installation of half-street improvements on Washington Avenue.
8. Extend the pavement to Washington on the second driveways from the west and east and install crash gates as required by the Department of Fire Services, or redesign the layout

10. Z-39-B1
(CONTINUED)

as required by the Department of Community Planning and Development.

9. Install fire hydrants and provide water flow as required by the Department of Fire Services.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

11. Z-40-B1
APPROVED

Application of WOODROW P. PORTER for reclassification of property generally located on the southwest corner of Bonanza Road and 13th Street, from R-3 (Limited Multiple Residence), to C-1 (Limited Commercial). The above property is legally described as Lots One (1) and Two (2), Block Four (4) of Fourteenth Street City Addition to the City of Las Vegas.

Proposed Use: Commercial Child Care Facility

MR. FOSTER presented the staff report stating staff feels R-4 zoning on this property is compatible, rather than C-1 zoning. The Commission should consider this type of use in that area because of the noise factor and also from the standpoint of ingress and egress to Bonanza Road. Staff has two protests on record. If approved, the additional conditions would be: 1) Approval of the driveway location as required by the Traffic Engineer; 2) Dedication of twenty feet for Bonanza Road and radius corner of Bonanza and Thirteenth Street; 3) Install sidewalks and driveway on Bonanza Road; 4) Fire hydrants as required by the Department of Fire Services.

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

FRED KOSTEN, 60B Fandwood Lane, appeared on behalf of Mr. and Mrs. Ed Shavez of Los Angeles, California, who are in the child care business in Los Angeles. They would be agreeable to amending the application from C-1 to R-4. There will be 40 to 60 children attending this facility and there is sufficient space to meet the code requirements.

WOODROW PORTER, 723 South 3rd Street, appeared as the owner of the property.

GEORGE SMITH, engineer, appeared for the application.

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

MR. SWESSEL made a Motion for APPROVAL of Z-40-B1, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Application be amended to R-4.

11. Z-40-81

(CONTINUED)

3. Dedication of twenty feet of right-of-way for Bonanza Road including the radius corner at Bonanza Road and Thirteenth Street.
4. Install sidewalks and driveways on Bonanza Road and Thirteenth Street according to the requirements of the Department of Public Services.
5. Install required parking and redesign parking layout as required by the Department of Public Services.
6. Install fire hydrants and provide water flow as required by the Department of Fire Services.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

12. Z-41-81

ABEYANCE

Application of MILTON AND ANNA MAE DELUGG for reclassification of property generally located on the following parcels:

Parcel I: North side of Balzar Avenue, 600 feet west of Torrey Pines Drive, from N-U (Non-Urban), to R-PD13 (Residential Planned Development).
Proposed Use: Medium Density Residential

Parcel II: South side of Smoke Ranch Road, 600 feet west of Torrey Pines Drive, from N-U (Non-Urban), to C-1 (Limited Commercial).
Proposed Use: Commercial Shopping Facilities

The above property is legally described as a portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 20 South, Range 60 East.

MR. FOSTER presented the staff report stating staff feels the Planned Unit Development should be amended to R-PD8 which would be compatible with that area. Also, staff does not feel there is a need for C-1 zoning at this location. Staff does not have any protests on record.

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

12. Z-41-81
(CONTINUED)

CALVIN BLACK, G. C. Wallace Engineers, 1100 East Sahara Avenue, appeared for the applicants. They were not aware that staff was considering R-PD8 and no C-1 zoning.

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

MR. SWESSEL made a Motion for ABEYANCE of Z-41-81 to allow the applicants additional time to consider amending this application from R-PD13 to R-PD8.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the City Planning Commission on June 11, 1981 at 7:30 P.M.

13. Z-42-81
APPROVED

Application of JOHN AND DONNA TERESA HAHN for reclassification of property located at 430 Melody Lane, from C-2 (General Commercial), to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 20 South, Range 61 East, M.D.B. & M.
Proposed Use: Medium Density Duplexes

MR. FOSTER said staff would recommend approval since R-3 zoning is compatible with the area. However, staff recommends the following conditions: 1) Amend the development plan to provide for a minimum twenty foot setback on Melody Lane; 2) Amend the proposed parking plan to reduce the number of back-out spaces onto the street; 3) Provide a twenty foot minimum rear yard setback; 4) Compliance with the Flood Hazard Reduction Ordinance; 5) Dedication of necessary radius corners on Melody Lane as required by the Department of Public Services; 6) Installation of half-street improvements on Melody Lane. Staff does not have any protests.

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

JOHN C. HAHN, 430 Melody Lane, appeared for the application.

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

MR. JONES made a Motion for APPROVAL of Z-42-81, subject to the following conditions:

1. Resolution of Intent shall be limited to a twelve (12) month time limit.
2. Amend the development plan to provide a minimum twenty foot setback on Melody Lane.
3. Amend the proposed parking plan to reduce the number of back-out spaces as required by the Department of Community Planning and Development and that the parking and driveway plan also be approved by the Parking and Traffic Engineer.

13. Z-42-81

(CONTINUED)

4. The plot plan should also be amended to provide a twenty foot minimum rear yard setback.
5. Compliance with the Flood Hazard Reduction Ordinance.
6. Dedication of the necessary radius corner where Melody Lane curves to the west as required by the Department of Public Services.
7. Installation of half-street improvements on Melody Lane.
8. Landscaping and a permanent underground sprinkler system shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. PROPOSED SIGN ORDINANCE AMENDMENT.

MR. FOSTER said this new sign ordinance would allow a sign to be higher than the forty foot limitation when adjacent to a freeway or expressway that has an elevated roadway. The sign industry has been discussing this with staff. They would like this to be automatic rather than have to apply for a Variance. Staff is recommending a maximum thirty foot height limitation above the street level. Also, the sign must be within sixty feet of the freeway or expressway. Any signs along the freeway or expressway that are obscured from view by another sign, building, landscaping, etc. can be increased from the forty foot height to fifty-five foot height when the request is approved by the Planning Commission and the City Commission.

The Commission discussed the pros and cons of this proposed new sign ordinance with the general feeling that the height of the signs will become extremely high with the Variances.

ERNIE BECKER, Becker and Sons, said he thinks the ordinance should be studied further before a motion is made for approval or denial. He feels that when a sign is sixty feet from the freeway it should be designated exactly how the sixty feet will be computed. He thinks some of the sign conditions

1. PROPOSED SIGN ORDINANCE AMENDMENT.

(CONTINUED)

should be automatic and not always have to come before the Commissions.

MR. SWESSEL made a Motion for ABEYANCE until the September 10, 1981 City Planning Commission meeting.

Voting was as follows:

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

Motion for ABEYANCE carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item will be heard by the City Planning Commission on September 10, 1981 at 7:30 P.M.

2. NEW ZONING DISTRICT FOR COMPACT LOT DEVELOPMENTS.

MR. FOSTER said this is a proposal for a new zoning district called "Compact Lot Developments." This is essentially the type of development that is under the "Planned Development" classification with small lots and no common area. The requirements would be 4,000 square feet minimum lot size, 40 foot frontage, 20 foot front setback, 20 foot rear setback, and a total of 10 feet setback on the side property lines. There could be a zero lot line on one side and 10 feet on the other side, if the developer so desires, or 5 feet on each side. The minimum site area should be 5 acres. This zoning district should only be allowed where the Commission finds that densities of 6 to 10 units per acre are appropriate. Today, staff received a letter from the Southern Nevada Homebuilders requesting this be held in abeyance so a meeting could be set up consisting of the Homebuilders and staff to further study this new proposal. Therefore, staff recommends this be held in abeyance.

ERNIE BECKER appeared to concur that it would be a good idea to further study this new zoning district.

TED REXING, 6230 Don Gaspar, appeared stating he owns a compact lot development. He inquired as to how this proposed new zoning district came into existence.

MR. FOSTER said staff initiated the ordinance.

HELEN NAMES, 2084 Golden Arrow Street, appeared stating she is a salesperson at Timberline Homes. She is not in favor of having an association fee to maintain the common areas. These small lots make it possible for persons to purchase their own home, rather than rent.

MR. MILLER said he surveyed this area and asked the residents who live in compact lot developments how they liked that type of house. He received a favorable response from the residents.

ANN CROPPER, saleslady for Timberline Homes, said 80% of their buyers are first-time buyers.

TIM RYAN, 4153 Woodgreen Avenue, appeared stating he lives in Timberline Homes. He and his wife could not afford a house

2. NEW ZONING DISTRICT FOR COMPACT LOT DEVELOPMENTS.

(CONTINUED)

if it were not for the compact lot home they purchased.

ERNIE BECKER stated Timberline-type homes are becoming an increasing amount of the homebuilding market.

MR. SWESSEL made a Motion for ABEYANCE until there is a meeting with the Board and Homebuilders.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-64-75

USE REVIEW

APPROVED

Request of HERB BARRETT for a Use Review to allow a private investigator office on property located at 1200 South Maryland Parkway, C-D zone.

MR. FOSTER said this is essentially an office-type use and would recommend approval in the C-D zone. This particular property has already been converted to office use.

MR. MILLER made a Motion for APPROVAL of Z-64-75, Use Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on June 17, 1981 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

5. TENTATIVE MAP
ALTO MESA I

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

- SPECIAL CONDITIONS:
1. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services
 2. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.
 3. Provide a drainage plan as required by the Department of Public Services.
 4. Conformance to the requirements of Z-34-81.
 5. Wall statement.
 6. No vehicular access to Peccole Strada and Venetian Strada from the abutting lots.

NOTE: Waiver will be necessary for the length of Blocks 1 and 7.

6. TENTATIVE MAP
VALLEY WEST 8

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

- SPECIAL CONDITIONS:
1. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services.
 2. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.
 3. Provide a drainage plan as required by the Department of Public Services.
 4. Conformance to the requirements of Z-34-81.
 5. No vehicular access to Peccole Strada from the abutting lots.

7. Z-36-81

DENIED - SWESSEL MADE MOTION FOR APPROVAL/AYES: Mr. Miller,
Mr. Swessel
NOES: Chairman Coleman,
Mr. Jones, Mr. Guthrie,
Mr. Kennedy
EXCUSED: Mr. Canul

PROTESTS: Staff has 3 on record.
8 signatures on petition.
3 persons in audience.
Lamar Marchese, 624 South 9th Street
Joe Thiriot, 621 South 9th Street

IN FAVOR: Ted Rogich, 600 South 9th Street
20 signatures on petition
4 letters

8. Z-37-81

ABEYANCE - JONES/AYES: Mr. Miller, Mr. Swessel, Chairman Coleman,
Mr. Jones, Mr. Guthrie, Mr. Kennedy
(6/11/81 P.C. Meeting) NOES: None
EXCUSED: Mr. Canul

PROTEST: 0

9. Z-38-81

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

SPECIAL CONDITIONS: 1. Provision of improvements
on Donnie Avenue along this
property as required by
Public Services.
2. Approval of the parking and
driveway on this site by the
Traffic Engineering Division.
3. Construction of 6' block wall
on east property line.

PROTESTS: Staff has 1 on record.

10. Z-39-81

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

PROTESTS: 0

SPECIAL CONDITIONS: 1. Construction of a 6' block wall
along the westerly property
line of the R-PD development.
2. Exclusion of the westerly
265' zoned C-1 from this
rezoning.
3. Provision of a 4' decorative
block wall along Washington Ave.
4. Provision of additional on-site
parking spaces along the south
driveway.
5. Compliance with the Flood
Hazard Reduction Ordinance.
6. Installation of half-street
improvements on Washington Ave.
7. Extension of the pavement on
second driveway from the west
and east to Washington Ave. with
crash gate.
8. Install fire hydrants and provide
water flow as required by
Fire Services.

11. Z-40-81

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

PROTESTS: Staff has 2 on record.

SPECIAL CONDITIONS: 1. Approval of the driveway plan
for the child care facility.

11. Z-40-81 (Continued)

2. Dedication of 20' of right-of-way for Bonanza Road including radius corner at Bonanza and 13th St.
3. Install sidewalks and driveways on Bonanza Road and 13th Street according to the requirements of Public Services.
4. Fire hydrants as required by Fire Services.
5. Amend zoning to R-4.
6. Work out parking with staff and traffic engineer.

12. Z-41-81

ABEYANCE - SWESSEL/AYES: Mr. Miller, Mr. Swessel, Chairman Coleman, Mr. Jones, Mr. Guthrie, Mr. Kennedy
(6/11/81 P.C. meeting.) NOES: None
EXCUSED: Mr. Canul

PROTESTS: 0

13. Z-42-81

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

- SPECIAL CONDITIONS:
1. Amend the development plan to provide a minimum 20' setback on Melody Lane.
 2. Amend the proposed parking plan to reduce the number of back out spaces as required by Community Planning & Development and parking and driveway plan also be approved by the Parking and Traffic Engineer.
 3. The plot plan should also be amended to provide a 20' minimum rear yard setback.
 4. Compliance with Flood Hazard Reduction Ordinance.
 5. Dedication of necessary radius corner where Melody Lane curves to west as required by Public Services.
 6. Installation of half-street improvements on Melody Lane.

PROTEST: 0

SUPPLEMENTAL AGENDA:

1. Z-64-75

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

USE REVIEW

NOES: None

EXCUSED: Mr. Canul

DIRECTOR'S BUSINESS:

1. Proposed Sign Ordinance Amendment: ABEYANCE - SWESSEL/AYES: Mr. Miller, Mr. Swessel, Mr. Jones, Mr. Guthrie, Mr. Kennedy
(9/10/81 P.C. Meeting.) NOES: Chairman Coleman
EXCUSED: Mr. Canul

2. New Zoning District for Compact Lot Developments:

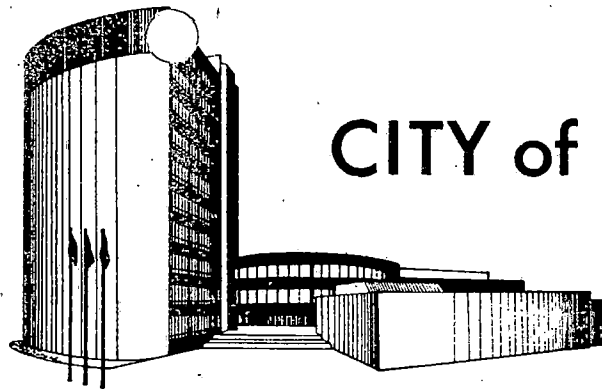
ABEYANCE - SWESSEL/AYES: Unanimous
EXCUSED: Mr. Canul

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

May 28, 1981

Woodrow P. Porter
c/o J. Clark
723 S. 3rd Street
Las Vegas, Nevada 89101

RE: Z-40-81

Dear Mr. Porter:

Your request for reclassification of property generally located on the southwest corner of Bonanza Road and 13th Street, from R-3 to C-1, was considered by the City Planning Commission on May 26, 1981.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Application be amended to R-4.
3. Dedication of 20' of right-of-way for Bonanza Road including the radius corner at Bonanza and 13th Street.
4. Install sidewalks and driveways on Bonanza Road and 13th Street according to the requirements of the Department of Public Services.
5. Install required parking and redesign parking layout as required by the Department of Public Services.
6. Install fire hydrants and provide water flow as required by the Department of Fire Services.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.



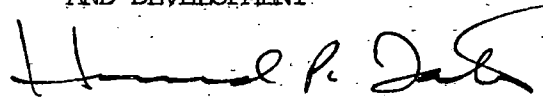
Woodrow P. Porter
May 28, 1981
Page Two

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on June 17, 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

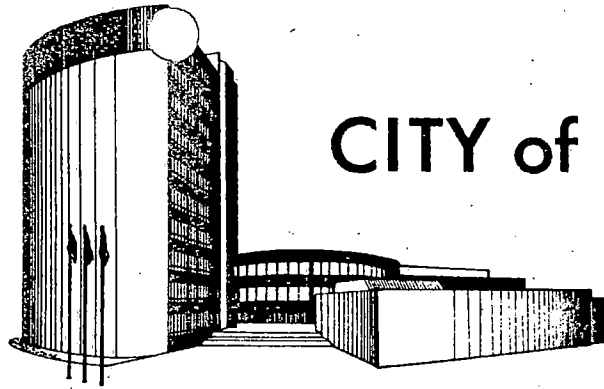
HPF:cme
cc: City Clerk

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

May 28, 1981

Milton & Anna Mae Delugg
2740 Claray Drive
Los Angeles, California 90024

RE: Z-41-81

Dear Mr. & Mrs. Delugg:

Your request for reclassification of property generally located on the following parcels: Parcel I - north side of Balzar Avenue, 600' west of Torrey Pines Drive, from N-U to R-PD13 and Parcel II - south side of Smoke Ranch Road, 600' west of Torrey Pines Drive, from N-U to C-1 was considered by the City Planning Commission on May 28, 1981.

The Commission voted to hold this item in ABEYANCE to allow the applicants additional time to consider amending this application from R-PD13 to R-PD8.

This item will again be considered by the City Planning Commission on June 11, 1981 at 7:30 P.M. in the Commission Chambers of 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
G. C. Wallace Engineering, Inc.
1100 E. Sahara Avenue, LV NV 89101

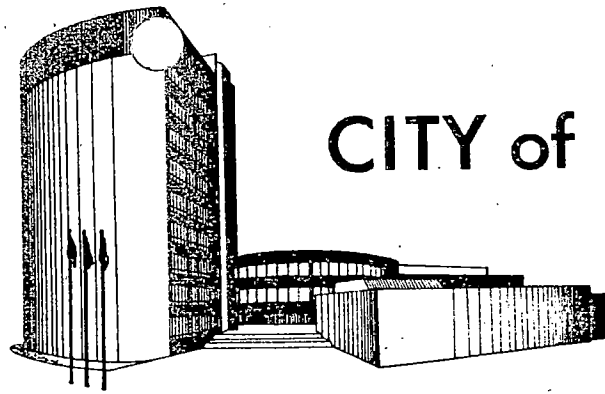


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 28, 1981

John & Donna Teresa Hahn
430 Melody Lane
Las Vegas, Nevada 89108

RE: Z-42-81

Dear Mr. & Mrs. Hahn:

Your request for reclassification of property located at 430 Melody Lane, from C-2 to R-3 was considered by the City Planning Commission on May 26, 1981.

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

1. Resolution of Intent shall be limited to a twelve (12) month time limit.
2. Amend the development plan to provide a minimum 20' setback on Melody Lane.
3. Amend the proposed parking plan to reduce the number of back-out spaces as required by the Department of Community Planning and Development and that the parking and driveway plan also be approved by the Parking and Traffic Engineer.
4. The plot plan should also be amended to provide a 20' minimum rear yard setback.
5. Compliance with the Flood Hazard Reduction Ordinance.
6. Dedication of the necessary radius corner where Melody Lane curves to the west as required by the Department of Public Services.
7. Installation of half-street improvements on Melody Lane.



John & Donna Teresa Hahn
May 28, 1981
Page Two

8. Landscaping and a permanent underground sprinkler system shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on June 17, 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

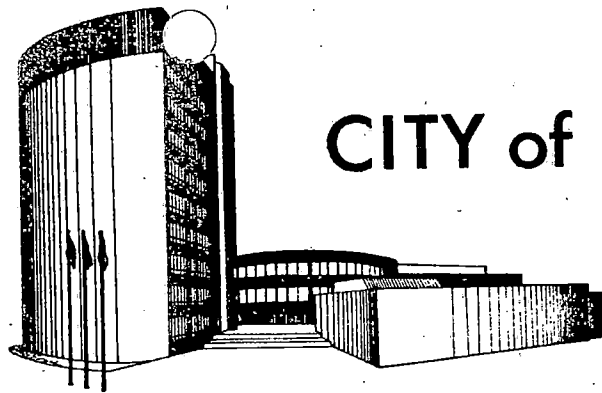
HPF:cme
cc: City Clerk

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

May 28, 1981

Herb Barrett
1200 S. Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-64-75

Dear Mr. Barrett:

Your request for a use review to allow a private investigator office on property located at 1200 South Maryland Parkway, C-D Zone, was considered by the City Planning Commission on May 26, 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 June 17, 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

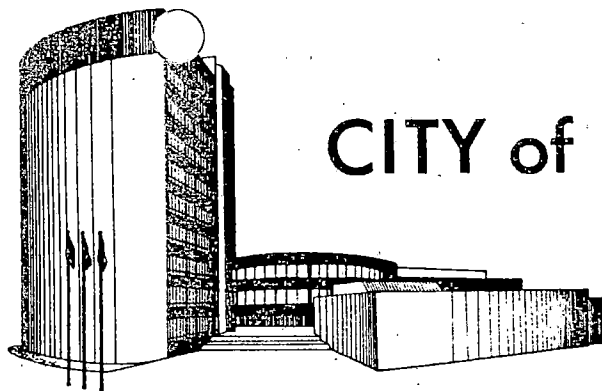


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 27, 1981

William Peccole
1348 Cashman Drive
Las Vegas, Nevada 89102

RE: Tentative Map - Valley West 8

Dear Mr. Peccole:

The Tentative Map for Valley West 8 was considered by the City Planning Commission on May 26, 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. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services.
3. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.
4. Provide a drainage plan as required by the Department of Public Services.
5. Conformance to the requirements of Z-34-81.
6. No vehicular access to Peccole Strada from the abutting lots.



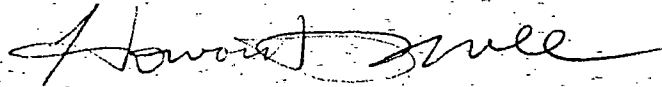
William Peccole
May 27, 1981
Page Two

7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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



HOWARD A. NULL
Chief of Planning

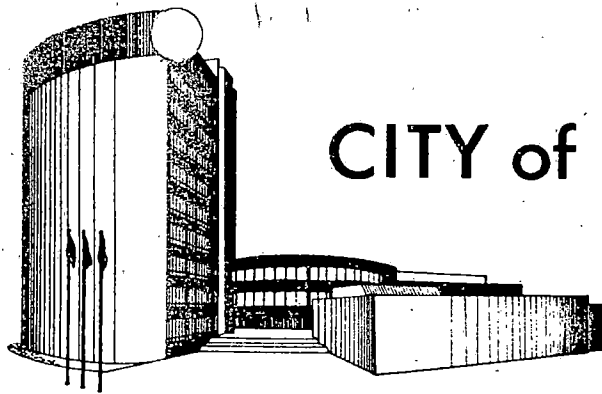
HAN:cme
cc: City Clerk
Bailey & McGah
P.O. Box 19102, LV NV 89119

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

May 28, 1981

Wendell M. & Mary A. Crosby
606 S. 9th Street
Las Vegas, Nevada 89101

RE: Z-36-81

Dear Mr. & Mrs. Crosby:

Your request for reclassification of property located at 606 S. 9th Street, from R-1 to P-R, was considered by the City Planning Commission on May 26, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it was not considered compatible in this area which is entirely surrounded with R-1 zoned properties.

This item will be considered by the Board of City Commissioners on June 17, 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

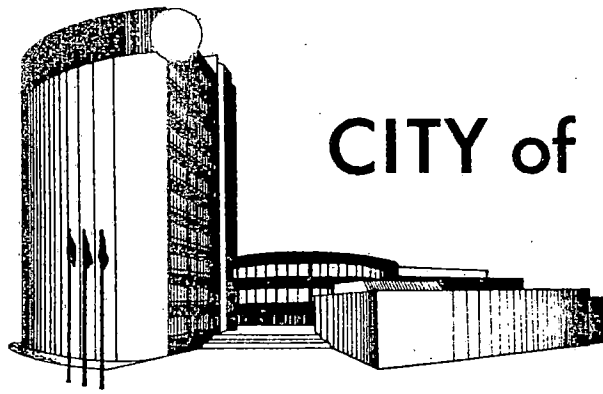


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 28, 1981

James & Colleen Abbey
1213 Oaktree Lane
Las Vegas, Nevada 89108

RE: Z-37-81

Dear Mr. & Mrs. Abbey:

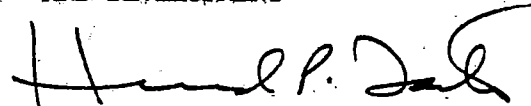
Your request for reclassification of property located at 807 Willow Street, from R-E to R-3, was considered by the City Planning Commission on May 26, 1981.

The Commission voted to hold this item in ABEYANCE to provide additional parking on the property.

This item will again be considered by the City Planning Commission on June 11, 1981 at 7:30 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

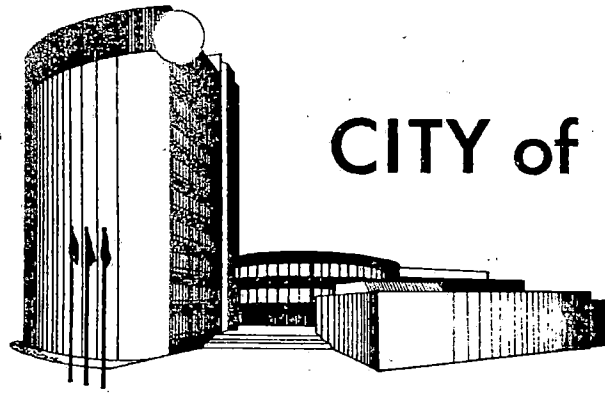


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 28, 1981

Gerald G. Beal
5012 Donnie Avenue
Las Vegas, Nevada 89106

RE: Z-38-81

Dear Mr. Beal:

Your request for reclassification of property located at 5012 Donnie Avenue, from R-E to C-2, was considered by the City Planning Commission on May 26, 1981.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of improvements on Donnie Avenue along this property as required by the Department of Public Services.
3. Construction of a 6' block wall along the east property line.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Gerald G. Beal
May 28, 1981
Page Two

7. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on June 17, 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

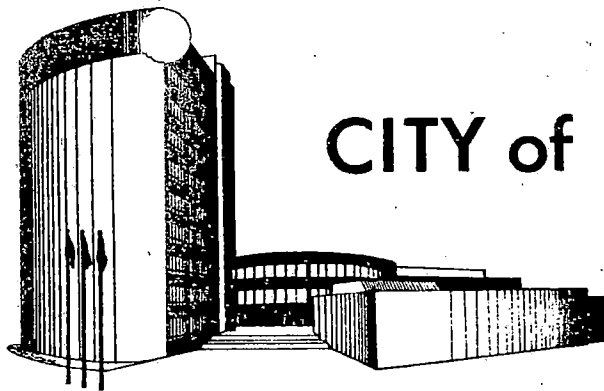
HPF:cme
cc: City Clerk

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

May 28, 1981

Clifford R. & Barbara E. Stratton
4165 Seville
Las Vegas, Nevada 89121

RE: Z-39-81

Dear Mr. & Mrs. Stratton:

Your request for reclassification of property generally located on the south side of Washington Avenue, approximately 250' east of Lamb Boulevard, from R-MHP to R-PD15, was considered by the City Planning Commission on May 26, 1981.

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

1. Expunging the existing resolution of intent to R-3 on Z-14-81.
2. Construct a 6' block wall along the westerly property line of the RPD development.
3. Exclusion of the westerly 265' zoned C-1 from this rezoning.
4. Provision of a 4' decorative block wall along Washington Avenue.
5. Provision of additional on-site parking spaces along the south driveway.
6. Compliance with the Flood Hazard Reduction Ordinance #2115.
7. Installation of half-street improvements on Washington Avenue.
8. Extend the pavement to Washington on the second driveways from the west and east and install crash gates as required by the Department of Fire Services, or redesign the layout as required by the Department of Community Planning and Development.



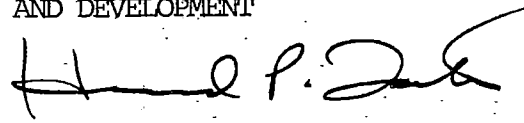
Clifford R. & Barbara E. Stratton
May 28, 1981
Page Two

9. Install fire hydrants and provide water flow as required by the Department of Fire Services.

This item will be considered by the Board of City Commissioners on June 17, 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

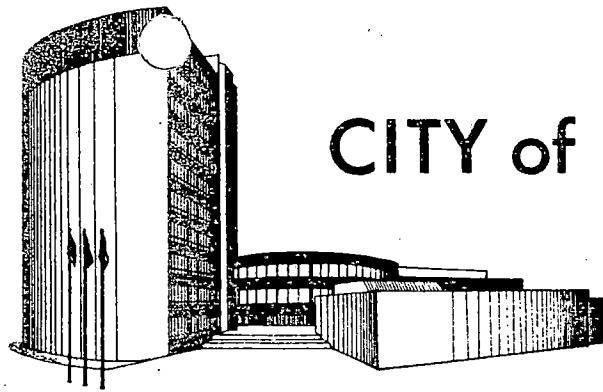
HPF:cme
cc: City Clerk

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

May 28, 1981

Mr. Barrett W. Reese
15051 Rolling Ridge Drive
Chino, California 91710

RE: Z-28-81

Dear Mr. Reese:

Your request for reclassification of property located at 600 North "H" Street, from R-3 to C-1, was considered by the City Planning Commission on May 26, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt the property should be developed for commercial purposes before an off-premise sign should be allowed.

This item will be considered by the Board of City Commissioners on June 17, 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

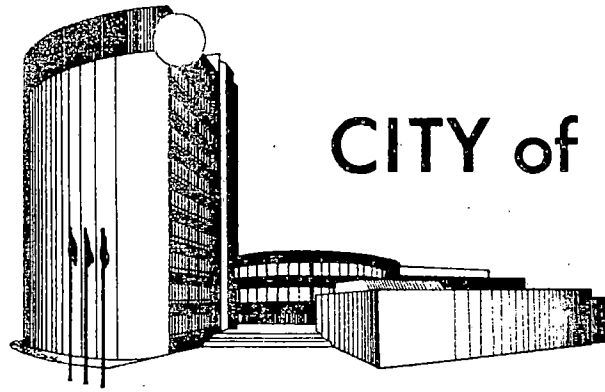


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 28, 1981

Donald A. & Stacey L. Yahraus, Et Al
2861 S. Mojave Road
Las Vegas, Nevada 89121

RE: Z-2-81

Dear Mr. & Mrs. Yahraus:

Your request for reclassification of property generally located on the west side of Jones Boulevard, approximately 300' south of Smoke Ranch Road, from R-E to R-3, was considered by the City Planning Commission on May 26, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt there is sufficient R-3 zoning in the area.

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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
Frank M. Urliam
Doris Yahraus
Britt Cuevas
Pat Thompson
D & R Investments
Leonard & Marilyn Zuck
Dave Wetherill

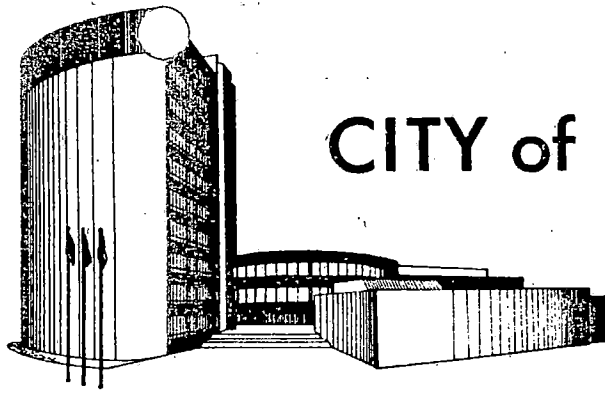


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 27, 1981

M. George Tonks
4390 Polaris Avenue
Las Vegas, Nevada 89104

RE: Tentative Map - Granada Villa Subdivision

Dear Mr. Tonks:

The Tentative Map for Granada Villa Subdivision was considered by the City Planning Commission on May 26, 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 Via Olivero Avenue from Lot 4, Block 1.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

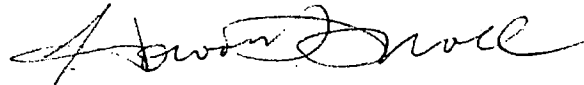


M. George Tonks
May 27, 1981
Page Two

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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



HOWARD A. NULL
Chief of Planning

HAN:cme

cc: City Clerk

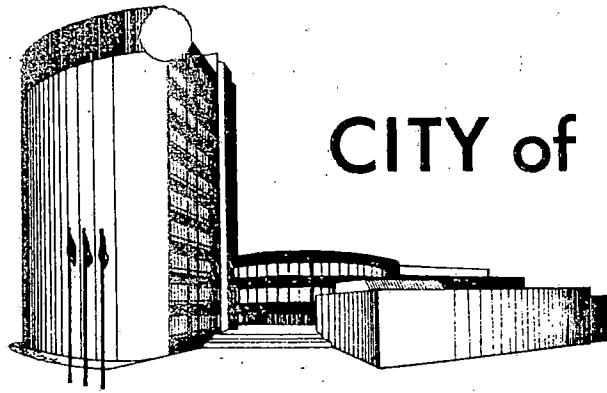
L. Hildreth, Ponderosa Construction
3651 S. Lindell, LV NV 89103

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

May 27, 1981

LV Shalimar I thru IV, Ltd.
c/o U.S. Mortgage Co.
1913 E. 17th Street
Santa Ana, California 97201

RE: Tentative Map - Shalimar Gardens Condominiums

Gentlemen:

The Tentative Map for Shalimar Gardens Condominiums was considered by the City Planning Commission on May 26, 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. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

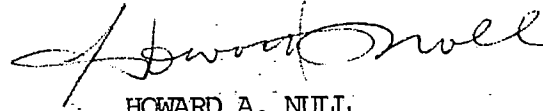


LV Shalimar I thru IV, Ltd.
May 27, 1981
Page Two

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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



HOWARD A. NULL
Chief of Planning

HAN:cme

cc: City Clerk

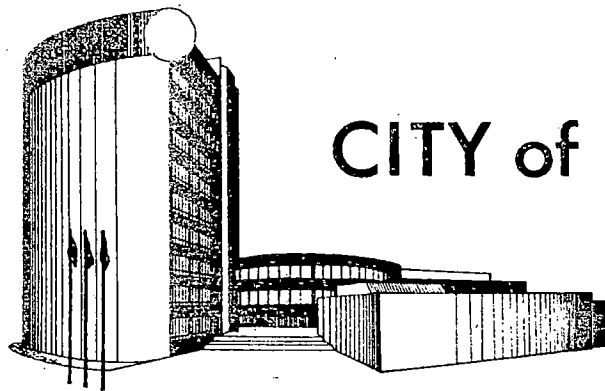
Randolph E. Whitehead, Big West Enterprises I
1828 Blackhawk Road, LV NV 89108

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

May 27, 1981

LV Shalimar I thru IV, Ltd.
c/o U.S. Mortgage Co.
1913 E. 17th Street
Santa Ana, California 97201

RE: Final Map - Shalimar Gardens Condominiums

Gentlemen:

The Final Map for Shalimar Gardens Condominiums was considered by the City Planning Commission on May 26, 1981.

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

1. Approval of the tentative map.

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

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Chief of Planning

HAN:cme

cc: Department of Public Services
Randolph E. Whitehead, Big West Enterprises, I
1828 Blackhawk Road, LV NY 89108

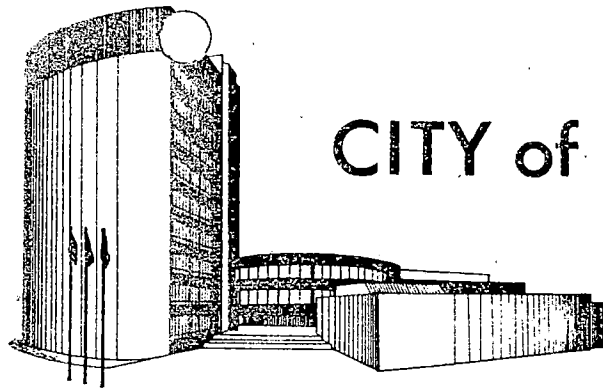


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

May 27, 1981

Albros Development, Inc.
1785 E. Sahara #370
Las Vegas, Nevada 89104

RE: Tentative Map - Diamond Head Villas

Gentlemen:

The Tentative Map for Diamond Head Villas was considered by the City Planning Commission on May 26, 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. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. Conformance to the conditions of approval for Z-17-81.



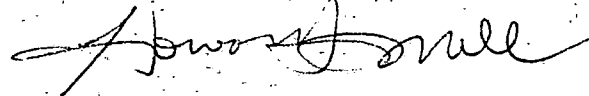
Albros Development, Inc.
May 27, 1981
Page Two

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

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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



HOWARD A. NULL
Chief of Planning

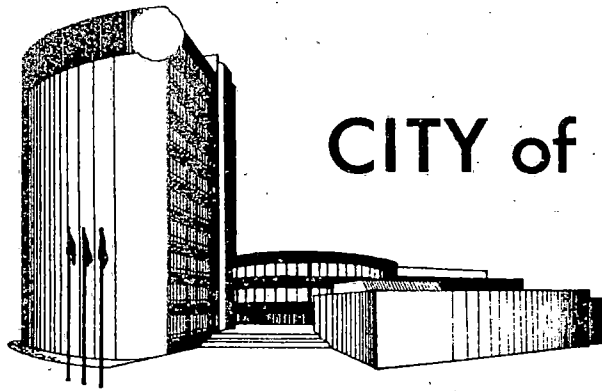
HAN:cme
cc: City Clerk

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

May 27, 1981

William Peccole
1348 Cashman Drive
Las Vegas, Nevada 89102

RE: Tentative Map - Alto Mesa I

Dear Mr. Peccole:

The Tentative Map for Alto Mesa I was considered by the City Planning Commission on May 26, 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. Provision to be made for sanitary sewers which is acceptable to the Department of Public Services.
3. Dedication and improved access to be provided to this subdivision as determined by the Department of Public Services.
4. Provide a drainage plan as required by the Department of Public Services.
5. Conformance to the requirements of Z-34-81.
6. No vehicular access to Peccole Strada and Venetian Strada from the abutting lots.



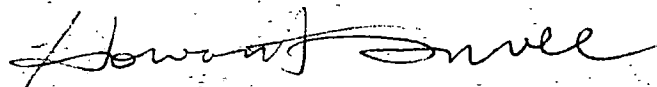
William Peccole
May 27, 1981
Page Two

7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the Board of City Commissioners on June 17, 1981 at 2:00 P.M. in the Commission Chambers of 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



HOWARD A. NULL
Chief of Planning

HAN:cme
cc: City Clerk
Bailey & McGah
P.O. Box 19102, LV NV 89119

PRINT

NAME

ADDRESS

Richard G. Stong

2212 Obispo Circle

Rob. Stang

2216 Obispo Circle

Whitby Wood

6125 Rosahita

Ben Lewis

1785 E. Sahara #370 89104

James Marden

624 S. 9th St. LV 89101

J. E. Christ

621 So. 9th St. LV. 89101

Ed. Rogich

600 So 9th St. LV 89101

Tom Allen

Marshall M. Reed

5012 Donnie

William Roberts

4350 SALTBY I.B.

TED REXING

4230 DEN GASTAR

Helen Thomas

2084 Golden Heron

Chris Cropper

PRINT

NAME

ADDRESS

Donald Johnson

2561 S. MATTHEW

Kathy Whitehead

1828 Blackhawk Rd.

Clyde Spitzer - VTN

2800 W. Solon

Charley Johnson VTN

2800 W Schiara

Bob Riggs

3054 Cameron

Calvin Black

1100 E SANARA AVE

Tom Ryan

4153 Woodgreen Ave