



AGENDA

CITY PLANNING COMMISSION

AUGUST 13, 1981

CALL TO ORDER: 7:30 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the Minutes for the May 14, 1981 and May 26, 1981 City Planning Commission meetings.

DOCUMENTS SECTION  
NEVADA STATE LIBRARY  
CARSON CITY, NEVADA 89701

OLD BUSINESS:

AUG 10 1981

1. Z-20-81 Request of CARL KARCHER ENTERPRISES for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1).  
(Abeyance Item from 7/9/71)

PLOT PLAN REVIEW

2. Z-13-72 Request of F. J. PERAZZO for a Plot Plan Review to expand the shopping center facilities on property generally located at the southeast corner of Washington Avenue and Decatur Boulevard, C-1 Zone.  
(Abeyance Item from 7/9/81)

PLOT PLAN REVIEW

PUBLIC HEARING

3. Z-61-80 Request of RIBEIRO BUILDER, INC. for a Plot Plan Review on property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane, R-E Zone (under Resolution of Intent to P-R).  
(Abeyance Item from 7/9/81)

PLOT PLAN REVIEW

NEW BUSINESS:

1. REVERSIONARY PARCEL MAP OF PM-79-79 Reversionary parcel map for Tonopah Plaza (A Commercial Subdivision) Tentative Map.

2. TENTATIVE MAP TONOPAH PLAZA Property generally located at the southwest corner of Cheyenne Avenue and Rancho Drive, C-2 Zone.  
Owner/Subdivider: Tonopah Plaza Partners  
No. of Acres: 10 No. of Lots: 1

3. FINAL MAP TONOPAH PLAZA Property generally located at the southwest corner of Cheyenne Avenue and Rancho Drive, C-2 Zone.  
Owner/Subdivider: Tonopah Plaza Partners  
No. of Acres: 10 No. of Lots: 1

4. TENTATIVE MAP  
TARA I  
(A CONDOMINIUM)  
Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14).  
Owner/Subdivider: Macco Construction Co.  
No. of Acres: 2.14 No. of Units: 32
5. FINAL MAP  
TARA I  
(A CONDOMINIUM)  
Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14).  
Owner/Subdivider: Macco Construction Co.  
No. of Acres: 2.14 No. of Units: 32
6. Z-103-79  
EXTENSION OF  
TIME  
Request of ROBERT L. CONN for an Extension of Time on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, R-1 Zone (under Resolution of Intent to R-2).
7. Z-102-79  
EXTENSION OF  
TIME  
Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, R-1 Zone (under Resolution of Intent to R-2).
8. TENTATIVE MAP  
TONOPAH VILLAGE  
Property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-2).  
Owner: Ernie Black and Barbara Chrestman  
Subdivider: Sunshine Bonanza  
No. of Acres: 5.07 No. of Lots: 85
9. FINAL MAP  
TANGLEWOOD  
SUBDIVISION UNIT II  
Property generally located on the west side of Torrey Pines Drive, north of Smoke Ranch Road, R-1 Zone (under Resolution of Intent to R-PD8).  
Owner/Subdivider: Nevada Savings & Loan Assoc.  
No. of Acres: 20 No. of Lots: 171
10. VAC-9-81  
Petition of Vacation submitted by NEVADA POWER COMPANY, ET AL to vacate a 20' wide alley lying between Third and Fourth Streets, bounded by Stewart Avenue on the north and Ogden Avenue on the south.
11. VAC-10-81  
Petition of Vacation submitted by BONANZA VILLAGE HOMEOWNERS ASSOCIATION ON BEHALF OF CERTAIN ABUTTING PROPERTY OWNERS to vacate the following portions of right-of-way: (1) The west 20' of Mills Circle (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive; (2) The west 20' of Goldhill Avenue (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive; (3) The north 20' of Comstock Drive (110' in width and including radius corners) adjacent to the south right-of-way line of Vegas Drive; and (4) The east 20' of Fair Avenue (60' in width and including radius corners) adjacent to the west right-of-way line of Highland Drive.



22. Z-49-77

EXTENSION OF  
TIME

Request of NEW HORIZONS CENTER FOR LEARNING for  
an Extension of Time to August 15, 1982, on property  
located at 1401 S. Arville Street, C-1 Zone.

23. SO-1-81

SUBDIVISION  
SALES OFFICE

Request of METROPOLITAN DEVELOPMENT CORP. for a  
Subdivision Sales Office on property located at  
4920 Met Park Drive, R-E Zone (under Resolution  
of Intent to R-1).

DIRECTOR'S BUSINESS:

1. Recommendation of a Planning Commission member to serve on the Board of Zoning Adjustment.
2. Ordinance Amendment on Class III uses to require final action by the City Commission.

NOTICE OF PUBLIC HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 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-49-81 DONALD C. BIVINS FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED ON THE SOUTH  
SIDE OF WASHINGTON AVENUE, 100' WEST OF  
PARKHURST STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

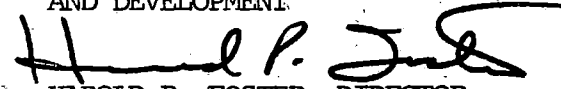
TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY TOWNHOUSES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF  
SECTION 30, TOWNSHIP 20 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.)



NOTICE OF PUBLIC HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 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-50-81 TISH M. L. NEWELL FOR RECLASSIFICATION OF  
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF  
BONANZA ROAD AND TWENTY-THIRD STREET.  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO: P-R (PROFESSIONAL OFFICES & PARKING)  
PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT ONE (1), BLOCK THREE (3), BOULDER DAM  
HOMESITE ADDITION #6.

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.

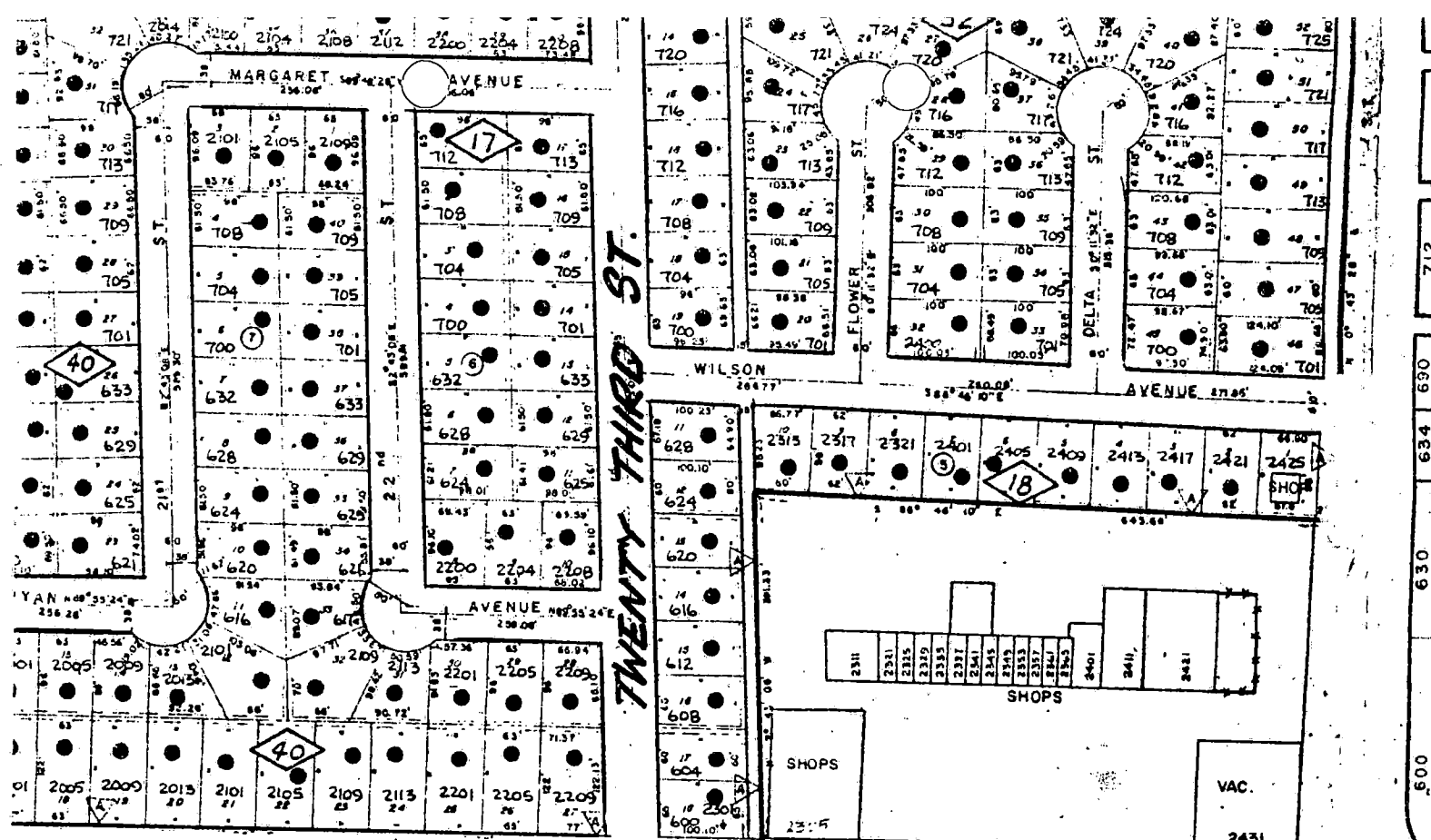
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

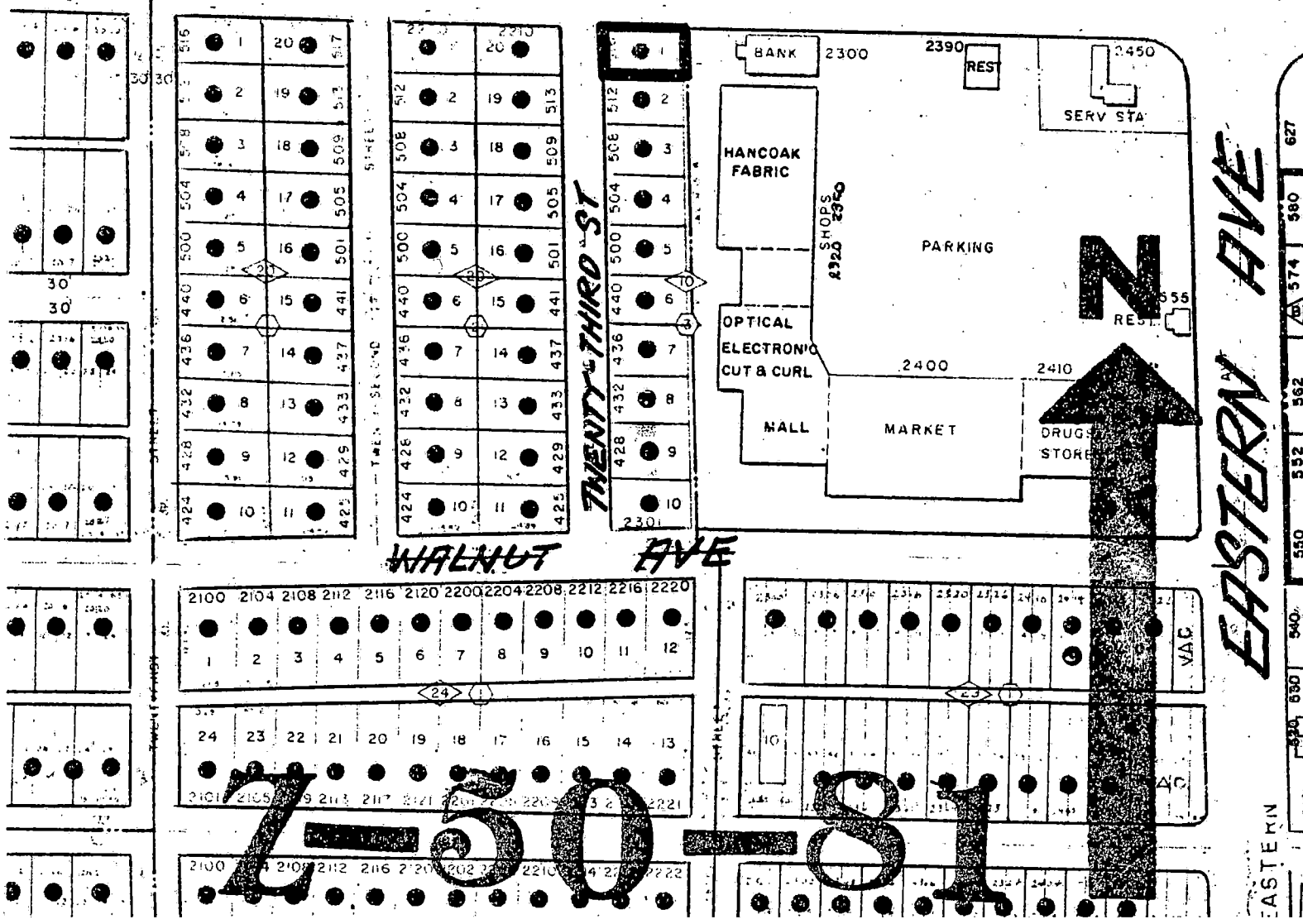
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



**BONANZA RD**



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NOTICE OF PUBLIC HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 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-51-81 BILLY SLOAT FOR RECLASSIFICATION OF PROPERTY

GENERALLY LOCATED ON THE SOUTH SIDE OF VEGAS

DRIVE, 105 FEET EAST OF CHEROKEE LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE NORTH 264 FEET OF THE WEST HALF (W $\frac{1}{2}$ ) OF  
THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST  
QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF SECTION 29, 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

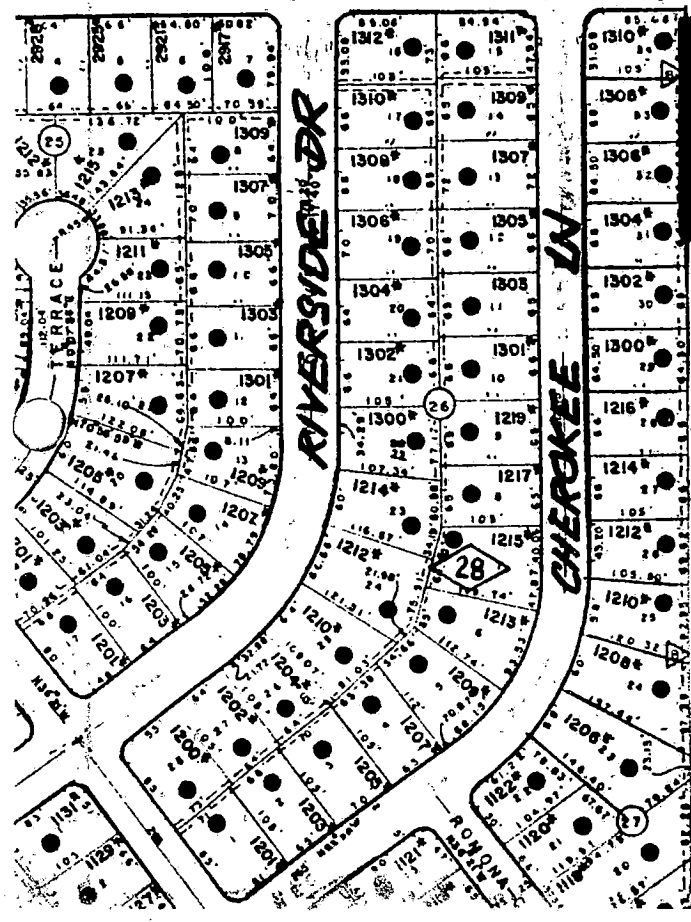
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

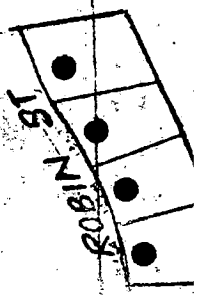
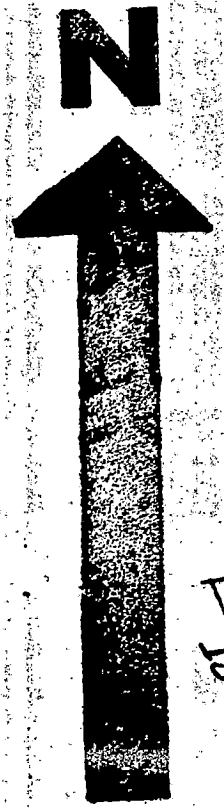
**LEWIS DR**

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**VEGAS DR**



**Z-51-81**



NOTICE OF PUBLIC HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 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-52-81      BYRON THORNION AND JAMES G. MATHIS FOR  
RECLASSIFICATION OF PROPERTY LOCATED AT  
1112 AND 1120 SHADOW LANE.  
FROM: R-E (RESIDENCE ESTATES)  
TO: C-1 (LIMITED COMMERCIAL)  
PROPOSED USE: 145-BED CONVALESCENT CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF LOT ONE (1) OF ELLIS 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

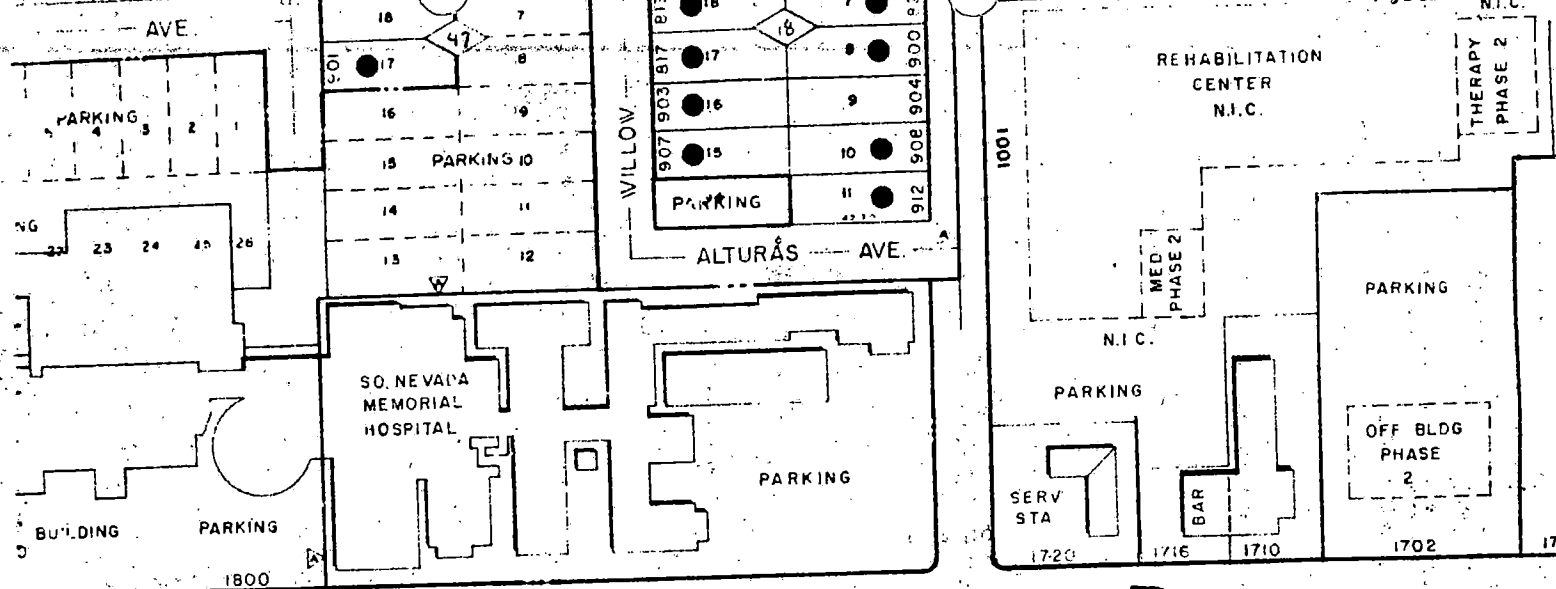
  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

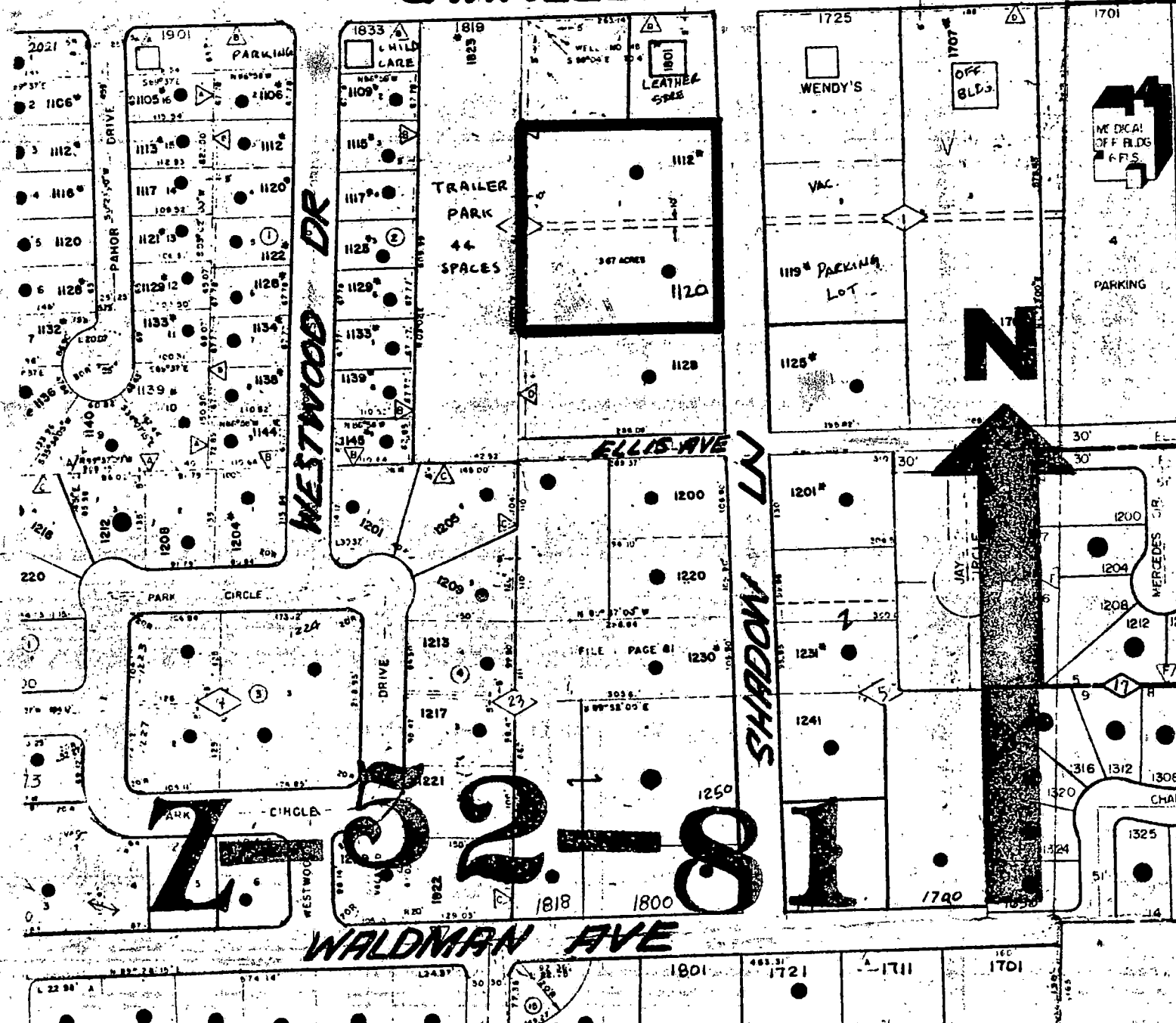
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

2016 2010 2004 2000



# CHARLESTON BLVD



## NOTICE OF HEARING

AUGUST 13, 1981


Notice is hereby given that on August 13, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-9-81      PETITION OF VACATION SUBMITTED BY NEVADA POWER COMPANY,  
ET AL TO VACATE A 20 FT. WIDE ALLEY LYING BETWEEN THIRD  
AND FOURTH STREETS, BOUNDED BY STEWART AVENUE ON THE  
NORTH AND OGDEN AVENUE ON THE SOUTH.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE 20 FT. WIDE ALLEY LOCATED BETWEEN BLOCK  
32, CLARK'S LAS VEGAS TOWNSITE.

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

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

NOTICE OF PUBLIC HEARING.

AUGUST 13, 1981

Notice is hereby given that on August 13, 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 consider a plot plan review for:

Z-13-72 F. J. PERAZZO FOR A PLOT PLAN REVIEW TO EXPAND THE SHOPPING CENTER FACILITIES ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WASHINGTON AVENUE AND DECATUR BOULEVARD, C-1 ZONE (LIMITED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THAT PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 30,  
TOWNSHIP 20 SOUTH, RANGE 61 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 plot plan, 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.)



30, 1981

NOTICE OF HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-11-81      PETITION OF VACATION SUBMITTED BY ELEANOR VOLKMAR, ET AL TO VACATE THE NORTH AND SOUTH FIVE FEET OF LEWIS AVENUE BETWEEN LAS VEGAS BOULEVARD SOUTH AND SEVENTH STREET.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE NORTH FIVE FEET OF LEWIS AVENUE ADJOINING  
LOTS 16 AND 17 OF BLOCKS 1 AND 6 OF WARDIE  
ADDITION, AND THE SOUTH FIVE FEET OF LEWIS AVENUE  
ADJOINING LOTS 1 AND 32 OF BLOCKS 2 AND 5 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 vacation; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

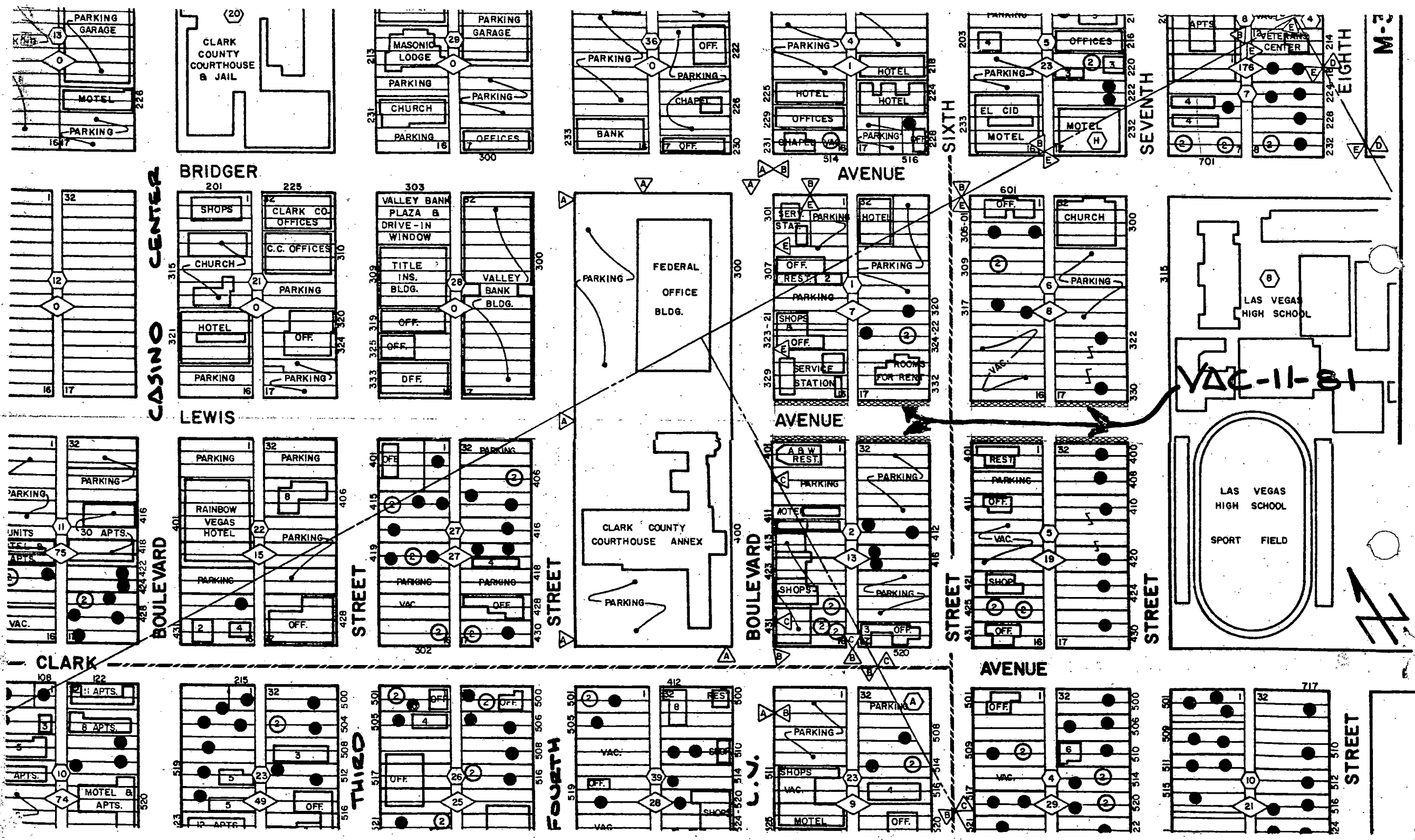


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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(SEE LOCATION MAP ON REVERSE SIDE.)



CASINO CENTER BOULEVARD

BRIDGER AVENUE

LEWIS AVENUE

CLARK AVENUE

THIRD STREET

FOURTH STREET

FIFTH STREET

SIXTH STREET

SEVENTH STREET

EIGHTH STREET

VAC-11-81

M-3

July 30, 1981

NOTICE OF HEARING

AUGUST 13, 1981

Notice is hereby given that on August 13, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

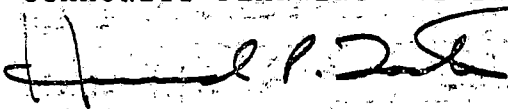
VAC-10-81 PETITION OF VACATION SUBMITTED BY BONANZA VILLAGE HOMEOWNERS ASSOCIATION ON BEHALF OF CERTAIN ABUTTING PROPERTY OWNERS, TO VACATE THE FOLLOWING PORTIONS OF RIGHT-OF-WAY:

1. THE WEST TWENTY FEET OF MILLS CIRCLE (60' IN WIDTH AND INCLUDING RADIUS CORNERS) ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF TONOPAH DRIVE.
2. THE WEST TWENTY FEET OF GOLDHILL AVENUE (60' IN WIDTH AND INCLUDING RADIUS CORNERS) ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF TONOPAH DRIVE.
3. THE NORTH TWENTY FEET OF COMSTOCK DRIVE (110' IN WIDTH AND INCLUDING RADIUS CORNERS) ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF VEGAS DRIVE.
4. THE EAST TWENTY FEET OF FAIR AVENUE (60' IN WIDTH AND INCLUDING RADIUS CORNERS) ADJACENT TO THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS PORTIONS OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

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

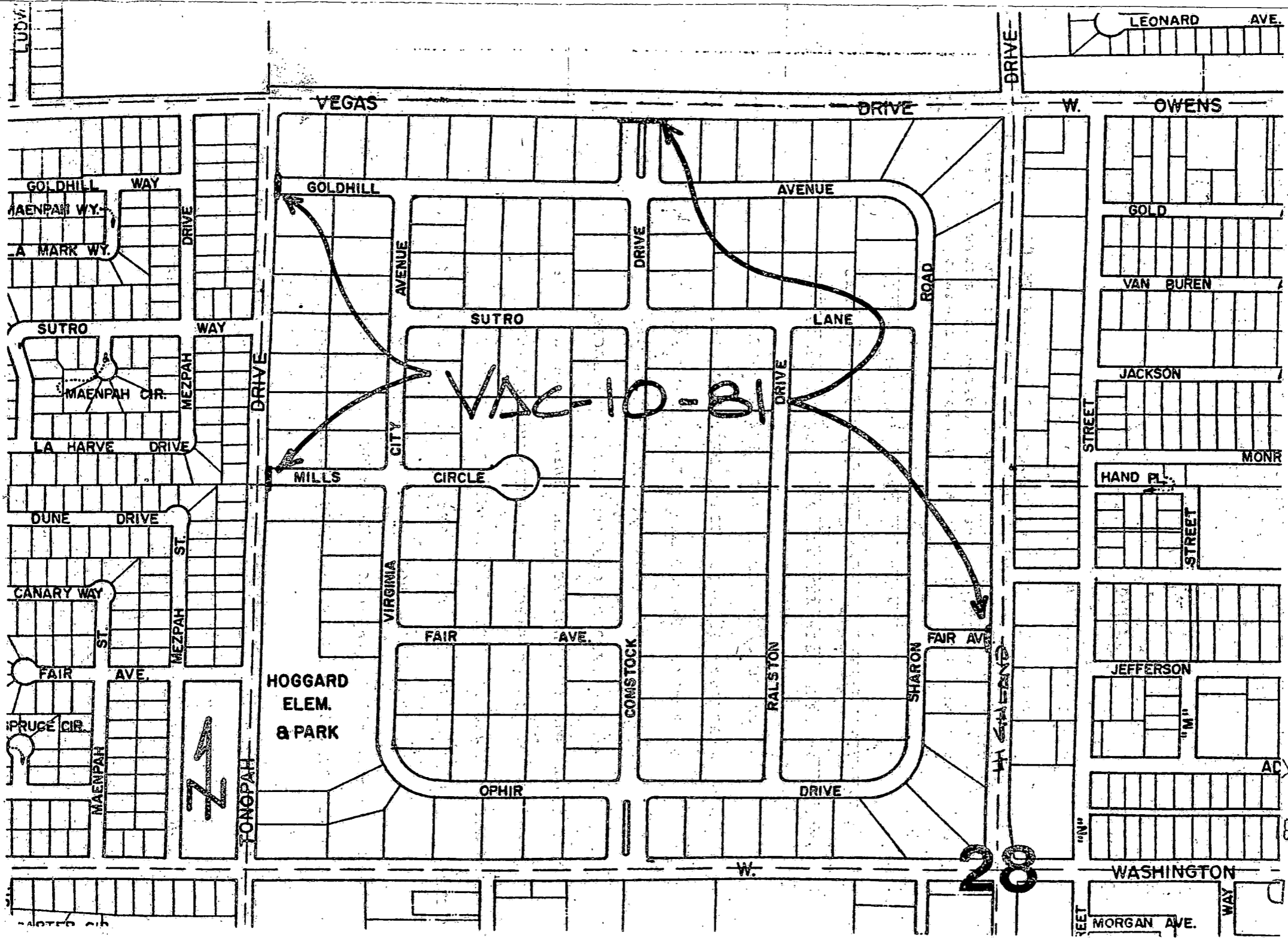
COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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(SEE LOCATION MAP ON REVERSE SIDE.)



VAC-10-81

HOGGARD  
ELEM.  
8 PARK



Aug 3 11 29 AM '88  
CITY CLERK'S

RECEIVED

28

MINUTES

CITY PLANNING COMMISSION

AUGUST 13, 1981

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

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

EXCUSED: Mr. Johnston

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Howard Null, Chief, Planning Division  
Robert C. Clemmer, Acting Chief, Zoning Division  
Brett Reale, 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.

MINUTES: MR. GUTHRIE made a Motion for APPROVAL of the Minutes for the May 14, 1981 and May 26, 1981 City Planning Commission meetings, with the following corrections to the May 14, 1981 meeting: 1) Item 8, Z-29-81, summary should read "APPROVED"; 2) Item 15, Z-108-63, should read "MAHLON" Brown, and 3) Item 11, Z-32-81, where Russell Edmonds spoke it should read: "He feels this will set a "precedent" in the area. Motion for APPROVAL carried unanimously.

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

OLD BUSINESS:

1. Z-20-81 Request of CARL KARCHER ENTERPRISES for a Plot Plan Review on property generally located on the southwest corner of Bonanza Road and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1).  
(Abeyance Item from 7/9/81)

PLOT PLAN REVIEW MR. FOSTER said this item was held in abeyance to determine if a parcel map would be required for this site. The City Attorney's office has ruled that the statutes indicate a parcel map would be required in this case. However, there is a provision whereby the City may waive this parcel map requirement. Staff recommends approval with a parcel map required, unless waived by the City. In addition, the following conditions would be required: 1) Relocate the traffic signals and appurtenances as required by Public Services; and 2) Conformance to the original conditions of approval.

APPROVED

(CONTINUED)

DIXIE SCOTT, 1200 North Harbor, Anaheim, California, appeared to represent Carl Karcher Enterprises. They were told they need land division approval, but since they do not own the property, that should be the decision of the developer who owns the property. Also, relocating the traffic signals should be the responsibility of the developer.

JOHN LANTOT, 405-A North Lamb Boulevard, appeared to represent H & H Partnership. They are not leasing the land to Carl Karcher Enterprises, but they are leasing the restaurant.

MR. FOSTER commented that this still falls under the same category; namely, any site that is divided off, sold or developed on. This falls under the category of "developed on."

DIXIE SCOTT said the owner of the property will pay for the construction of all off-sites as well as the building itself.

OAVIO WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared stating his firm is doing the civil engineering for the shopping center. They have had numerous meetings with the Las Vegas Public Works Department and Clark County Engineering Department. Nellis Boulevard falls under the jurisdiction of the County and Bonanza Road falls under the jurisdiction of the City. Neither department has asked that the traffic signals be relocated and at this time it is not feasible or practical to relocate the traffic signals until the developer of the other three corners can participate.

MR. FOSTER quoted from a memo he received from Public Services as follows: "At the time of development, any relocation of traffic signals and appurtenances shall be the responsibility of the developer and no expense to the City of Las Vegas."

MR. CANUL made a Motion for APPROVAL of Z-20-81, Plot-Plan Review, subject to the following conditions:

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

Voting was as follows:

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

1. Z-20-81

Motion for APPROVAL carried unanimously.

(CONTINUED)

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

2. Z-13-72

Request of F. J. PERAZZO for a Plot Plan Review to expand the shopping center facilities on property generally located at the southeast corner of Washington Avenue and Decatur Boulevard, C-1 Zone (Limited Commercial). The above property is legally described as that portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 61 East, M.D.M.

(Abeyance Item  
From 7/9/81)

PLOT PLAN REVIEW

Public Hearing

APPROVED

MR. FOSTER presented the staff report stating staff would recommend the wall be increased to 6 feet on the shopping center side of the property; that they screen the roof mechanics all the way around on this proposed addition; and that a parcel map be required according to the State Statutes; along with the original conditions of approval. Staff does not have any protests on record.

MR. CANUL stated he will abstain from voting on this item because he is one of the principals in this property.

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

There were no persons in the audience in favor or against this item.

FRED PERAZZO, Architect, 342 West Washington Street, appeared to represent the application.

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-13-72, Plot Plan Review, subject to the following conditions:

1. Screening of the roof mechanics on the east side and from the public streets.

2. Conformance to the original conditions of approval.

3. Increase the height of the east block wall to 6 feet measured from the west side of the wall.

4. Parcel map approval.

5. Conformance to the plot plan.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

Voting was as follows:

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

"NOES" None

"ABSTAINED" Mr. Canul

2. Z-13-72

(CONTINUED)

Motion for APPROVAL carried unanimously.

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

3. Z-61-80

(Abeyance Item  
From 7/9/81)

Request of RIBEIRO BUILDERS, INC. for a Plot Plan Review on property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane, R-E Zone (under Resolution of Intent to P-R).

PLOT PLAN REVIEW

MR. FOSTER said this was held in abeyance because there was no representation from the applicant at the last meeting. This is Quail Park II development. There are 7 feet high carport covers proposed along the east side of the parking area. There is a 6 foot wall along the east side. Staff would recommend approval, subject to: 1) Elevations submitted for the carport covers; and 2) Install sidewalks on Rancho Drive as required by Public Services.

APPROVED

JAY THOMAS, Designer for Johnny Ribeiro Builders, 801 Rancho Drive, appeared for the application. He questioned the condition of installing sidewalks because sidewalks are already installed on Rancho Drive.

MR. FOSTER said if that is the case, then that condition has already been met.

MR. JONES made a Motion for APPROVAL of Z-61-80, Plot Plan Review, subject to the following conditions:

1. Conformance to the amended plot plan and elevations of the carport.
2. Install sidewalk on Rancho Drive as required by the Department of Public Services.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. REVERSIONARY PARCEL  
MAP OF PM-79-79

Reversionary parcel map for Tonopah Plaza (a commercial subdivision) Tentative Map.

APPROVED

MR. NULL said the next three items all deal with the same property. This item is a reversionary parcel map which will revert to acreage the four existing lots created under Parcel Map 79-79. Staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of Reversionary Parcel Map of PM-79-79.

Voting was as follows:

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

"NOES" None

1. REVERSIONARY PARCEL Motion for APPROVAL carried unanimously.  
MAP OF PM-79-79

(CONTINUED)

2. TENTATIVE MAP  
TONOPAH PLAZA  
APPROVED

Property generally located at the southwest corner of  
Cheyenne Avenue and Rancho Drive, C-2 Zone.  
Owner/Subdivider: Tonopah Plaza Partners  
No. of Acres: 10 No. of Lots: 1

MR. NULL presented the staff report stating this is a commercial subdivision. Staff recommends approval, with the following conditions: 1) Reversionary Map PM-79-79 be recorded prior to the final map; 2) No vehicular access to Hazelnut Drive; 3) Wall statement; 4) Applicant to meet with the Traffic Engineering Division pertaining to the location of traffic signals and appurtenances at the intersection of Cheyenne Avenue and Rancho Drive; and 5) Normal conditions.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared to represent the applicant. They are in agreement with the conditions.

MR. JONES made a Motion for APPROVAL of the Tentative Map for Tonopah Plaza, subject to the following conditions:

1. Reversionary Map (PM-79-79) be recorded prior to the recordation of the final map.
2. No vehicular access to Hazelnut Lane from the abutting lot.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. The applicant is to meet with the Traffic Engineering Division pertaining to the location of traffic signals and appurtenances at the intersection of Cheyenne Avenue and Rancho Drive.
5. 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, 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.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

2. TENTATIVE MAP

(CONTINUED)

Motion for APPROVAL carried unanimously.

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

3. FINAL MAP

TONOPAH PLAZA

APPROVED

Property generally located at the southwest corner of Cheyenne Avenue and Rancho Drive, C-2 Zone.

Owner/Subdivider: Tonopah Plaza Partners  
No. of Acres: 10 No. of Lots: 1

MR. NULL said this final map for Tonopah Plaza is in substantial conformity with the tentative map. Staff would recommend approval, with the following conditions: 1) Approval of the tentative map; and 2) Conformance to the conditions of approval for the tentative map.

MR. JONES made a Motion for APPROVAL of the Final Map for Tonopah Plaza, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP

TARA I  
(A condominium)

APPROVED

Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Macco Construction Company  
No. of Acres: 2.14 No. of Units: 32

MR. NULL presented the staff report stating staff recommends approval, subject to: 1) A drainage plan be provided for the area of the drainage easement, which is the east 20 feet along the side of the project as required by the Department of Public Services; 2) Plot plan review be approved for Z-53-78; and 3) Normal conditions.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the application. They are in agreement with the conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Tara 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.

4. TENTATIVE MAP  
(CONTINUED)

2. A drainage plan be provided for the drainage easement area on the east twenty feet (20') of the parcel as required by the Department of Public Services.
3. A plot plan review be approved for Z-53-78.
4. Street names to be provided in accord with the City Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

5. FINAL MAP  
TARA I  
(A condominium)  
APPROVED

Property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Macco Construction Company  
No. of Acres: 2.14 No. of Units: 32

MR. NULL said the Final Map for Tara I is in substantial conformity with the Tentative Map. Staff would recommend approval, with the following conditions: 1) Approval of the tentative map; and 2) Conformance to the conditions of approval for the tentative map.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Tara I, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. Z-103-79  
EXTENSION  
OF TIME  
APPROVED

Request of ROBERT L. CONN for an Extension of Time on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, R-1 Zone (under Resolution of Intent to R-2).

MR. FOSTER said this is the second request for an extension of time. The applicant has made reasonable progress because he has had the subdivision approved on it. Staff would recommend approval, subject to a one-year time limit.

ED THOMAS, 4324 West Charleston Boulevard, appeared to represent the application.

6. Z-103-79  
(CONTINUED)

MR. MILLER made a Motion for APPROVAL of Z-103-79, Extension of Time, subject to the following condition:

1. Extension of Time shall expire August 28, 1982.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

7. Z-102-79  
EXTENSION  
OF TIME  
APPROVED

Request of ROBERT L. CONN for an Extension of Time on property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, R-1 Zone (under Resolution of Intent to R-2).

MR. FOSTER said this is located northeast of the previous extension of time. He is asking for a one-year extension and staff would recommend approval.

ED THOMAS, 4324 West Charleston Boulevard, appeared to represent the application.

MR. GUTHRIE made a Motion for APPROVAL of Z-102-79, Extension of Time, subject to the following condition:

1. Extension of Time shall expire August 28, 1982.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. TENTATIVE MAP  
TONOPAH VILLAGE  
APPROVED

Property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-2).

Owner: Ernie Black and Barbara Chrestman  
Subdivider: Sunshine Bonanza  
No. of Acres: 5.07 No. of Lots: 85

MR. NULL presented the staff report stating this is an airspace condominium. Staff recommends approval, with the following conditions: 1) Wall statement; and 2) Normal conditions.

ED THOMAS, 4324 West Charleston Boulevard, appeared to represent the application.

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

8. TENTATIVE MAP  
(CONTINUED)

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 wall and the ground area at the exterior base of the wall.
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. Jones, Mr. Guthrie,  
Mr. Kennedy, Mr. Canul  
"NOES" None

Motion for APPROVAL carried unanimously.

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

9. FINAL MAP  
TANGLEWOOD  
SUBDIVISION  
UNIT II  
  
APPROVED

Property generally located on the west side of Torrey Pines Drive, north of Smoke Ranch Road, R-1 Zone (under Resolution of Intent to R-P08).

Owner/Subdivider: Nevada Savings & Loan Association  
No. of Acres: 20 No. of Lots: 171

MR. NULL said the final map for Tanglewood Subdivision Unit II is in substantial conformity with the tentative map. This is a condominium subdivision and it should be pointed out that there is no direct access to the abutting street. Therefore, staff would recommend approval, with the following conditions: 1) Conformance to the conditions of approval for the tentative map; and 2) Unit 1 be recorded prior to Unit 2.

KARSTEN BRONKEN appeared to represent Nevada Savings & Loan Association. Tanglewood Unit 1 must be recorded before Unit 2 and all the access is to be through Unit 1.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Tanglewood Subdivision Unit II, subject to the following conditions:

1. Conformance to the conditions of approval for the tentative map.
2. Unit I is to be recorded prior to Unit 2.

Voting was as follows:

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

9. FINAL MAP  
(CONTINUED)

Motion for APPROVAL carried unanimously.

10. VAC-9-81  
APPROVED

Petition of Vacation submitted by NEVADA POWER COMPANY, ET AL, to vacate a 20 foot wide alley lying between Third and Fourth Streets, bounded by Stewart Avenue on the north and Ogden Avenue on the south. The above property is legally described as the 20 foot wide alley located between Block 32, Clark's Las Vegas Townsite.

MR. NULL presented the staff report. This area is to be used for the Lady Luck Casino project. The utility companies and City departments have no objection to this Vacation. Staff would recommend approval, with the normal conditions, and does not have any protests on record.

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

ATTORNEY GRANT SAWYER, Lionel, Sawyer and Collins, appeared to represent Andrew Tompkins, one of the applicants.

ATTORNEY JOHN MANZONIE, Chief Counsel for Nevada Power Company, appeared to represent the Nevada Power Company. They do not have any objections to the conditions.

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

MR. JONES made a Motion for APPROVAL of VAC-9-81, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for the public hearing on this item at the Board of City Commissioners meeting on August 19, 1981.

11. VAC-10-81  
ABEYANCE

Petition of Vacation submitted by Bonanza Village Homeowners Association on behalf of certain abutting property owners, to vacate the following portions of right-of-way:

1. The west twenty feet (20') of Mills Circle (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive.
2. The west twenty feet (20') of Goldhill Avenue (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive.
3. The north twenty feet (20') of Comstock Drive (110' in width and including radius corners) adjacent to the south right-of-way line of Vegas Drive.

11. VAC-10-81

(CONTINUED)

4. The east twenty feet (20') of Fair Avenue (60' in width and including radius corners) adjacent to the west right-of-way line of Highland Drive. The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

MR. NULL presented the staff report stating the residents of this subdivision have been quite concerned about the through traffic that has been going in and out of the entrances and exits. In addition, there have been a lot of burglaries in the area. The residents feel that if they close off these entrances and exits, they would have a better way of controlling the burglaries. Staff has met with their representatives, as well as various City departments, and there are several unresolved problems involved with this particular request. Therefore, staff would recommend this item be held in abeyance so the problems can be worked out. There are problems with sewers, drainage plan, entrancing and exiting of fire equipment, what type of barricade or wall will be placed on these streets, etc. Staff has two letters of approval and no protests.

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

R. E. MAIERS, 1311 Virginia City Avenue, appeared to represent the Bonanza Village Homeowners Association. There are approximately 17 of the homeowners present and he has signatures from approximately 75 to 80 persons in favor of this Vacation. They intend to have one entrance at Comstock.

HOWARD SIMON, 1110 Raiston Drive, appeared in favor as a member of the Homeowners Association.

ROBERT NELSON appeared as a member of the Homeowners Association. He feels that closing off Comstock at Washington is dangerous. He is in agreement with this request if they close off the south end of Comstock and leave the north end of Comstock open.

WILLIE JACOBS, North Las Vegas, appeared stating he owns property in this area. He is not in agreement with this Vacation request because he feels closing off the entrances and exits would be an inconvenience to everyone living there.

MR. WELLS, Goldhill, homeowner in Bonanza Village, appeared in protest because he is concerned about the cost involved.

BOB BAXTER appeared as a member of the Homeowners Association. There are more developments coming into this area. They are trying to prevent traffic from just passing through this development. Everyone living in Bonanza Village is welcome to be a member of the Homeowners Association.

KATIE PERRY FLETCHER, Harrison Avenue, owns property in that area, but does not live there. She is in favor of this Vacation.

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

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

Voting was as follows:

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

11. VAC-10-81  
(CONTINUED)

Motion for ABEYANCE carried unanimously.

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

12. VAC-11-81  
DENIED

Petition of Vacation submitted by ELEANOR VOLKMAR, ET AL, to vacate the north and south five feet of Lewis Avenue between Las Vegas Boulevard South and Seventh Street. The above property is legally described as the north five feet of Lewis Avenue adjoining Lots 16 and 17 of Blocks 1 and 6 of Wardie Addition, and the south five feet of Lewis Avenue adjoining Lots 1 and 32 of Blocks 2 and 5 of Wardie Addition.

MR. NULL presented the staff report stating Public Services has indicated that due to the close proximity of the high school, as well as the trend in this area to offices and commercial uses, Lewis Avenue will likely require widening in the future, so they object to this proposed Vacation. Staff supports this position and recommends denial.

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

CARL VOLKMAR, Realty Holdings, 300 South 4th Street, #805, appeared for the application.

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

MR. CANUL made a Motion for DENIAL of VAC-11-81 because this right-of-way will be needed for future pedestrian and vehicular purposes.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for the public hearing on this item at the Board of City Commissioners meeting on August 19, 1981.

13. AMENDMENT TO  
THE MASTER PLAN  
OF STREETS AND  
HIGHWAYS - MAIN  
STREET  
APPROVED

Request to amend a portion of Main Street from 90 feet in width to 88 feet in width generally located between Stewart and Bridger Avenues and more particularly, to reduce the west half of Main Street from 50 to 48 feet from a point approximately 180 feet south of the south right-of-way line of Stewart Avenue to a point approximately 160 feet north of the north right-of-way line of Bridger Avenue.

MR. NULL presented the staff report stating this request abuts the Union Plaza complex property. When the Union Plaza swimming pool structure was built, the City granted an encroachment of 2 feet because it extended into the street. At the time that request was being considered, it was brought out that the columns for the Downtown Expressway encroach into Main Street, leaving a width of 88 feet rather than 90 feet as proposed on the Master Plan of Streets and Highways. The City Commission has recently granted a 2 foot perpetual encroachment agreement for the new restaurant that is going to be built

13. AMENDMENT TO  
THE MASTER PLAN  
OF STREETS AND  
HIGHWAYS - MAIN  
STREET

(CONTINUED)

where the swimming pool is located at the present time. Staff would recommend approval. At the time staff wrote the description for this item, they did not realize it was an off-set center line, so it should read 50 feet to 48 feet, rather than 45 feet to 43 feet.

MR. MILLER made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways - Main Street.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for the public hearing on this item at the Board of City Commissioners meeting on August 19, 1981.

14. Z-49-81

APPROVED

Application of DONALD G. BIVINS for reclassification of property generally located on the south side of Washington Avenue, 100 feet west of Parkhurst Street, from R-1 (Single Family Residence) to R-PD12 (Residential Planned Development). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, M.D.M.

Proposed Use: Medium Density Townhouses

MR. FOSTER said that not too long ago there was an application for a small lot development on this strip of land which was denied. To the west of this is an approved planned development. The same developer wishes to extend that development to the east and take in this strip of land. There would be 84 additional townhouse units on this strip. Staff realizes there are dead end streets from Parkhurst to the west. Crash gates will be put in for the Fire Department at the end of the deadend streets. Staff feels this development is in accordance with what is taking place in this area as provided in the General Plan and would recommend approval, subject to: 1) Crash gates being installed where the streets are to deadend along the east side of this development; 2) A 20 foot setback; 3) Conformance to the requirements of the Flood Hazard Reduction Ordinance; 4) Construct a sidewalk on Washington Avenue; 5) Conformance to the plot plan and elevations; and 6) Construct a 6 foot block wall on the south and east sides of the development. Staff does not have any protests on record.

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

MARK BIVINS, Bivins Construction Company, appeared for the application. The setback is 20 feet according to the plot plan.

SAMUEL SORENSON, 821 Parkhurst, appeared in opposition. He presented some pictures showing how the development exists at the present time. He is concerned because the streets are cut below the ground level and there will be an increased hazard of street flooding.

MARK BIVINS said they had to elevate those two buildings two feet to meet the flood control requirements of the City of Las Vegas.

14. Z-49-81  
(CONTINUED)

MR. FOSTER said the City has a flood consultant and Mr. Sorenson might want to discuss this situation with 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 APPROVAL of Z-49-81, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Twenty foot (20') building setback from the east property line.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Construct a sidewalk on Washington Avenue.
5. Provide crash gates on dead end streets and fire hydrants and water flow as required by the Department of Fire Services.
6. Conformance to the plot plan and elevations.
7. Construct a 6 foot block wall on the south and east sides of the development.
8. 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.
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. Jones, Mr. Guthrie,  
Mr. Kennedy, Mr. Canui

"NOES" None

Motion for APPROVAL carried unanimously.

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

15. Z-50-81  
ABEYANCE

Application of TISH M. L. NEWELL for reclassification of property located on the southeast corner of Bonanza Road and Twenty-Third Street, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot One (1), Block Three (3), Boulder Dam Homesite Addition #6.

Proposed Use: Office

15. Z-50-81  
(CONTINUED)

MR. FOSTER presented the staff report stating that staff feels this is a relatively stable residential neighborhood and would not recommend P-R (office) zoning.

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

CARMEN GARCIA, 1701 West Charleston Boulevard, realtor, appeared to represent the applicant. This property abuts First Interstate Bank.

JOE WARDLE, 1908 Maryland Parkway, realtor, said they are cooperating brokers and it is almost impossible to sell this property as a house with the bank next door. There will be a security business in this building and there will not be a lot of traffic created by this business.

BRUCE ROYSTON, 517 North 22nd Street, appeared in favor. He feels this would be a buffer zone for the homes in the area.

TISH M. L. NEWELL appeared for the application. Cars park blocking her driveway.

FLORA LEBOW, 2012 East Bonanza Road, appeared in opposition because this is a stable residential area.

EDWARD SNELLGROVE, 504 North 23rd Street, appeared in opposition.

CARMEN GARCIA said they submitted a letter from the owner stating the intent of the use of the property.

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 ABEYANCE for staff to conduct a study on Bonanza between Maryland Parkway and Eastern Avenue.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item will again be heard at the City Planning Commission meeting on October 8, 1981 at 7:30 P.M.

16. Z-51-81  
DENIED

Application of BILLY SLOAT for reclassification of property generally located on the south side of Vegas Drive, 105 feet east of Cherokee Lane, from R-1 (Single Family Residence) to R-P08 (Residential Planned Development). The above property is legally described as the North 264 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 20 South, Range 61 East, M.O.B.& M.  
Proposed Use: Medium Density Residential

MR. FOSTER said the applicant is proposing three buildings of sixteen townhouse units with a four-unit building in the center and two six-unit buildings. There will be a driveway off Vegas Drive with parking to the rear. Staff recommends approval because the density is compatible, but wishes to point out there is only single-family developments on the south side of Vegas Drive.

16. Z-51-81

(CONTINUED)

The only concern is the apartment house appearance of the project. There are no protests on record.

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

BILLY SLOAT, 1901 Goodwill Street, Unit B, appeared for the application. This will be a horseshoe type of arrangement. There are 76 homeowners in the area. He contacted all but 15 of the homeowners who are either out of town or absentee landlords. He got 14 signatures of approval, 27 verbal approvals. There will be a block wall all the way around. He has committed to the homeowners in the area that he will create an association for the maintenance of the townhouses to maintain the 90 feet x 276 feet.

GENEVA MERWIN, 1304 Cherokee Lane, appeared in protest. The area is zoned for single-family residences and they would like it to stay that way. They feel this would be a buffer for commercial zoning in the future. They already have a traffic problem.

HOWARD SIMON, 1110 Ralston Drive, resident in Bonanza Village, appeared in opposition.

RAPHAEL BADIA, 1306 Cherokee Lane, appeared in opposition. He is concerned about the additional traffic this project would create.

BOB MILLER appeared in opposition. He just installed a swimming pool to upgrade his home and doesn't want this type of environment in the area.

BILLY SLOAT appeared in rebuttal. He only had four firmly against this project when he canvassed the neighborhood. He feels these are marketable and there is a need for them at that side of Las Vegas.

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 DENIAL of Z-51-81 because the proposed development would not be compatible with the low density developments in the immediate vicinity.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

17. Z-52-81

ABEYANCE

Application of BYRON THORNTON AND JAMES C. MATHIS for reclassification of property located at 1112 and 1120 Shadow Lane, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of Lot One (1) of Ellis Estates.

Proposed Use: 145-Bed Convalescent Center

MR. FOSTER presented the staff report stating the applicant submitted the application for C-1 for the convalescent facility.

17. Z-52-81

(CONTINUED)

However, during the processing of the application, the applicant had decided to change his request to a medical complex. Staff has a letter on record from the applicant indicating he wishes to amend his application from C-1 to P-R to make it more compatible with the residential area to the south. All the property along Charleston Boulevard that had been approved for commercial or P-R have frontage on Charleston Boulevard. This is south of Charleston Boulevard and only has frontage on Shadow Lane. Staff feels this should be held in abeyance so the property owners could be notified of the change, since the medical office complex could possibly be a more intense use than the convalescent facility. Also, staff requests the applicant to pay \$100 to help defray the cost of notifying the property owners. Staff has three letters of protest on record.

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

DOUG VINEYARD, 220 Rancho Vista Drive, appeared for the application. The reason they want to change the application is the convalescent management group that would be operating the proposed convalescent facility does not want to locate that facility there because of the commercial usage next to it and the density would pose a marketing problem for the elderly people. They feel a P-R use would create a better buffer for that area, which is transitory.

There were no persons present in favor or against this item.

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 because the change of plan from a convalescent home to a medical clinic was sufficiently different to warrant renotification of the surrounding property owners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

18. Z-108-63

PLOT PLAN  
REVIEW

APPROVED

Request of PAUL THORYK ON BEHALF OF DURABLE DEVELOPERS for a Plot Plan Review on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, C-1 Zone.

MR. FOSTER said this is a revised plot plan with some minor changes. The applicant is proposing additional parking for the commercial buildings that have been approved at this site. They are going to have underground parking under each of the buildings. This will increase the height of the buildings by 5 feet. Staff recommends approval, subject to: 1) Conformance to the revised plot plan; 2) Conformance to the original conditions of approval; 3) Revising the driveways as required by the Traffic Engineer; 4) All driveways must be of the depressed curb type unless approved otherwise by the Traffic and Parking Commission.

18. Z-108-63  
(CONTINUED)

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

BRUCE SPARTON, John Midby and Associates, appeared for the applicants. The only change is the elevation.

MR. JONES made a Motion for APPROVAL of Z-108-63, Plot Plan Review, subject to the following conditions:

1. Conformance to the revised plans.
2. Conformance to the original conditions of approval.
3. Revise the driveways as required by the Traffic Engineer.
4. All driveways must be of the depressed curb type unless approved otherwise by the Traffic and Parking Commission.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

19. Z-31-73(14)  
PLOT PLAN  
REVIEW  
APPROVED

Request of DASIBI ENVIRONMENTAL R AND D CORPORATION for a Plot Plan Review on property located at 1405 South Maryland Parkway, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER presented the staff report stating Maryland Parkway is transitioning to P-R uses and the subject property has an existing house on it. There is an 8 foot driveway going to the rear of the property to the parking area. Staff is concerned about the 8 foot driveway and feels there should be a joint access arrangement with the adjoining property to the north. Therefore, this should be held in abeyance until they can work something out with the adjoining property owner.

NILES PATTERSON, Dasibi Environmental R and D Corporation, appeared for the application. On one side of this property is Avery Engineering and they have an 8 foot driveway also. They have a common security fence, so actually it is a 16 foot driveway.

MR. MILLER made a Motion for APPROVAL of Z-31-73(14), Plot Plan Review, subject to the following conditions:

1. Provision of four (4) paved off-street parking spaces.
2. Approval of the building elevations by the Department of Community Planning and Development.
3. Construct a 6 foot block wall along the east property line.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for

19. Z-31-73(14)

(CONTINUED)

revocation of a business license.

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

However, after the meeting it was determined that the driveway was approximately ten feet (10') wide rather than the eight feet (8') shown on the plot plan, which is of sufficient width and consequently, there is no need for a joint driveway agreement with the adjoining property owner.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

20. Z-100-64(121)

PLOT PLAN  
REVIEW

APPROVED

Request of PETER L. FLANGAS for a Plot Plan Review on property located at 600 South 3rd Street, R-4 Zone (under Resolution of Intent to C-2).

MR. FOSTER said this is under the Downtown Resolution. There are existing buildings on the property and they propose to convert the front building to law offices. There are two buildings in the rear that they propose to continue the existing residential use. It has been the policy of the Commission that all residential uses cease in the commercial zone once the transition has taken place on the property. They are proposing a driveway off Third Street to the three parking spaces that will exit out of Bonneville and they have one parking space off the alley. Staff recommends approval, subject to: 1) All residential uses ceasing on the property; 2) An encroachment agreement to come out into the right-of-way for the three parking spaces; 3) Conformance to the plot plan; 4) Public Works recommends the repair of all existing off-site improvements that are damaged; 5) Driveway and parking plan be approved by the Traffic Engineer.

PETER FLANGAS appeared for the application. The two buildings in the back are semi-used as his office. He does not rent them. Two of his employees live there and an elderly man. The elderly man has been told he can live there the rest of his life.

MR. MILLER made a Motion for APPROVAL of Z-100-64(121), Plot Plan Review, subject to the following:

1. All residential uses must cease at the time each is vacated by the current occupant.
2. Obtain an encroachment agreement from the City for the parking and driveway uses in public right-of-way.

20. Z-100-64(121)

(CONTINUED)

3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair all existing off-site improvements which are not in good condition.
5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

21. Z-68-78

PLOT PLAN  
REVIEW

APPROVED

Request of ROBERT AND REBECCA NESHKOFF ON BEHALF OF ROSS-STAYNER-BASINGER for a Plot Plan Review on property located at 4979 and 4999 East Owens Avenue, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER said this was originally approved as one site. Now, they are proposing a subdivision on the site. Staff recommends approval, subject to: 1) Compliance with the original conditions of approval; 2) Joint curb cut approval by the Traffic Department; 3) Conformance to the amended plot plan and elevations; and 4) Conformance to the Flood Hazard Reduction Ordinance.

RICHARD BRAND, 5720 West Charleston Boulevard, Suite D, appeared to represent the applicant. They are in agreement with staff's recommendations.

MR. GUTHRIE made a Motion for APPROVAL of Z-68-78, Plot Plan Review, subject to the following conditions:

1. Compliance with the original conditions of approval.
2. Joint curb cut approval as required by the Department of Public Services.
3. Conformance to the amended plot plan and elevations.
4. Conformance to the Flood Hazard Reduction Ordinance.

Voting was as follows:

21. Z-68-78  
(CONTINUED)

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

Motion for APPROVAL carried unanimously.

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

22. Z-49-77  
EXTENSION  
OF TIME  
APPROVED

Request of NEW HORIZONS CENTER FOR LEARNING for an Extension of Time to August 15, 1982, on property located at 1401 South Arville Street, C-1 Zone.

MR. FOSTER said there have been several extensions granted on this property. They are having problems deciding on the Peccole property and getting utilities to the site. The applicants are asking for a one-year extension. The Commission has notified the surrounding property owners before the last extension was granted.

MR. JONES made a Motion for APPROVAL of Z-49-77, Extension of Time, subject to the following conditions:

1. Compliance with all ordinances enacted subsequent to the original approval.
2. The school use shall discontinue on August 15, 1982.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

23. SD-1-81  
SUBDIVISION  
SALES OFFICE  
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a Subdivision Sales Office on property located at 4920 Met Park Drive, R-E Zone (under Resolution of Intent to R-1).

MR. FOSTER said this is a routine request for a sales office. Staff would recommend approval, subject to the sales office use cease in two years or until the last unit is sold, whichever occurs first.

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of SD-1-81, Subdivision Sales Office, subject to the following condition:

1. The sales office use cease in two years or when the last unit in the tract is sold, whichever occurs first.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Recommendation of a Planning Commission member to serve on the Board of Zoning Adjustment.

MR. FOSTER said Chairman Coleman and Frank Canul are the only members of the Planning Commission that do not have their terms expiring in 1981. Frank Canul agreed to become a member of the Board of Zoning Adjustment if approved by the City Commission.

MR. JONES made a Motion for FRANK CANUL to be appointed as a Planning Commission representative to the Board of Zoning Adjustment.

Voting was as follows:

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

Motion carried unanimously.

2. Ordinance Amendment on Class III uses to require final action by the City Commission.

MR. FOSTER said the City Commission has requested that all Use Permits for Class III type uses be required to be submitted to the City Commission for a final decision. Class III is where you have a one-time use that is a used commodity or you are limited to sales on used items to 25%. They have allowed this in C-1 and C-2 zoning with a Use Permit. When the Board of Zoning Adjustment approves the Use Permit in terms of the land use, there may be some question on the license. Staff is able to say that a City Board has already approved this use and it puts the City Commission in an awkward position.

MR. JONES made a Motion for APPROVAL.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-29-67 and  
Z-5-69

PLOT PLAN  
REVIEW

APPROVED

Request of LOUDERMILK INVESTMENTS for a Plot Plan Review on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive, C-1 Zone.

MR. FOSTER said this involves a plot plan change on the south-east portion of this proposed shopping center and office development. The change involved in this request is for a two-story building with a 36 foot setback to be used as a veterinarian clinic. The applicant has assured staff that there will be adequate soundproofing. However, staff felt the review was necessary due to the closer setback and a two-story building, rather than a one-story building.

1. Z-29-67 and  
Z-5-69

(CONTINUED)

MICHAEL LOUDERMILK appeared for the application.

DR. DAVID CROWE, 2404 Plaza Del Grande, appeared as the veterinarian who plans to build the building for a veterinarian clinic.

MICHAEL LOUDERMILK feels this type of use will not deter the other tenants in the shopping center.

DR. DAVID CROWE said he will use the second story for storage as he has five other hospitals in Las Vegas.

MR. MILLER made a Motion for APPROVAL of Z-29-67 and Z-5-69, Plot Plan Review, subject to the following conditions:

1. Approval of the building elevations by the Department of Community Planning and Development.
2. Conformance to the site plan for building "F."
3. Conformance to conditions of Z-29-67 and Z-5-69.
4. The building must be soundproof.
5. No window openings on the south side of the building.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

2. Z-143-77  
PLOT PLAN  
REVIEW  
WITHDRAWN

Request of DAVID L. HARRIS, ARCHITECT, ON BEHALF OF DR. REX REED for a Plot Plan Review on property located at 1325 South Maryland Parkway, P-R Zone.

MR. FOSTER said staff has received a verbal withdrawal of this application.

CHAIRMAN CDLEMAN announced this item has been WITHDRAWN from the agenda.

3. CD-2-B1  
USE REVIEW  
DENIED

Request of TRDY WILLIAMS to allow a business office for off-premise sale and installation of glass products on property located at 3020 West Charleston Boulevard, C-D Zone.

MR. FOSTER said this has been before the Planning Commission two different times. Basically, it has been in the form of an automobile glass installation business at different locations. Initially, it was approved by the Planning Commission and City Commission on a particular piece of property. The applicant did not convert the property within the six-month review period and the City Commission at that point revoked the use. The applicant came back recently asking for the same type of auto glass installation use. Now, the applicant is proposing a similar office-only use, but there will be no automobile glass installation or storage on the premises. Staff feels it should be

3. CD-2-81  
(CONTINUED)

denied because of the types of vehicles that would be connected with this business. While this operation is small with one or two vehicles, if it is approved without any limitations as they grow, there could be numerous vehicles on the premises.

TROY WILLIAMS, 3124 West Charleston Boulevard, appeared for the application. He just wants to use this office as a sales office to sell patio doors, mirrors, etc. Right now he is working for a contractor. He needs the office for blueprint work, sales, contracts, etc. He does work for the construction business next door so this would be convenient.

ANDREW CONTRERAS appeared stating Troy Williams does work for him and this location would be convenient for them.

JOAN RYAN appeared stating she is Troy Williams' accountant. There is also Nevada Kitchens who display kitchen cabinets at 3124 West Charleston Boulevard and Southwest Cabinets at 3601 West Sahara Avenue that display kitchen cabinets. Mr. Williams is requesting off-premise sale of glass products. Also, he would like to display some mirror products on the property that would be compatible with the kitchen cabinets.

MR. JONES said this type of business falls under a C-1 or Industrial Zoning.

MR. JONES made a Motion for DENIAL of CD-2-81, Use Review, because the use is not compatible with the other uses in the C-D zone.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

4. Z-42-81  
WAIVER OF  
CONDITION  
APPROVED

Request of JOHN AND DONNA T. HAHN to waive the condition of installation of half-street improvements on property located at 430 Melody Lane, C-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER said this originally was a rezoning application from C-2 to R-3 to allow two additional residences that are on the property. There is an existing home on the center portion and one of the conditions of approval by the Department of Public Services was that they construct half-street improvements on Melody Lane. They are now asking a waiver from that condition because there are only three units in connection with the proposal and don't feel the costs involved would be justified. Public Works feels the increase in units would generate additional traffic and they feel the improvements should be installed so staff recommends denial of the waiver.

JOHN HAHN, 430 Melody Lane, appeared for the application. He would be the only property owner in that area with sidewalks, curbs and gutters. He is willing to sign an Assessment District Agreement stating he will pay his share of the expense involved in the construction of the sidewalks, curbs, and gutters when the neighbors do likewise.

4. Z-42-81  
(CONTINUED)

MR. GUTHRIE made a Motion for APPROVAL of Z-42-81, Waiver of Condition, subject to the following condition:

1. Sign an Assessment District Agreement for installation of half-street improvements on Melody Lane as required by the Department of Public Services.

Voting was as follows:

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

"NOES"

"EXCUSED" Mr. Miller

Motion for APPROVAL carried unanimously.

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

5. MISC-1-81  
WAIVER OF  
CONDITION  
  
WITHDRAWN

Request of DONALD J. CAMPBELL to waive the storage shed restrictions on property located at 867 North Lamb Boulevard, Space #178, R-MHP Zone.

CHAIRMAN COLEMAN announced the applicant has withdrawn this item from the agenda.

6. Z-35-81  
PLOT PLAN  
REVIEW  
  
APPROVED

Request of CHISM HOMES, INC. for a Plot Plan Review on property generally located at the southwest corner of Lorenzi Boulevard and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6 and C-1).

MR. FOSTER said this is a small subdivision that was approved, and since they have made changes to the plot plan, they are asking for a review due to the setbacks on the plot plan. Staff feels the setbacks meet the requirements. On the rear setback, there is a 10 foot setback, which would be for the patio covers. There would be a 15 foot setback for the main house. This only affects one model. Staff also recommends approval of the revised elevations. The minimum setbacks would be 20 feet in the front, 15 feet in the rear, 5 feet on the sides, except the 1 foot projections for the fireplace, and 10 feet between buildings. No eave shall project into the side yards more than 2 feet or into the front and rear more than 3 feet. The total building coverage shall not exceed 60% of the lot area.

ALLAN LA ROCHE, 4535 West Sahara Avenue, Chism Homes, appeared for the application. This request for the 10 foot rear setback is so you will not have 314 persons asking for it. It is just a courtesy to the customer.

MR. JONES made a Motion for APPROVAL of Z-35-81, Plot Plan Review, subject to the following conditions:

1. Plot plan approval by the Department of Community Planning and Development.
2. Conformance to the revised elevations.
3. Minimum setback of 20 feet in front, 15 feet in the rear, and 5 feet on the sides (except the 1 foot projection of the fireplace) and a minimum of 10 feet between the buildings.
4. No eaves shall project into the side yards more than 2 feet

6. Z-35-81

(CONTINUED)

nor project into the front or rear yards more than 3 feet.

5. An attached patio roof or similar roofed structure may project into the required rear yard a maximum of 10 feet from the rear property line measured from the outside edge of the eaves.
6. The total building coverage shall not exceed 60% of the lot area.
7. Conformance to the original conditions of approval.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Miller

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

RECEIVED

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CITY CLERK

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION

AUGUST 13, 1981

MINUTES:

MAY 14, 1981 and  
MAY 26, 1981

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

OLD BUSINESS:

1. Z-20-81

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Approval of parcel map, unless waived by City.
  2. Relocate traffic signals and appurtenances as required by Public Services.
  3. Conformance to the original conditions of approval.

2. Z-13-72

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Increase the height of the block wall to 6' on the shopping center side.
  2. Screen the roof mechanics all the way around on the proposed addition.
  3. Parcel map be required as required by the City statutes and the original conditions of approval.

PROTESTS: 0

3. Z-61-80

PLOT PLAN REVIEW

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

- SPECIAL CONDITIONS:
1. Elevations submitted for the car covers.
  2. Install sidewalks on Rancho Drive as required by Public Services.

NEW BUSINESS:

1. REVERSIONARY PARCEL APPROVED - CANUL/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
MAP OF PM-79-79 Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

2. TENTATIVE MAP APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
TONOPAH PLAZA Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

- SPECIAL CONDITIONS:
1. Reversionary map PM-79-79 be recorded prior to the final map.
  2. No vehicular access to Hazelnut Drive
  3. Wall statement.
  4. Applicant is to meet with the Traffic Engineering Division pertaining to the location of traffic signals and appurtenance at the intersection of Cheyenne Avenue and Rancho Drive.

3. FINAL MAP APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
TONOPAH PLAZA Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

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

4. TENTATIVE MAP APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
TARA I Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

- SPECIAL CONDITIONS:
1. A drainage plan be provided for the area of the drainage easement, which is the east 20 feet along the side of the project as required by the Department of Public Services.
  2. Plot plan review be approved for Z-53-78.

5. FINAL MAP APPROVED - KENNEDY/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
TARA I Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None

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

6. Z-103-79                      APPROVED - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
EXTENSION OF TIME                      NOES: None  
SPECIAL CONDITION: 1. Extension of time for one year.
7. Z-102-79                      APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
EXTENSION OF TIME                      NOES: None  
SPECIAL CONDITION: 1. Extension of time for one year.
8. TENTATIVE MAP                      APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
TONOPAH VILLAGE                      NOES: None  
SPECIAL CONDITION: 1. Wall statement
9. FINAL MAP                      APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
TANGLEWOOD SUBDIVISION                      NOES: None  
UNIT II                      SPECIAL CONDITIONS: 1. Conformance to the conditions  
of approval for the tentative  
map.  
2. Unit 1 be recorded prior to  
Unit 2.
10. VAC-9-81                      APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None  
PROTESTS: 0
11. VAC-10-81                      ABEYANCE - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
9/10/81                      NOES: None  
P.C.Meeting  
IN FAVOR: R. E. Maiers, 1311 Virginia City Avenue  
(Homeowner in Bonanza Village)  
Howard Simon, 1110 Ralston Drive  
(Homeowner in Bonanza Village)  
Robert Nelson  
(Homeowner in Bonanza Village)  
Bob Baxter  
(Homeowner in Bonanza Village)  
Katie Perry Fletcher, Harrison Avenue  
(Property owner in Bonanza Village)  
17 Persons in audience.  
IN PROTEST: Willie Jacobs, North Las Vegas  
(Property owner in Bonanza Village)  
Mr. Wells, Goldhill  
(Homeowner in Bonanza Village)

12. VAC-11-81

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

13. AMENDMENT TO  
THE MASTER  
PLAN OF STREETS  
AND HIGHWAYS -  
MAIN STREET

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

14. Z-49-81

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

- SPECIAL CONDITIONS:
1. Crash gates being installed where the streets are to deadend along east side of development.
  2. 20 foot setback.
  3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
  4. Construct a sidewalk on Washington Avenue.
  5. Conformance to the plot plan and elevations.
  6. Construct a 6 foot block wall on the south and east sides of the development.

PROTESTS: Samuel Sorenson, 821 Parkhurst Avenue

15. Z-50-81

ABEYANCE - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul  
10/8/81 NOES: None  
P.C.Meeting

IN FAVOR: Bruce Royton, 517 N. 22nd Street

IN PROTEST: Flora Lebow, 2012 E. Bonanza Road  
Edward Snellgrove, 504 N. 23rd Street

16. Z-51-81

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

PROTESTS: 10 Persons in audience  
Geneva Merwin, 1304 Cherokee Lane  
Howard Simon, 1110 Ralston Drive  
Raphael Bodia, 1306 Cherokee Lane  
Bob Miller

FAVOR: 1 Petition with 14 signatures

17. Z-52-81

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

9/10/81 NOES: None

P.C.Meeting

PROTESTS: 3 letters on record with staff.

Note: Applicant to pay half of fee for notification of property owners.

18. Z-108-63

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

NOES: None

PLOT PLAN  
REVIEW

SPECIAL CONDITIONS: 1. Conformance to the revised plot plan.  
2. Conformance to the original conditions of approval.  
3. Revise the driveways as required by the Traffic Engineer.  
4. All driveways must be of the depressed curb type unless approved otherwise by the Traffic & Parking Commission.

19. Z-31-73(14)

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

NOES: None

PLOT PLAN  
REVIEW

SPECIAL CONDITIONS: 1. Joint access approval by City Commission.  
2. Provision of 4 paved off-street parking spaces.  
3. Approval of the building elevations by staff.  
4. Construct a 6 foot block wall along east property line.

20. Z-100-64(121)

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

NOES: None

PLOT PLAN  
REVIEW

SPECIAL CONDITIONS: 1. All residential uses cease in the commercial zone once the transition has taken place on the property.  
2. Obtain an encroachment agreement from the City for the parking and driveway use.  
3. Conformance to the plot plan.  
4. Repair all existing off-site improvements which are damaged.  
5. Approval of the parking and driveway plan by the Traffic Engineer.

20. Z-100-64(121)

(CONTINUED)

6. If the present tenants leave, the use would go dormant for that purpose.

21. Z-68-78

PLOT PLAN  
REVIEW

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

SPECIAL CONDITIONS: 1. Compliance with the original conditions of approval.  
2. Joint curb cut approval by the Traffic Engineer.  
3. Conformance to the amended plot plan and elevations.  
4. Conformance to the Flood Hazard Reduction Ordinance.

22. Z-49-77

EXTENSION  
OF TIME

1 year

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

SPECIAL CONDITION: 1. Approved school use until 8/15/82.

23. SO-1-81

SUBDIVISION  
SALES OFFICE

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

SPECIAL CONDITION: 1. That the sales office use cease in two years or when the last unit is sold, whichever occurs first.

DIRECTOR'S BUSINESS:

1. Recommendation of a Planning Commission member to serve on the Board of Zoning Adjustment.

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

2. Ordinance Amendment on Class III uses to require final action by the City Commission.

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

SUPPLEMENTAL AGENDA:

1. Z-29-67 and Z-5-69  
PLOT PLAN REVIEW  
APPROVED - MILLER/AYES: Chairman Coleman, Mr. Miller, Mr. Jones, Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None  
SPECIAL CONDITIONS: 1. Soundproofing as required by staff.  
2. All uses to be indoors.
2. Z-143-77  
PLOT PLAN REVIEW  
(WITHDRAWN AT REQUEST OF APPLICANT.)
3. CD-2-81  
USE REVIEW  
DENIED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Jones, Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None
4. Z-42-81  
WAIVER OF CONDITION  
APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Jones, Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None  
EXCUSED: Mr. Miller  
SPECIAL CONDITION: 1. Amending Cond. 7 of the original Resolution of Intent to "Provision of an Assessment District Agreement for installation of street improvements on Melody Lane as required by Public Services."
5. MISC-1-81  
WAIVER OF RESTRICTION  
(WITHDRAWN AT REQUEST OF APPLICANT.)
6. Z-35-81  
PLOT PLAN REVIEW  
APPROVED - JONES/AYES: Chairman Coleman, Mr. Jones, Mr. Guthrie, Mr. Kennedy, Mr. Canul  
NOES: None  
EXCUSED: Mr. Miller  
SPECIAL CONDITION: 1. Minimum setback of 20 feet in front, 15 feet in the rear and 5 feet on the sides (except the 1 foot projection of the fireplace) and a minimum of 10 feet between buildings.  
2. Conformance to the revised elevations.  
3. No eaves shall project into the side yards more than 2 feet nor project into the front or rear yards more than 3 feet.  
4. An attached patio roof or similar roofed structure may project into the required rear yard within 10 feet of the rear property line.  
5. Total building coverage shall not exceed 60% of the lot area.

PRINT

8-13-81

P.C. meeting

NAME

ADDRESS

DIXIE SCOTT

1200 NO. HARBOR, ANAHEIM

John G. Hancock

405-A North Lombard Blvd L.V.

F.J. Perazzo Architect

342 W. Washington Ave.

C.J. THOMAS DESIGNER

801 Lincoln Rd.

R.E. Maier

1311 Virg. City Av.

Howard Simon

1110 Ralston

Carl W. Wink

300 So 4th #805

Samuel Sorenson

821 Parkhurst

Jon Wandle

1908 Maryland Pky.

Samuel Sorensen

1701 N. Harbor

Bruce R. Royce

517 No 22nd

Tisk Jewell

Pete Peterson

PRINT

8-13-81  
P.C. meeting

NAME

ADDRESS

DAVID WEIR  
 G. Spreyer  
 MARK BIVINS  
 Horn Libas  
 Edward M. Sullivan  
 Simon Mercuri  
 Howard Simon  
 Catal Badi  
 Allan LaRache

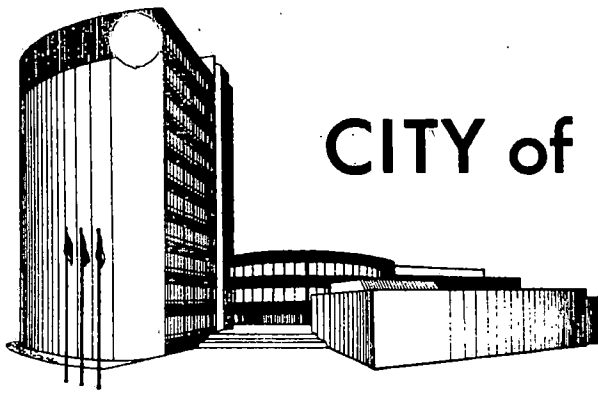
NTN NEV 2800 W. SAHARA  
 300 S 4<sup>th</sup> LV  
 411 Dogwood  
 2012 E. BONANZA  
 504 N. 23 St  
 1304 Churchill Lane  
 1110 Ralston  
 4535 W. Sahara. L.V.

MAYOR BILL BRIARE

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CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL OORN



# CITY of LAS VEGAS

August 17, 1981

New Horizons Center for Learning  
401 Campbell Drive  
Las Vegas, Nevada 89107

RE: Z-49-77

Gentlemen:

Your request for an extension of time to August 15, 1982, on property located at 1401 S. Arville Street, C-1 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Compliance with all ordinances enacted subsequent to the original approval.
2. The school use shall discontinue on August 15, 1982.

This item will be considered by the Board of City Commissioners on September 2, 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

Oran K. Gragson, 401 S. 3rd Str.  
Las Vegas, Nevada 89101

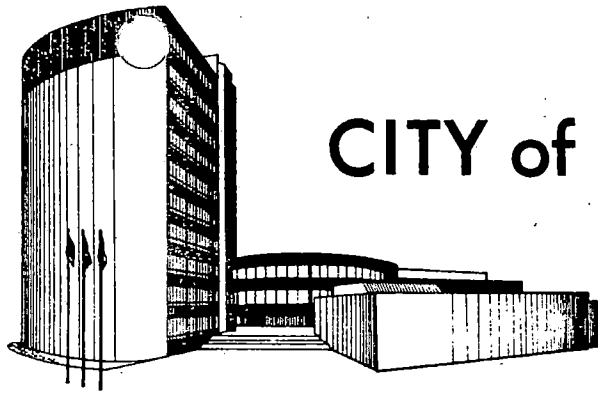


MAYOR BILL BRIARE

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CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

Metropolitan Development Corp.  
8447 Wilshire Blvd.  
Beverly Hills, California 90211

RE: SO-1-81

Gentlemen:

Your request for a subdivision sales office on property located at 4920 Met Park Drive, R-E Zone (under Resolution of Intent to R-1), was considered by the City Planning Commission on August 13, 1981.

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

1. The sales office use cease in two years or when the last unit in the tract is sold, whichever occurs first.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, written over the typed name below.

HAROLD P. FOSTER, DIRECTOR

HPF;cme

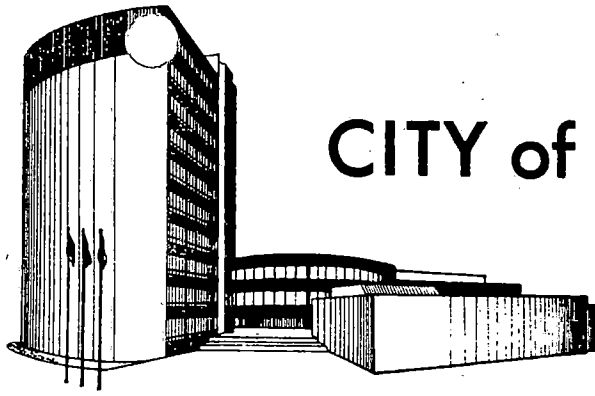


MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 17, 1981

Michael Loudermilk  
Loudermilk Investments  
3803 Monument Street  
Las Vegas, Nevada 89121

RE: Z-29-67 & Z-5-69

Dear Mr. Loudermilk:

Your request for a plot plan review on property generally located at the southwest corner of Rainbow Boulevard and Westcliff Drive, C-1 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Approval of the building elevations by the Department of Community Planning and Development.
2. Conformance to the site plan for building "F".
3. Conformance to conditions of Z-29-67 and Z-5-69.
4. The building must be soundproof.
5. No window openings on the south side of the building.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster".

HAROLD P. FOSTER, DIRECTOR

HPF:cme

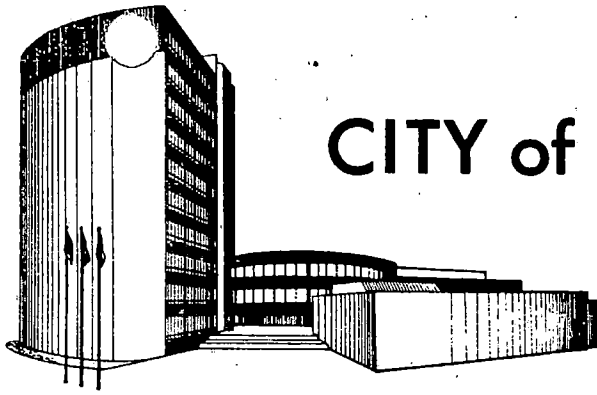


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# CITY of LAS VEGAS

August 17, 1981

David L. Harris, Architect  
900 Karen Avenue  
Las Vegas, Nevada 89109

RE: Z-143-77

Dear Mr. Harris:

Your request on behalf of Dr. Rex Reed for a plot plan review on property located at 1325 S. Maryland Parkway, P-R Zone, was not considered by the City Planning Commission on August 13, 1981.

Per your request, this item was withdrawn from the agenda.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, written over the typed name.

HAROLD P. FOSTER, DIRECTOR

HPF:cme

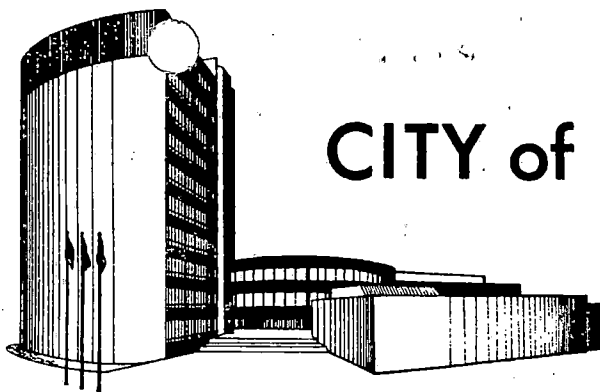


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# CITY of LAS VEGAS

August 17, 1981

Troy Williams  
3020 W. Charleston Blvd.  
Las Vegas, Nevada 89101

RE: CD-2-81

Dear Mr. Williams:

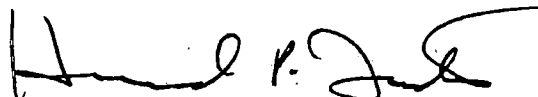
Your request to allow a business office for off-premise sale and installation of glass products on property located at 3020 West Charleston Boulevard, C-D Zone, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because the use is not compatible with the other uses in the C-D Zone.

This item will be considered by the Board of City Commissioners on September 2, 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

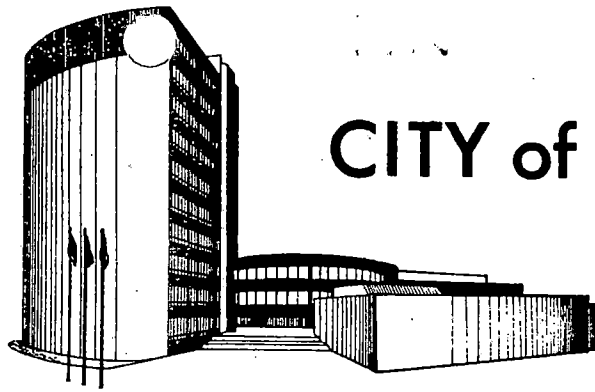


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# CITY of LAS VEGAS

August 17, 1981

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

RE: Z-42-81

Dear Mr. & Mrs. Hahn:

Your request to waive the condition of installation of half-street improvements on property located at 430 Melody Lane, C-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on August 13, 1981.

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

1. Sign an Assessment District Agreement for installation of half-street improvements on Melody Lane as required by the Department of Public Services.

This item will be considered by the Board of City Commissioners on September 2, 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

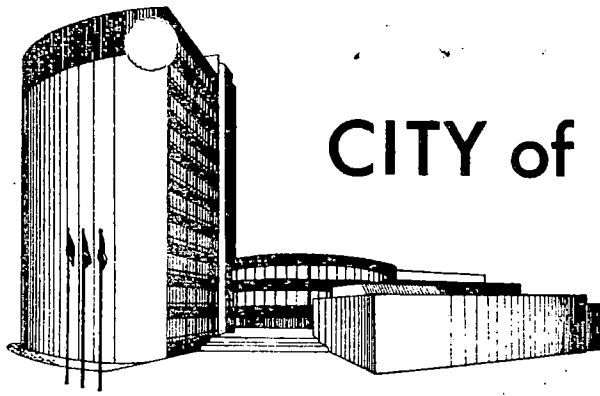


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# CITY of LAS VEGAS

August 17, 1981

Donald J. Campbell  
867 N. Lamb Boulevard  
Space 178  
Las Vegas, Nevada 89110

RE: MISC-1-81

Dear Mr. Campbell:

Your request to waive the storage shed restrictions on property located at 867 North Lamb Boulevard, Space 178, R-MHP Zone, was not considered by the City Planning Commission on August 13, 1981.

Per your request, this item was withdrawn from the agenda.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

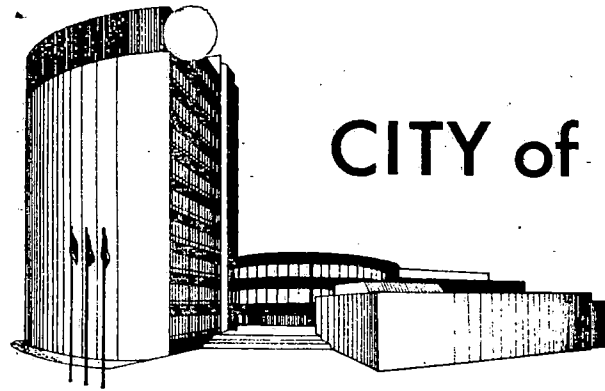


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AL LEVY

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CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 26, 1981

Chism Homes, Inc.  
4535 W. Sahara Avenue  
Las Vegas, Nevada 89102

Re: Z-35-81

CORRECTED LETTER

Gentlemen:

Your request for a plot plan review on property generally located at the southwest corner of Lorenzi Boulevard and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6 and C-1), was considered by the City Planning Commission on August 13, 1981.

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

1. Plot plan approval by the Department of Community Planning and Development.
2. Conformance to the revised elevations.
3. Minimum setback of 20' in front, 15' in the rear and 5' on the sides (except the 1' projection of the fireplace) and a minimum of 10' between buildings.
4. No eaves shall project into the side yards more than 2' nor project into the front or rear yards more than 3'.
5. An attached patio roof or similar roofed structure may project into the required rear yard a maximum of 10' from the rear property line measured from the outside edge of the eaves.
6. The total building coverage shall not exceed 60% of the lot area.
7. Conformance to the original conditions of approval.

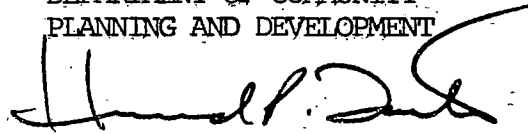


Chism Homes, Inc.  
August 26, 1981  
Page Two

This item will be considered by the Board of City Commissioners on September 2, 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

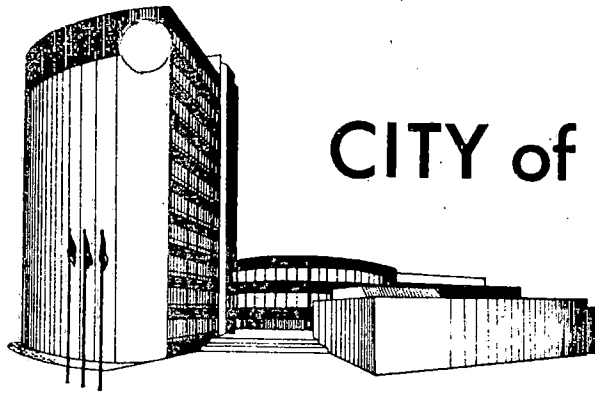
HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE

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AL LEVY

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GEORGE F. OGILVIE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Bonanza Village Homeowners Assoc.  
P.O. Box 4001  
Las Vegas, Nevada 89106

RE: VAC-10-81

Gentlemen:

Your Petition of Vacation on Behalf of Certain AButting Property Owners to vacate the following portions of right-of-way: (1) the west 20' of Mills Circle (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive; (2) the west 20' of Goldhill Avenue (60' in width and including radius corners) adjacent to the east right-of-way line of Tonopah Drive; (3) the north 20' of Comstock Drive (110' in width and including radius corners) adjacent to the south right-of-way line of Vegas Drive; and (4) the east 20' of Fair Avenue (60' in width and including radius corners) adjacent to the west right-of-way line of Highland Drive, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to hold this item in ABEYANCE for further study.

This item will again be considered by the City Planning Commission on September 10, 1981 at 7:30 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests a representative of the Association be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

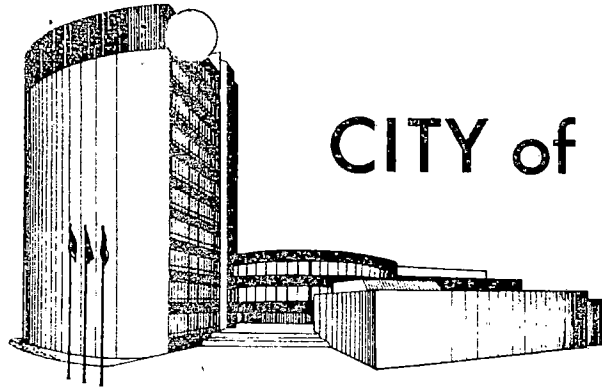


MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Eleanor Volkmar, Et Al  
332 S. 6th Street  
Las Vegas, Nevada 89101

RE: VAC-11-81

Dear Ms. Volkmar:

Your Petition of Vacation to vacate the north and south five feet (5') of Lewis Avenue between Las Vegas Boulevard South and 7th Street, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because this right-of-way will be needed for future pedestrian and vehicular purposes.

At the Board of City Commissioners meeting on August 19, 1981, the Commission will set the date for the public hearing on this item.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Clerk



## INTER-OFFICE MEMORANDUM

Date

August 14, 1981

<b>TO:</b>  FILE	<b>FROM:</b>  HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b>  AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS - MAIN STREET	<b>COPIES TO:</b>  CITY CLERK <i>Sybil Alms</i>

The request to amend a portion of Main Street from 90' in width to 88' in width generally located between Stewart and Bridger Avenues and more particularly to reduce the west half of Main Street from 50' to 48' from a point approximately 180' south of the south right-of-way line of Stewart Avenue to a point approximately 160' north of the north right-of-way line of Bridger Avenue, was considered by the City Planning Commission on August 13, 1981.

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

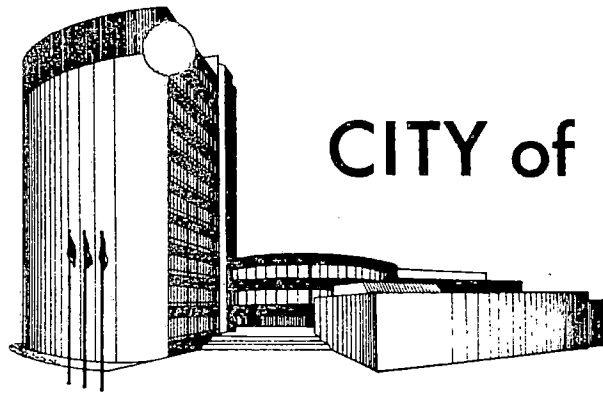
At the Board of City Commissioners meeting on August 19, 1981, the Commission will set date for public hearing.

MAYOR BILL BRIARE

COMMISSIONERS  
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ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

Mr. Donald C. Bivins  
620 S. 11th Street  
Las Vegas, Nevada 89101

RE: Z-49-81

Dear Mr. Bivins:

Your request for reclassification of property generally located on the south side of Washington Avenue, 100' west of Parkhurst Street, from R-1 to R-PDL2, was considered by the City Planning Commission on August 13, 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. Twenty foot (20') building setback from the east property line.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Construct a sidewalk on Washington Avenue.
5. Provide crash gates on dead end streets and fire hydrants and water flow as required by the Department of Fire Services.
6. Conformance to the plot plan and elevations.
7. Construct a 6' block wall on the south and east sides of the development.
8. 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.



Mr. Donald C. Bivins  
August 17, 1981  
Page 2

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 September 2, 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

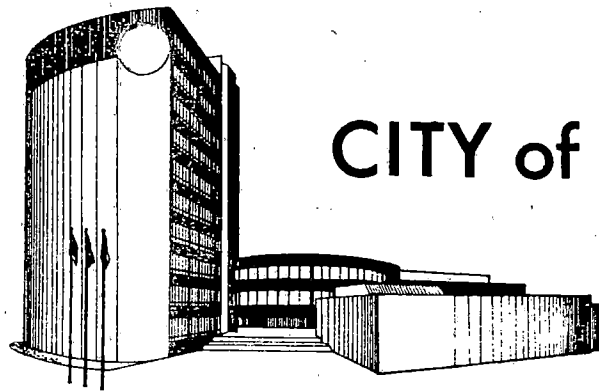
HPF:cme  
cc: City Clerk

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

August 17, 1981

Tish M. L. Newell  
2220 E. Bonanza Road  
Las Vegas, Nevada 89101

RE: Z-50-81

Dear Ms. Newell:

Your request for reclassification of property generally located on the southeast corner of Bonanza Road and Twenty-Third Street, from R-1 to P-R, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to hold this item in ABEYANCE for staff to conduct a study on Bonanza between Maryland Parkway and Eastern Avenue.

This item will again be considered by the City Planning Commission on October 8, 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

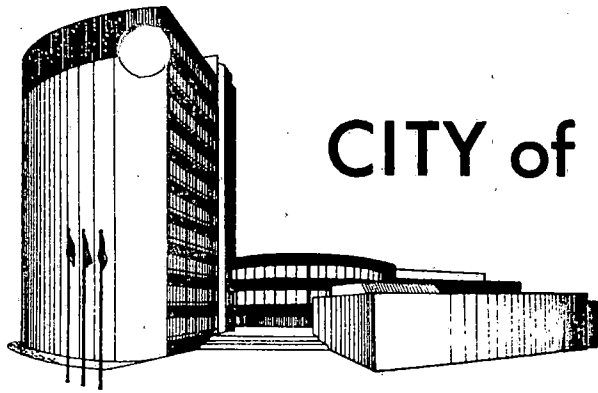


MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

Mr. Billy Sloat  
1901 Goodwill Street, Unit B  
Las Vegas, Nevada 89106

RE: Z-51-81

Dear Mr. Sloat:

Your request for reclassification of property generally located on the south side of Vegas Drive, 105' east of Cherokee Lane, from R-1 to R-PD8, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt the proposed development would not be compatible with the low density developments in the immediate vicinity.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

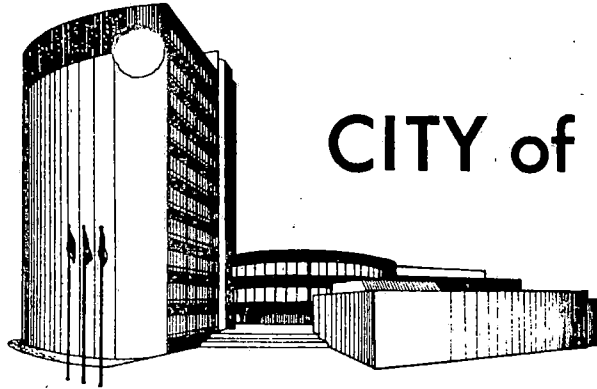


MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 17, 1981

Mr. Byron Thornton  
810 Kenny  
Las Vegas, Nevada 89107

RE: Z-52-81

Dear Mr. Thornton:

Your request for reclassification of property located at 1112 and 1120 Shadow Lane, from R-E to C-1, was considered by the City Planning Commission on August 13, 1981.

The Commission voted to hold this item in ABEYANCE because the change of plan from a convalescent home to a medical clinic was sufficiently different to warrant renotification of the surrounding property owners.

This item will again be considered by the City Planning Commission on September 10, 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

cc: James G. Mathis  
7560 Schuster, LV NV 89118

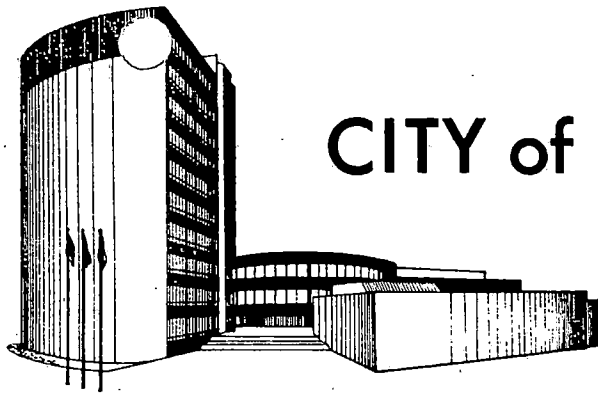


MAYOR BILL BRIARE

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ROY WOOFER  
AL LEVY

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GEORGE F. OGILVIE

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RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981 .

Mr. Paul Thoryk  
1157 Columbia Street  
San Diego, California 92101

RE: Z-108-63

Dear Mr. Thoryk:

Your request on behalf of Durable Developers for a plot plan review on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, C-1 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Conformance to the revised plans.
2. Conformance to the original conditions of approval.
3. Revise the driveways as required by the Traffic Engineer.
4. All driveways must be of the depressed curb type unless approved otherwise by the Traffic Parking Commission.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Durable Developers, 2800 W, Sahara Avenue  
Las Vegas, Nevada 89102

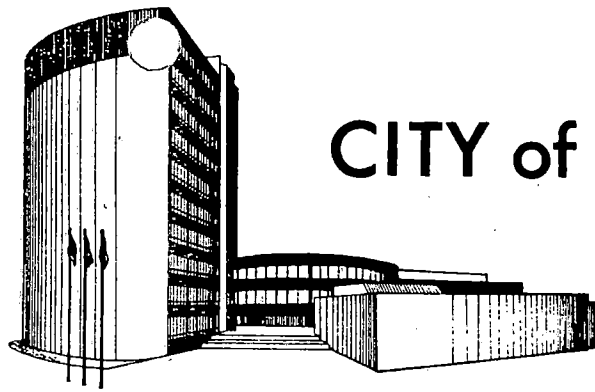


MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

Dasibi Environmental R & D Corp.  
1405 S. Maryland Parkway  
Las Vegas, Nevada 89104

RE: Z-31-73(14)

Gentlemen:

Your request for a plot plan review on property located at 1405 S. Maryland Parkway, R-1 Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on August 13, 1981.

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

1. Provision of four (4) paved off-street parking spaces.
2. Approval of the building elevations by the Department of Community Planning and Development.
3. Construct a 6' block wall along the east property line.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.



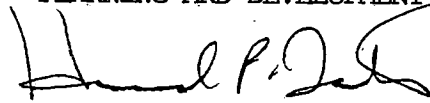
Dasibi Environmental R & D Corp.  
August 17, 1981  
Page 2

After the meeting it was determined the driveway was approximately ten feet (10') wide rather than the eight feet (8') shown on the plot plan, which is of sufficient width and consequently, there is no need for a joint driveway agreement with the adjoining property owner.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

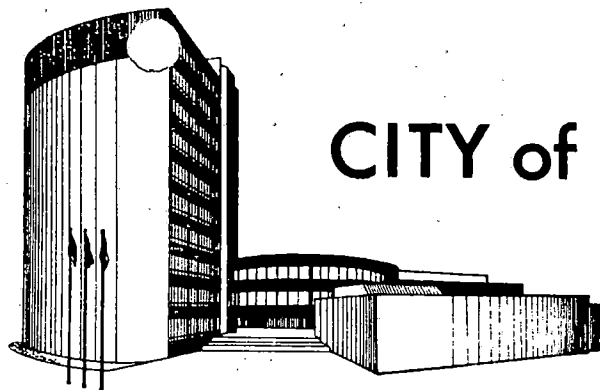
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MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 17, 1981

Peter L. Flangas  
600 S. 3rd Street  
Las Vegas, Nevada 89101

RE: Z-100-64 (121)

Dear Mr. Flangas:

Your request for a plot plan review on property located at 600 S. 3rd Street, R-4 Zone (under Resolution of Intent to C-2), was considered by the City Planning Commission on August 13, 1981.

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

1. All residential uses must cease at the time each is vacated by the current occupant.
2. Obtain an encroachment agreement from the City for the parking and driveway uses in public right-of-way.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Repair all existing off-site improvements which are not in good condition.
5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler systems shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Peter L. Flangas  
August 17, 1981  
Page 2

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

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

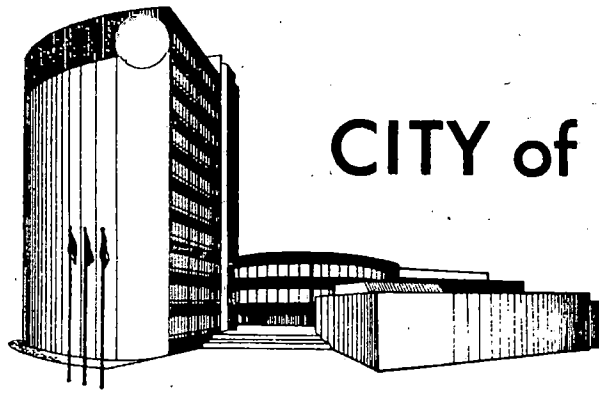
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MAYOR BILL BRIARE

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AL LEVY

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# CITY of LAS VEGAS

August 17, 1981

Robert & Rebecca Neshkoff  
5868 Bunch Street  
Las Vegas, Nevada 89122

RE: Z-68-78

Dear Mr. & Mrs. Neshkoff:

Your request on behalf of Ross-Stayner-Basinger for a plot plan review on property located at 4979 and 4999 E. Owens Avenue, R-2 Zone (under Resolution of Intent to R-3), was considered by the City Planning Commission on August 13, 1981.

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

1. Compliance with the original conditions of approval.
2. Joint curb cut approval as required by the Department of Public Services.
3. Conformance to the amended plot plan and elevations.
4. Conformance to the Flood Hazard Reduction Ordinance.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

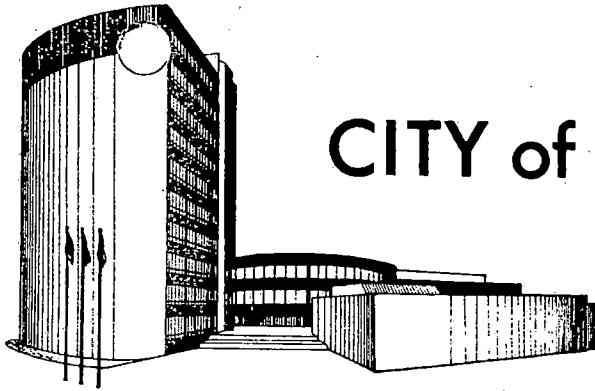


MAYOR BILL BRIARE

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AL LEVY

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GEORGE F. OGILVIE

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# CITY of LAS VEGAS

August 17, 1981

Mr. Robert L. Conn  
2228 W. Bonanza Road  
Las Vegas, Nevada 89106

RE: Z-103-79

Dear Mr. Conn:

Your request for an extension of time on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, R-1 Zone (under Resolution of Intent to R-2), was considered by the City Planning Commission on August 13, 1981.

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

1. Extension of Time shall expire August 28, 1982.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

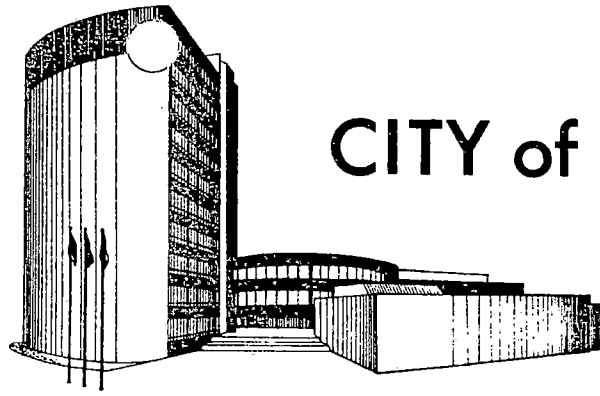


MAYOR BILL BRIARE

COMMISSIONERS  
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ROY WOOFER  
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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

Mr. Robert L. Conn  
2228 W. Bonanza Road  
Las Vegas, Nevada 89106

RE: Z-102-79

Dear Mr. Conn:

Your request for an extension of time on property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, R-1 Zone (under Resolution of Intent to R-2), was considered by the City Planning Commission on August 13, 1981.

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

1. Extension of Time shall expire August 28, 1982.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

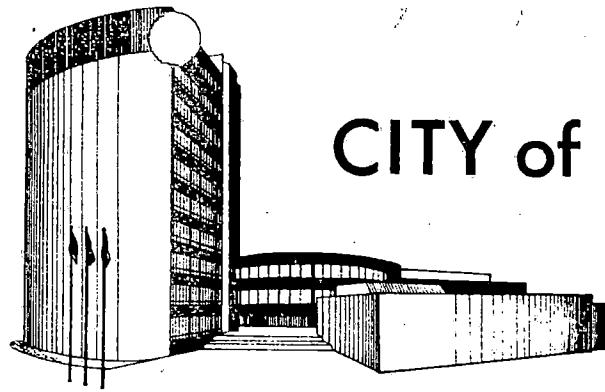


MAYOR BILL BRIARE

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AL LEVY

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GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Ernie Black & Barbara Chrestman  
4324 W. Charleston Blvd.  
Las Vegas, Nevada 89102

RE: Tentative Map - Tonopah Village

Dear Mr. Black & Ms. Chrestman:

The Tentative Map for Tonopah Village on property generally located on the west side of Tonopah Drive, south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-2), was considered by the City Planning Commission on August 13, 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 wall and the ground area at the exterior base of the wall.
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.

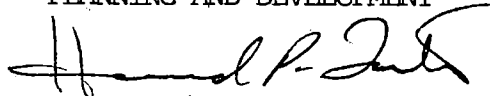


Ernie Black & Barbara Chrestman  
August 14, 1981  
Page 2

This item will be considered by the Board of City Commissioners on September 2, 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

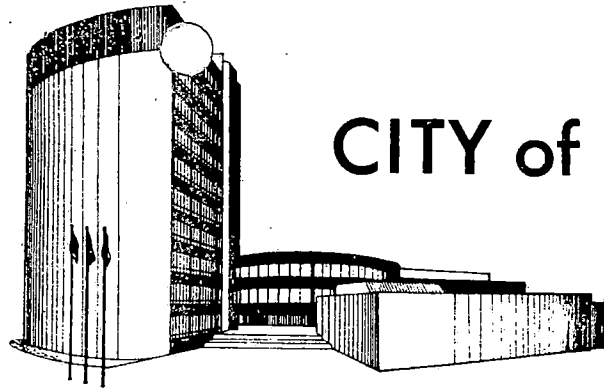
Sunshine Bonanza, 4324 W. Charleston Blvd.  
Las Vegas, Nevada 89102

MAYOR BILL BRIARE

COMMISSIONERS  
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GEORGE F. OGILVIE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Nevada Savings & Loan Association  
201 Las Vegas Boulevard So.  
Las Vegas, Nevada 89101

RE: ~~Final Map - Tanglewood Subdivision Unit II~~

Gentlemen:

The Final Map for Tanglewood Subdivision Unit II on property generally located on the west side of Torrey Pines Drive, north of Smoke Ranch Road, R-1 Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on August 13, 1981.

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

1. Conformance to the conditions of approval for the tentative map.
2. Unit I is to be recorded prior to Unit II.

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

HPF:cm

cc: Department of Public Services

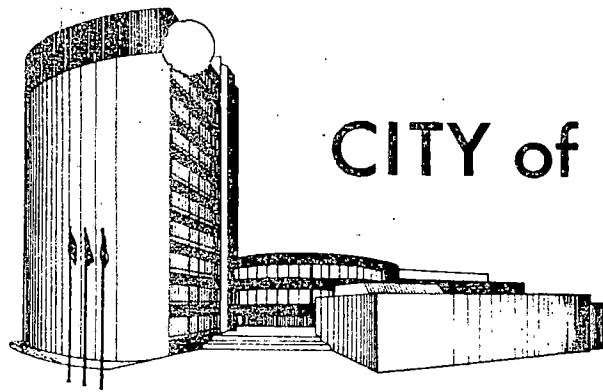


MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Nevada Power Company, Et Al  
P.O. Box 230  
Las Vegas, Nevada 89151

RE: VAC-9-81

Gentlemen:

Your Petition of Vacation to vacate a 20' wide alley lying between Third and Fourth Streets, bounded by Stewart Avenue on the north and Ogden Avenue on the south, was considered by the City Planning Commission on August 13, 1981.

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

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

At the Board of City Commissioners meeting on August 19, 1981, the Commission will set the date for the public hearing on this item.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

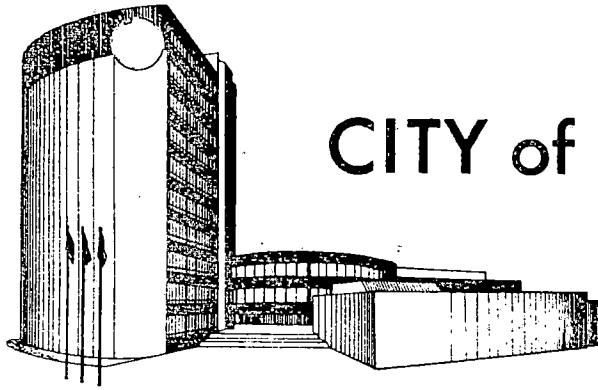


MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 14, 1981

Tonopah Plaza Partners  
c/o Elliot Megdal  
9465 Wilshire Blvd. #305  
Beverly Hills, California 90210

RE: Reversionary Parcel Map - PM-79-79

Gentlemen:

The Reversionary Parcel Map - PM-79-79 for Tonopah Plaza (A Commercial Subdivision), was considered by the City Planning Commission on August 13, 1981.

The Commission voted to APPROVE this item.

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

HPF:cme

cc: Department of Public Services

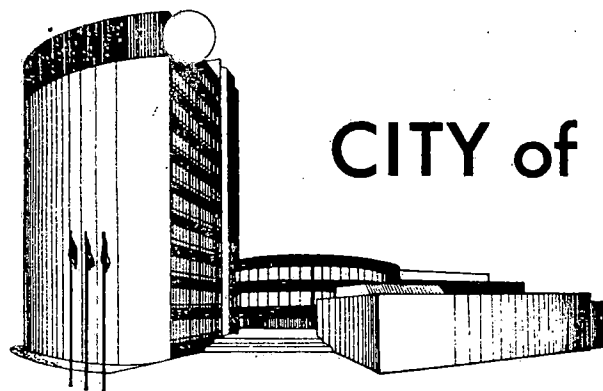


MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Tonopah Plaza Partners  
c/o Elliot Megdal  
9465 Wilshire Blvd. #305  
Beverly Hills, California 90210

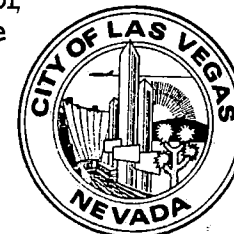
RE: Tentative Map - Tonopah Plaza

Gentlemen:

The Tentative Map for Tonopah Plaza on property generally located at the southwest corner of Cheyenne Avenue and Rancho Drive, C-2 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Reversionary Map (PM-79-79) be recorded prior to the recordation of the final map.
2. No vehicular access to Hazelnut Lane from the abutting lot.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. The applicant is to meet with the Traffic Engineering Division pertaining to the location of traffic signals and appurtenances at the intersection of Cheyenne Avenue and Rancho Drive.
5. 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, 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.



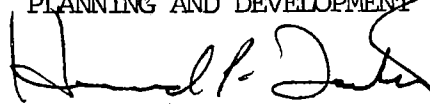
Tonopah Plaza Partners  
August 14, 1981  
Page 2

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

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

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

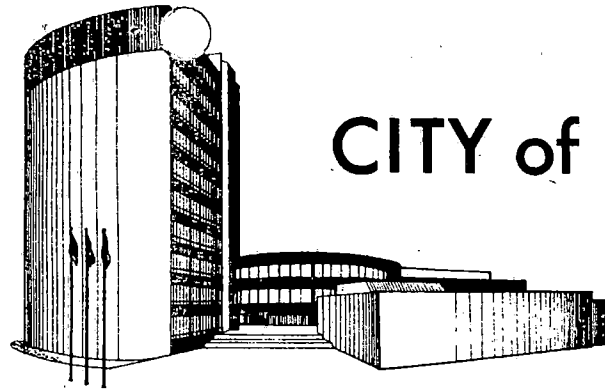
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS  
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ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Tonopah Plaza Partners  
c/o Elliot Megdal  
9465 Wilshire Blvd. #305  
Beverly Hills, California 90210

RE: Final Map - Tonopah Plaza

Gentlemen:

The Final Map for Tonopah Plaza on property generally located at the southwest corner of Cheyenne Avenue and Rancho Drive, C-2 Zone, was considered by the City Planning Commission on August 13, 1981.

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

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

HPF:cme

cc: Department of Public Services

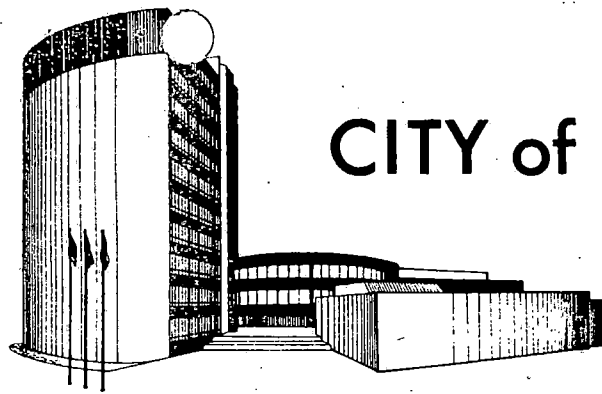


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
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ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Macco Construction Co.  
2235 E. Flamingo Road  
Las Vegas, Nevada 89109

RE: Tentative Map - Tara I

Gentlemen:

The Tentative Map for Tara I on property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on August 13, 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. A drainage plan be provided for the drainage easement area on the east twenty feet (20') of the parcel as required by the Department of Public Services.
3. A plot plan review be approved for Z-53-78.
4. Street names to be provided in accord with the City Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.



Macco Construction Co.  
August 14, 1981  
Page 2

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

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme

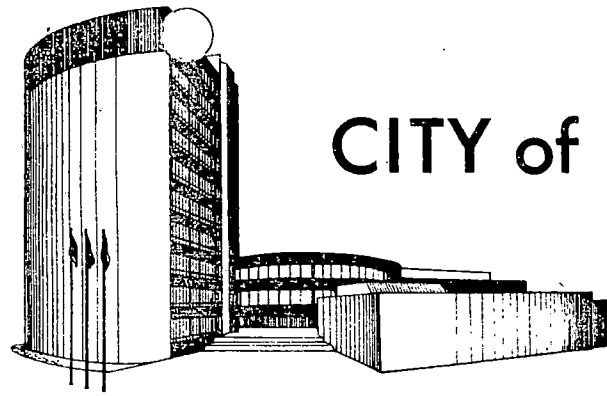
cc: City Clerk

MAYOR BILL BRIARE

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CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Macco Construction Co.  
2235 E. Flamingo Road  
Las Vegas, Nevada 89109

RE: Final Map - Tara I

Gentlemen:

The Final Map for Tara I on property generally located at the northeast corner of Arville Street and Tara Avenue, R-1 Zone (under Resolution of Intent to R-PD14), was considered by the City Planning Commission on August 13, 1981.

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

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

HPF:cme

cc: Department of Public Services

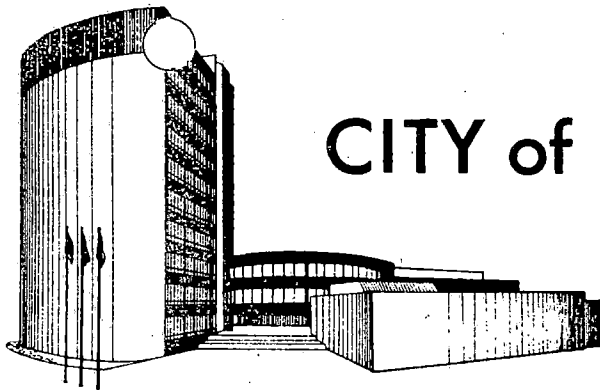


MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 17, 1981

Carl Karcher Enterprises  
c/o Dixie Scott  
1200 N. Harbor Blvd.  
P.O. Box 4349  
Anaheim, California 92803

RE: Z-20-81

Gentlemen:

Your request for a plot plan review on property generally located at the southwest corner of Bonanza Road and Nellis Boulevard, R-E Zone (under Resolution of Intent to C-1), was considered by the City Planning Commission on August 13, 1981.

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

1. Parcel map approval.
2. Conformance to the original conditions of approval.
3. Relocate traffic signals and appurtenances as required by the Department of Public Services.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.



Carl Karcher Enterprises

August 17, 1981

Page 2

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

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

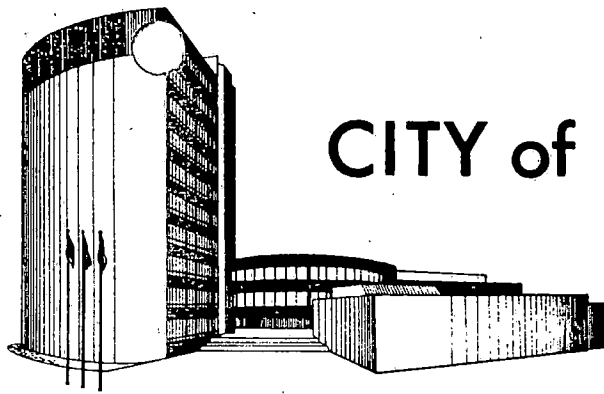
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MAYOR BILL BRIARE

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# CITY of LAS VEGAS

August 17, 1981

F. J. Perazzo  
3112 W. Washington Avenue  
Las Vegas, Nevada 89107

RE: Z-13-72

Your request for a plot plan review to expand the shopping center facilities on property generally located at the southeast corner of Washington Avenue and Decatur Boulevard, C-1 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Screening of the roof mechanics on the east side and from the public streets.
2. Conformance to the original conditions of approval.
3. Increase the height of the east block wall to 6' measured from the west side of the wall.
4. Parcel map approval.
5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.



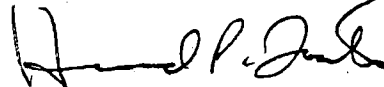
F. J. Perazzo  
August 17, 1981  
Page 2

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

This item will be considered by the Board of City Commissioners on September 2, 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

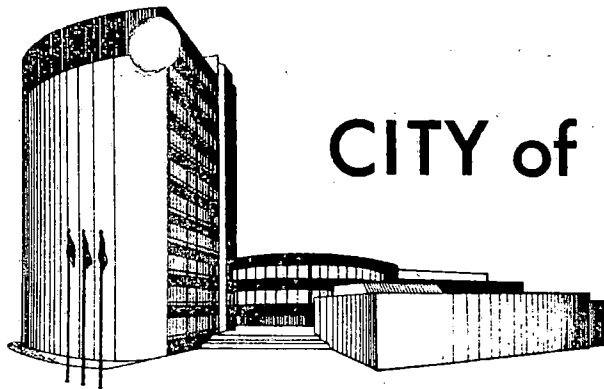
HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE

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RUSSELL DORN



# CITY of LAS VEGAS

August 17, 1981

C. Jay Thomas  
Ribeiro Builder, Inc.  
801 S. Rancho Drive  
Las Vegas, Nevada 89106

RE: Z-61-80

Dear Mr. Thomas:

Your request for a plot plan review on property generally located on the east side of Rancho Drive between Palomino Lane and Pinto Lane R-E Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on August 13, 1981.

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

1. Conformance to the amended plot plan and elevations of the carport.
2. Install sidewalk on Rancho Drive as required by the Department of Public Services.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

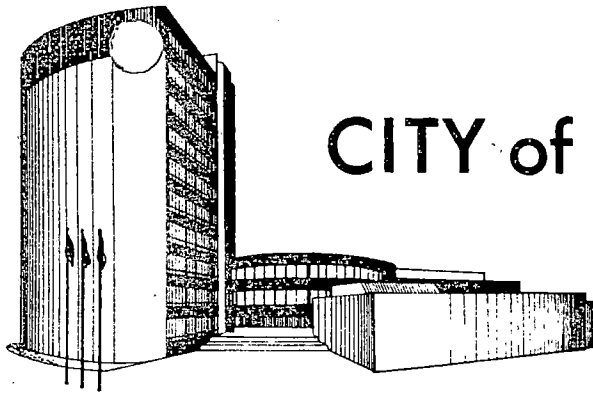


MAYOR BILL BRIARE

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GEORGE F. OGILVIE

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RUSSELL DORN



# CITY of LAS VEGAS

August 14, 1981

Tonopah Plaza Partners  
c/o Elliot Megdal  
9465 Wilshire Blvd. #305  
Beverly Hills, California 90210

RE: Reversionary Parcel Map - PM-79-79

Gentlemen:

The Reversionary Parcel Map - PM-79-79 for Tonopah Plaza (A Commercial Subdivision), was considered by the City Planning Commission on August 13, 1981.

The Commission voted to APPROVE this item.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme



CHAIRMAN COLEMAN:

CD-2-81. Request of Troy Williams to allow a business office for off-premise sale and installation of glass products on property located at 3020 West Charleston Boulevard, C-D Zone.

MR. FOSTER:

This has been before you two different times, basically it's been in the form of an automobile glass installation business at different locations. Initially, this Commission and the City Commission approved the use on a particular property, but the applicant didn't convert that property within the six month review period the City Commission stipulated, and at that point they revoked the use. The applicant came back recently asking for a modified type of operation for essentially the same type of use which is the auto glass, and that also was denied by the City Commission. Now, the applicant is proposing a use that is similar, but he indicates there wouldn't be any automobile glass installation involved in the operation. All of the previous requests were for the office operation only, and all glass was to be installed at off-premise locations, and all the glass was to be picked up from the wholesaler and then taken directly to there, so there wouldn't be any glass stored on the premises. The applicant essentially wants an office operation again. One of the concerns I know the City Commission had, and I believe this Commission also, was the appearance of the types of vehicles that might be used in connection with this operation -- would it have a rack on them and the glass stored on them. There was concern about that on the last one. Staff feels because the Commission has indicated on several occasions that they do not feel this is an appropriate type of use in the C-D Zone because of the type of vehicles that would be connected with it, we feel it should be denied. While this operation is relatively small with one or two vehicles, if you do approve it without any limitations on it, it would establish as a permitted use. There could be other operations then allowed at any other locations that wouldn't have to come back and as they grow go up to five, ten, twenty vehicles and you could see those stored out in the parking lot, let's say, after hours, which we don't feel would be compatible.

CHAIRMAN COLEMAN:

Thank you. Is the applicant present?

TROY WILLIAMS:

Troy Williams, 3124 West Charleston. Basically, what I want this office is just to have a sales office where I can sell patio doors, mirrors. I'm dealing -- right now I'm working for a contractor where -- I applied for my contractor's license. I need the office for blueprint work, for sales, for contracts and that's basically what I need it for -- for sales.

CHAIRMAN COLEMAN: You gave your address as 3924 West Charleston.

TROY WILLIAMS: 3124 West Charleston.

CHAIRMAN COLEMAN: 31.

TROY WILLIAMS: I live right up the block from there, yes.

CHAIRMAN COLEMAN: Are you living there?

TROY WILLIAMS: Yes.

CHAIRMAN COLEMAN: Why don't you use that?

TROY WILLIAMS: At the time I needed a certain amount of capital to improve the property, which, at the moment I did not have, to pass the code, so I was fortunate enough to find a store down the block which is a nice office that I can use.

MR. JONES: Mr. Williams, I'm going to ask you a very similar thing. Do you -- I've got to give you an "A" for persistence.

CHAIRMAN COLEMAN: It has cost him a lot of money. He could have remodeled the other place.

MR. JONES: I say -- I even recall that neon sign that you ordered -- I've got to give you the "A" there too. But why not, since you are not dealing with walk-in traffic, why don't you go into an area where you can apply for this and you aren't going to have any problem? It seems like you're beating a dead horse here, I mean, from the standpoint that your persistence, and I admire you for that, but you could go into another area and not have any problem at all.

TROY WILLIAMS: Because, Commissioner, no other area suits me as good as that area because a lot of people have said to me that they were happy to see me -- to be there, you know, if I should be there, because it's a convenience. They hate to go down to the other end of town and do dealings with glass companies.

CHAIRMAN COLEMAN: But you're not going to go anywhere. You say you are just strictly -- it's just strictly telephone and office work, it's not walk in.

TROY WILLIAMS: Yes, ma'am, so, in other words, it's not a walk-in. They can call me and I can be there a lot faster than other glass companies can be there.

- MR. JONES: But there again, I can -- I'm not even in the real estate business, but I could find you an office that would be suitable in an area applicable to what you are asking for zoning-wise and you wouldn't have this problem. I could've saved you a heck of a lot of money.
- CHAIRMAN COLEMAN: You know, there are other glass companies that are centrally located on Main Street and some of them way down Industrial and everything. They don't have any problems, so I don't see how you figure you can get it there any faster if you have to take an order, go pick up the glass from a wholesaler, and then deliver it somewhere -- it doesn't make sense.
- TROY WILLIAMS: Not only that -- my next door neighbor is Andrea Construction and he has a lot of buildings going up -- he's right next door. It's convenient and the gentleman's here right now that's next door.
- ANDREA CARDELLO: Lady and Gentlemen, I want to explain something. My name is Andrea Cardello. I got a license to do contractor. I got one contract on North 6th Street, East of Charleston, where house burned. I put it all completed down and now I rebuild again. It come to 3450 square. I got my name in newspaper all over Nevada. Now, I build a beautiful Star of San Francisco. I got the job on North Flamingo, a crystal. He worked for me. I wanted somebody to take full responsibility to have a license. This way you take the blueprint, you figure up, you do on the job wholesale. He do no more deals that auto glass, no more. Mr. Williams, he take care of self business. He give me a break on the price, he order from the factory, auto glass, sliding door, everything being built in my buildings, my job. He take full responsibility -- men working for him.
- MR. JONES: I don't think anyone here is disputing his abilities or anything of this nature; it's just the fact of the area that you're asking for, the type of business you're asking for in that zone, and that's the problem.
- TROY WILLIAMS: It's convenient for a lot of my customers to come with contracts. People can sit down with me and it's an easy location to come to, plus I'm right in the central area, which is nice. People from one side of town can easily come to me from Rainbow or wherever they're building.
- ANDREA CARDELLO: This house I got to build -- 6th Street.
- CHAIRMAN COLEMAN: Yes, it's very nice, but what does that have to do with this?
- ANDREA CARDELLO: He live next door to me. I know he do beautiful job -- he know what he do, and now you want to change it completely.

MR. MILLER: If he lived a quarter of a mile away from you, or had his business a quarter of a mile away from you, don't you think he would do a beautiful job?

ANDREA CARDELLO: Yes, but I don't want it. This way I go in office to see him, I talk, you know, and you figure up all the prices by blueprint, you know, and make a contract and make a deal.

CHAIRMAN COLEMAN: Does this construction company have a storage provision on their lot next to this?

TROY WILLIAMS: It's strictly an office.

CHAIRMAN COLEMAN: Yes, ma'am, did you want to say something?

Yes. Honorable Commissioners, I'd like to speak in favor of Mr. Williams. He has requested...

CHAIRMAN COLEMAN: State your name, please.

JOAN RYAN: My name is Joan Ryan, I'm his accountant. He has requested off-premise sale of glass products on the property. If the Honorable Commissioners would be appraised, there is also Nevada Kitchens, who display kitchen cabinets at 3124 West Charleston, and there is also Southwest Cabinets, 3601 West Sahara, that displays kitchen cabinets. Mr. Williams is requesting off-premise sale of glass products on the property. He was also perhaps thinking of -- it might be nice to also maybe display some mirror products on the property, which would be compatible with the kitchen products. These particular things have been approved by the State, and I think the Honorable Commissioners should take this into consideration because it is, I feel, a product which would be compatible with the area and which also is a product that is not available for the residents in the West Charleston area. I know myself, I really dislike to go into the industrial area looking for glass, mirrors, whatnot, because those particular businesses operate from 8:00 to 5:00 Monday through Friday and it's almost impossible to find glass products after 5 o'clock or Saturdays or Sundays, so we would particularly request that you people take this under advisement because it is a demand item that is needed by the community.

CHAIRMAN COLEMAN: We're not saying that it isn't; we're saying that there are other locations right in that area that could be used. You say kitchen cabinets are at 3124 -- that's on the other side of Decatur, isn't it?

JOAN RYAN: No, no. You're not listening to me -- 3124 West Charleston, which is the same address as Mr. Williams. I'm sorry, 3020 West Charleston, which is his request, I'm sorry, my error. That is his request right now. It's right next door to his business, Nevada Kitchens, which display kitchen cabinets, and also Southwest Cabinets at 3601 West Sahara, my error.

CHAIRMAN COLEMAN: Explain this to me staff, is that C-D zoning?

MR. FOSTER: Yes.

JOAN RYAN: Yes, sir, two kitchen cabinets and the mirror thing is very compatible.

MR. JONES: Let's clarify a point. You mentioned the West Sahara address. That is a completely different zone. This is a C-D Zone that was developed fifteen or sixteen years ago.

JOAN RYAN: I think that's C-D too.

MR. JONES: No, it's not -- it's commercial over there -- that's the Sahara/Decatur Center is what you are referring to, 3601 --

JOAN RYAN: No, it's Valley View.

MR. JONES: -- or did you say 4601?

JOAN RYAN: No.

MR. JONES: Well, either way it's a commercial zone. This area on Charleston was developed into a -- what has been known as C-D Zone -- it's been about fifteen or sixteen years ago.

JOAN RYAN: But the kitchen cabinet thing is compatible with it.

MR. JONES: You're talking apples and bananas. You're talking something that is there on display in contrast to, you know, construction development, this type.

JOAN RYAN: The same business.

TROY WILLIAMS: What is convenient, Commissioner, is that I live right down the block and it's close to my home.

MR. JONES: Mr. Williams, there is nobody on this Commission that is against you and what you're trying to do. The only thing we're trying to eliminate is setting a precedent of allowing you in this area with that type of business because that opens it up to many many other things. I'm trying to think of something we had -- C-D Zone on Maryland Parkway -- it was a dry cleaning and they wanted to go in and they wanted to put a dry cleaning right in this C-D Zone. It was not compatible. There are things that we try to

MR. JONES:  
(Continued) eliminate and we say there are, Lord knows, many spaces that you could get ahold of that were right in the same basic area, but maybe just three or four blocks away.

TROY WILLIAMS: Believe me, I looked, Commissioner.

JOAN RYAN: What about Kitchen Cabinets, could I ask you that question?

CHAIRMAN COLEMAN: I don't know what about Kitchen Cabinets. I don't recall that we ever -- as far as I am concerned, they are not in conformity with the C-D zoning.

MR. FOSTER: We could check into that. It might have been just a display room.

JOAN RYAN: That's all he's asking for.

MR. JONES: But you're talking about on the glass -- the mirrors and that type. That's a different thing from the glass.

TROY WILLIAMS: All I'm asking is for an office where I can do business dealings with people.

MR. JONES: I know, and Mr. Williams, that's when I said earlier...

TROY WILLIAMS: It's just a sales office. There's no storage there, it's nothing. It's only a 10' x 8'...

MR. JONES: You're not wanting to see what we're saying. We're opening up a can of worms by allowing you to operate that type of business, which falls under a C-1, or even into a -- it could go into an industrial zone.

TROY WILLIAMS: I doubt if it can do that with -- I have no idea.

MR. JONES: No, no, what I'm saying there is the type of business. We're not against you the least little bit. We're just saying to you that "Ah, give us the benefit of the doubt, as much as we want to do for you."

JOAN RYAN: Why don't you take the Kitchen Cabinets and investigate it and take it under advisement before you deny it.

MR. JONES: We're going to.

JOAN RYAN: Because that is a construction item that you really should look into -- kitchen cabinet display and selling.

ANDREA CARDELLO: I don't understand, I'm sorry. One person got no right to open one office and take care of the business. He just make a deal. Each person when got a license opens an office. No got a business in the house with maybe the wife is sleeping -- ring, ring, ring,

ANDREA CARDELLO: Over there you got an office. People open the door, look at  
(Continued) blueprints. I make a deal, look good, I like, I make a deal.  
He has got to do nothing inside that office.

MR. JONES: Definitely, he's got the right. We have zones that we allow  
the different types of businesses.

ANDREA CARDELLO: Yes. This zone on West Charleston -- he got plain office over  
there.

JOAN RYAN: I guess my question is, what's the difference between kitchen  
cabinets and installation of glass?

MR. JONES: We're going to check into the kitchen cabinets.

TROY WILLIAMS: Kitchen Cabinets is a display.

MR. JONES: Okay, if it's a display, but there's a difference between display  
and construction.

JOAN RYAN: If it's construction because supposedly they're contractors...

CHAIRMAN COLEMAN: I don't think there's any use arguing about this back and forth.  
We know what the C-D Zone entails, we know what will happen  
every time we make an exception, you know what that means, and  
it's just up to you. What do you want to do?

MR. JONES: I'm going to move for DENIAL.

JOAN RYAN: I really would like you to take it under advisement.

CHAIRMAN COLEMAN: It has been DENIED.

MR. JONES: We will, ma'am, thank you.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CARL VOLKMAR:

Oh, no question about it. I think every Vacation the City has made with alleys and streets have always benefitted the adjoining owner, there's no question about that. The jail was not built -- there was no construction there, and I understand that that application is now being held and it appears, from what I can see, that if they go ahead and build on the five feet anyway -- that the building was not constructed -- they certainly could have redesigned the building.

CHAIRMAN COLEMAN:

They are not building on that, let's just get that straight -- it's airspace, where they top over -- over the top of five feet is going over the top, but it is not blocking the street off five feet, as I understood it -- it's an Airspace Vacation, where they can drive in or something. It's a portal where they drive in and that five feet only means that they maintain it instead of the City doing it, but it still is going to be used for traffic.

MR. MILLER:

That's really not the question here.

CARL VOLKMAR:

I understand that, but I feel that I'd be entitled to the same accommodation as they are. That's a three block long street and we're only talking about a two block long street. The intensity of use is certainly much greater in that three block area -- I don't believe you're ever going to widen Lewis to more than fifty foot.