

C:  
29-233-769  
6:981-10-8

AGENDA  
CITY PLANNING COMMISSION  
NEVADA STATE LIBRARY  
OCTOBER 8, 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

OLD BUSINESS:

1. A-10-81(A) Petition of Annexation submitted by WILLIAM D. EMBRY, JR., ET AL to annex property generally located on the north side of Vegas Drive, approximately 180' west of Tonopah Drive, containing approximately 3.17 acres of land.  
(Abeyance Item from 9/10/81)

2. Z-50-81 Application of TISH M. L. NEWELL for reclassification of property generally located on the southeast corner of Bonanza Road and Twenty-Third Street, from R-1 to P-R.  
(Abeyance Item from 8/13/81) Proposed Use: Office

NEW BUSINESS:

1. TENTATIVE MAP Property generally located on the northeast corner of Fourth Street and Ogden Avenue, C-2 Zone.  
GOLD SPIKE HOTEL Owner/Subdivider: Wespac Enterprises, A Partnership  
Nevada State Library No. of Acres: 0.32 No. of Lots: 1 (109 units)

OCT 6 1981

2. TENTATIVE MAP Documents Section Property generally located south of Washington Avenue, east of Pecos Road, (Resolution of Intent to R-PD12).  
ATRIUM GARDENS 7 Owner/Subdivider: Bivins Construction Co.  
No. of Acres: 7.04 No. of Lots: 84

3. SIX-MONTH REVIEW Six-month review of the request of VIN-NEVADA ON TENTATIVE MAP BEHALF OF METROPOLITAN DEVELOPMENT CORPORATION to allow a temporary access driveway to Stewart Avenue from Lot 45, Block 8.  
PARKWOOD UNIT #10  
AMENDMENT TO  
CONDITION #2

4. A-11-81(A) Petition of Annexation submitted by METROPOLITAN DEVELOPMENT CORPORATION, ET AL to annex property generally located on the south side of Lake Mead Boulevard, 335' east of Lorenzi Boulevard, approximately 15.7 acres of land.

5. A-12-81(A) Petition of Annexation submitted by MICHAEL S. FENNELL, ET AL to annex property generally located on the north side of Vegas Drive, approximately 1350' west of Torrey Pines Drive, approximately 10 acres of land.

6. Z-61-81  
Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property generally located at the northwest corner of Charleston Boulevard and Nellis Boulevard, from R-1 to C-2.  
Proposed Use: Self-Serve Gasoline Station
7. Z-62-81  
Application of DASCO, INC. for reclassification of property generally located 1280' east of Decatur Boulevard and 425' north of Vegas Drive, from R-E to R-PD8.  
Proposed Use: Medium Low Density - Detached Single Family Residences
8. Z-63-81  
Application of MEL HAMILTON for reclassification of property located at 1712 Bearden Drive, from R-1 to P-R.  
Proposed Use: Medical Offices
9. UC-173-81  
COUNTY REFERRAL  
USE PERMIT  
Request of WILLIAM D. EMBRY JR., ET AL for a Use Permit to construct and maintain a 6,900 square foot, 12-bed group home for socially and emotionally disadvantaged adults on property generally located on the north side of Vegas Drive, approximately 200' west of Tonopah Drive, R-E Zone.
10. SO-3-81  
SUBDIVISION SALES  
OFFICE  
Request of METROPOLITAN DEVELOPMENT CORPORATION for a Subdivision Sales Office on property located at 1605 Amboy Drive, R-E Zone (under Resolution of Intent to R-PD8).
11. AV-11-80  
ADMINISTRATIVE  
VARIANCE  
Request of HENRY AND MARY BROWN for an Administrative Variance to allow two R-E zoned lots containing 19,080 square feet where 20,000 square feet is required on property generally located on the south side of Smoke Ranch Road, 139' east of Michael Way, R-E Zone.

NOTICE OF PUBLIC HEARING

OCTOBER 8, 1981

Notice is hereby given that on October 8, 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-61-81

FIRST WESTERN SAVINGS ASSOCIATION FOR  
RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED ON THE NORTHWEST CORNER OF  
CHARLESTON BOULEVARD AND NELLIS BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: SELF-SERVE GASOLINE STATION

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS THE EAST 250' OF THE SOUTH 200' OF  
THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP  
20 SOUTH, RANGE 62 EAST, M.D.B. & M.

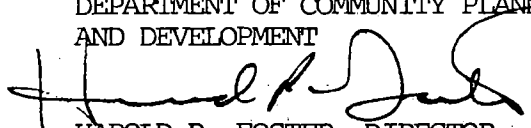
CITY CLERK

SEP 25 3 51 PM '81

RECEIVED

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.

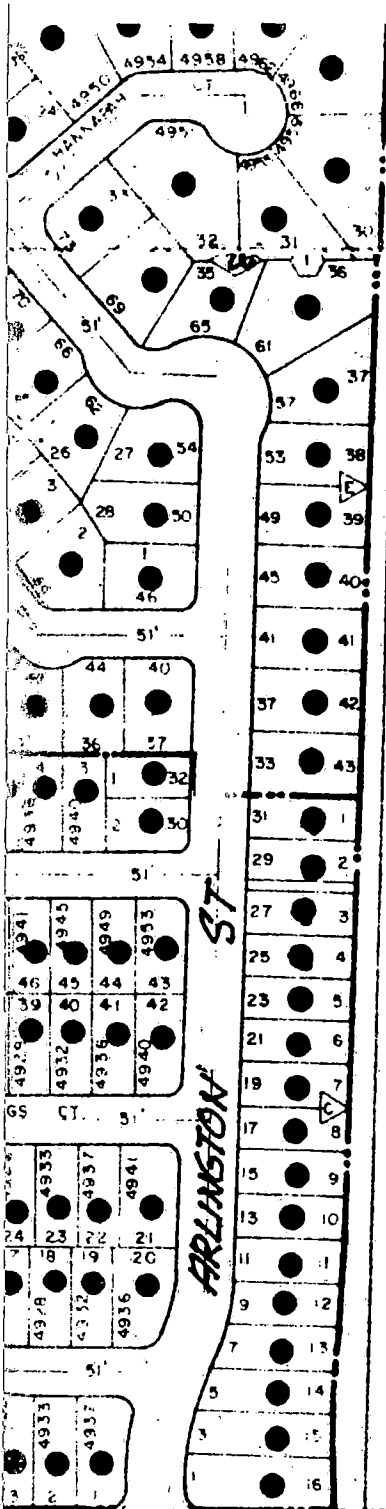
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
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.)

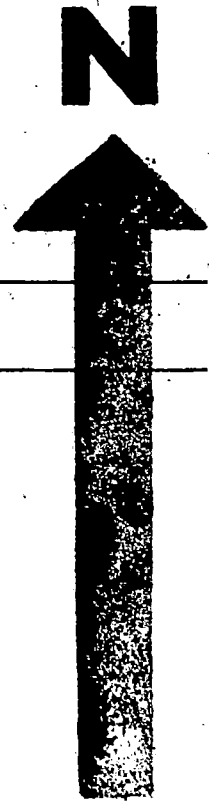


DRAINAGE CHANNEL LAS VEGAS WASH

CHARLESTON BLVD

NELLS STN BLVD

COUNTY



20	21	22	23	24
19	28	27	26	25

20	21	22	23	24
19	28	27	26	25

AVENUE

COUNTY

Z-61-81

NOTICE OF PUBLIC HEARING

OCTOBER 8, 1981

Notice is hereby given that on October 8, 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-62-81

DASCO, INC., FOR RECLASSIFICATION OF  
PROPERTY GENERALLY LOCATED 1280' EAST  
OF DECATUR BOULEVARD AND 425' NORTH  
OF VEGAS DRIVE.

FROM: R-E (RESIDENCE ESTATES)


TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM LOW DENSITY - DETACHED  
SINGLE FAMILY RESIDENCES

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

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

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

(SEE LOCATION MAP ON REVERSE SIDE).



NOTICE OF PUBLIC HEARING

OCTOBER 8, 1981

Notice is hereby given that on October 8, 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-63-81

MEL HAMILTON FOR RECLASSIFICATION OF  
PROPERTY LOCATED AT 1712 BEARDEN.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: MEDICAL OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{2}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{2}$ ), SECTION 33,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



MINUTES

CITY PLANNING COMMISSION

OCTOBER 8, 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  
Mrs. Tracy  
Mr. Johnston  
Mr. Mack  
Mr. Guthrie  
Mr. Kennedy

EXCUSED: Mr. Canul

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

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

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

OLD BUSINESS:

1. A-10-81(A)  
(Abeyance Item from 9/10/81)

APPROVED: MR. NULL said this area is approximately 3.17 acres and has R-E County zoning and N-U would be the City equivalent. A Use Permit has been taken out in the County for this property. The County has referred the Use Permit to the Planning Commission as Item 9, UC-173-81, on this agenda. Staff recommends approval.

CHAIRMAN COLEMAN announced the Planning Commission would hear Items 1 and 9 at the same time.

BLAIR JOLLIFF appeared to represent William D. Embry, Jr.

MR. GUTHRIE made a Motion for APPROVAL of A-10-81(A).

Voting was as follows:

"AYES" Chairman Coleman, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None  
"ABSTAINED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

2. Z-50-81

(Abeyance Item  
from 8/13/81)

APPROVED

Application of TISH M. L. NEWELL for reclassification of property generally 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

MR. FOSTER said this item was held in abeyance for staff to conduct a study on East Bonanza Road between Maryland Parkway and Eastern Avenue to determine if this area should transition to P-R. The study involved contacting various City departments to see if there would be any problems with the condition of the buildings, parking and traffic circulation, fire hydrants and water supply, and none of the departments came back with any problems. Staff also surveyed the property owners and most of the property owners who returned their questionnaires were in favor of P-R zoning. Staff feels there isn't a strong demand for P-R use in this area, but feels they could look into this transition possibility in three to five years. Therefore, staff would recommend the area remain residential.

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

CARMEN GARCIA, 6634 Vego Road, realtor, appeared to represent Tish M. L. Newell, and JOE WARDLE, 1908 Maryland Parkway, realtor, appeared to represent Mr. Quick, owner of the security office business.

TISH M. L. NEWELL appeared to request the rezoning of her home from R-1 to P-R. She did not anticipate this request to involve a study of the entire area. Her home is between a bank and a street. There is a tremendous amount of noise from the traffic passing by and it is dangerous driving in and out of the driveway.

JOE WARDLE said the house would be used for a security office business. The business will not generate a lot of traffic going in and out of the property. The owner of the security office business intends to maintain the property in its existing condition. He presented a petition of persons in favor of this rezoning.

CARMEN GARCIA commented that the entrance to the house is on Bonanza Road.

MR. FOSTER said that if the Commission feels this section of Bonanza Road should transition to P-R, there should be a public hearing. In that case, staff would recommend this item be held in abeyance so the property owners could be notified of the public hearing.

CHAIRMAN COLEMAN thought it should be stated in the motion that there will not be an entrance on 23rd Street, landscaping will be on 23rd Street and Bonanza Road to the driveway, and the parking will be only against the east. If any of those conditions were to be changed, or the building changed, then the Planning Commission would have to review it.

MR. FOSTER said the Commission could put those conditions on the approval of this item, but staff questions whether they will be able to get four parking spaces off of Bonanza Road.

JOE WARDLE said the driveway could easily be widened one car width to the west with the other area paved, which would make a sufficient number of parking spaces.

MR. GUTHRIE said there would have to be a circular driveway so the cars would not have to back onto Bonanza Road.

2. Z-50-81.

(CONTINUED)

JOE WARDLE felt the driveway arrangement could be worked out.

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

MRS. TRACY made a Motion for APPROVAL of Z-50-81, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Redesign the parking and driveway plan as required by the Traffic Engineer.
3. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
4. Construction of a 6 foot block wall along the south property line reduced to a 4 foot maximum with the top 2 feet fifty percent open from the front of the building to Twenty-Third Street.
5. Conformance to the elevations.
6. Conformance to the plot plan.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie.

"NOES" Mr. Kennedy

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

MR. FOSTER inquired if the Commission wished to proceed on having a public hearing to place the properties under a resolution of intent to P-R and R-3.

MRS. TRACY made a Motion to have staff proceed to set up the public hearing.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

GOLD SPIKE HOTEL

APPROVED

Property generally located on the northeast corner of Fourth Street and Ogden Avenue, C-2 Zone.

Owner/Subdivider: Wespac Enterprises, A Partnership  
No. of Acres: 0.32 No. of Lots: 1 (109 units)

MR. NULL said this will be an airspace condominium conversion. The structure was formally the Rendezvous Hotel and is now the Gold Spike Hotel/Casino. Staff would recommend landscaping be replaced as provided on the original plan. With this condition, and the normal conditions, staff would recommend approval.

RALPH KRAEMER, project engineer, 3160 West Sahara Avenue, appeared and represented the applicant. He indicated that these will be just sleeping rooms and sold as condominiums.

VERN HUE, owner and general manager of the Gold Spike Hotel/Casino, 400 East Ogden Avenue, appeared for the application. He said there is a market for condominium sleeping rooms. This hotel will continue to remain as a hotel operation, but each room will be owned individually by owners from out of state. The condominium owner will not have any management rights, but income rights from his room.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for the Gold Spike Hotel, subject to the following conditions:

1. Landscaping to be refurbished in the portable street planters as required by the Department of Community Planning & Development
2. 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.
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 Sub-division Statutes.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

2. TENTATIVE MAP

ATRIUM GARDENS 7

APPROVED

Property generally located south of Washington Avenue, east of Pecos Road (Resolution of Intent to R-PD12).

Owner/Subdivider: Bivins Construction Company  
No. of Acres: 7.04 No. of Lots: 84

MR. NULL said Unit 1 in the southwest corner has already been approved. Atrium Gardens 7 is quite a distance from the existing Unit 1. Therefore, staff would recommend that Foliage Drive be extended as a connection between Atrium Gardens 1 and 7. With that condition, and the normal conditions, staff would recommend approval. There is a final map on the Supplemental Agenda for Atrium Gardens 7.

2. TENTATIVE MAP  
(CONTINUED)

MARK BIVINS, Bivins Construction Company, 411 Dogwood,  
appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map  
for Atrium Gardens 7, 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. Folage Drive is to be extended and improved to provide a connection between Atrium Gardens Units 1 and 7.
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, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the  
Board of City Commissioners on October 21, 1981 at 2:00 P.M.

3. SIX-MONTH REVIEW  
TENTATIVE MAP

PARKWOOD UNIT #10  
AMENDMENT TO  
CONDITION #2

Six-month review of the request of VTN-NEVADA ON BEHALF OF  
METROPOLITAN DEVELOPMENT CORPORATION to allow a temporary  
access driveway to Stewart Avenue from Lot 45, Block 8.

(STRICKEN FROM AGENDA)

STRICKEN FROM AGENDA

4. A-11-81(A)  
APPROVED

Petition of Annexation submitted by METROPOLITAN DEVELOPMENT  
CORPORATION, ET AL, to annex property generally located on  
the south side of Lake Mead Boulevard, 335 feet east of  
Lorenzi Boulevard, approximately 15.7 acres of land.

MR. NULL said this has County R-E zoning and N-U zoning  
would be the City equivalent.

G. C. WALLACE, 1100 East Sahara Avenue, appeared to represent  
the applicants. Metropolitan Development will be developing  
single-family detached residences on small compact lots.

MR. GUTHRIE made a Motion for APPROVAL of A-11-81(A).

4. A-11-81(A)

(CONTINUED)

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

5. A-12-81(A)

APPROVED

Petition of Annexation submitted by MICHAEL S. FENNELL, ET AL, to annex property generally located on the north side of Vegas Drive, approximately 1350 feet west of Torrey Pines Drive, approximately 10 acres of land.

MR. NULL said this is County R-E zoning with an R.O.I. to R-3. The City equivalent would be N-U with an R.O.I. to R-PD14. There was a County referral, ZC-90-81, which was approved by the Planning Commission and City Commission for R-PD14. Staff would recommend that a plot plan be required as a zoning condition.

SALLY FENNELL, 5767 Halloween Avenue, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of A-12-81(A).

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-61-81

APPROVED

Application of FIRST WESTERN SAVINGS ASSOCIATION for reclassification of property generally located on the northwest corner of Charleston Boulevard and Nellis Boulevard, from R-1 (Single Family Residence) to C-2 (General Commercial). The above property is legally described as the east 250 feet of the south 200 feet of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: Self-Serve Gasoline Station

MR. FOSTER said there is R-1 zoning on the northwest corner of Nellis Boulevard and Charleston Boulevard. Staff feels that is a holding-type zone, but there will probably be something other than residential houses developed in that area in the future. Staff feels the use is compatible and would recommend approval, subject to: 1) Land division approval; 2) Conformance to the Flood Hazard Reduction Ordinance; 3) Parking and driveway plans to meet the requirements of the Traffic Engineer; 4) Construction of any street improvements on Charleston and Nellis as required by the Department of Public Services; 5) Construction of a 6 foot block wall on the north and west property lines set down to four feet with the top two feet 50% open at Nellis and Charleston Boulevards, and 6) Normal conditions. Staff has no protests on record.

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

6. Z-61-81

(CONTINUED)

DAVID MARTIN, 8315 Fairfield Avenue, appeared to represent Herbst Oil Company.

No one appeared in protest.

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

MR. KENNEDY made a Motion for APPROVAL of Z-61-81, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Land division approval.
3. Conformance to the Flood Hazard Reduction Ordinance as required by the Department of Public Services.
4. Approval of the parking and driveway plan as required by the Traffic Engineer.
5. Provision of street improvements on Charleston Boulevard and Nellis Boulevard and storm drainage facilities as required by the Department of Public Services.
6. Construction of a 6 foot block wall on the north and west property lines reduced to a maximum height of 4 feet with the top 2 feet fifty percent open at Nellis and Charleston Boulevards.
7. Conformance to the plot plan.
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, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

7. Z-62-81

DENIED

Application of DASC0, INC., for reclassification of property generally located 1280 feet east of Decatur Boulevard and 425 feet north of Vegas Drive, from R-E (Residence Estates) to R-PD8 (Residential Planned Development). The above property is legally described as a portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 19, Township 20 South, Range 61 East, M.D.B. & M.

Proposed Use: Medium Low Density - Detached  
Single Family Residences

MR. FOSTER said there was an application on this property approximately four months ago for R-PD7. The previous application was denied by both the Planning Commission and City Commission. There is existing R-D zoning to the east of this property, R-1 to the north, vacant R-E to the northwest, and R-3 is to the west. Immediately south of this property there is R-1 zoning and at the time that was approved there was a limitation placed on it to only allow six lots on each side of the street because it was unknown where they would get access to the north and it was felt this might have to be one long cul-de-sac. Since that time the land to the west was subdivided and staff required a stub-street into this parcel so there would be circulation to the north. When the City approved the R-1 zoning to the south, there was a substantial protest factor from the residents in the R-D area to the east. At that time they agreed that if R-1 was allowed, there would be a minimum size requirement placed on the homes constructed on the property. This was subsequently approved with the condition that the homes be a minimum of 2,070 square feet, including the garage. There are about five or six homes constructed to the south and the other lots are vacant. The portion north of the R-1 which involves this application has subsequently been sold. On this request there are a total of 55 lots ranging from about 42 feet to 45 feet wide. What was pointed out by the protestants on the previous application was that if the R-1 zone was approved to the south, they would give in to it on the basis that the size of the houses would be over 2,000 square feet. Staff feels this application should be developed on an R-1 basis. Staff has a petition with 106 signatures in protest in the R-D area to the east.

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

ROBERT CHAPMAN, 3310 Sirius Road, appeared to represent the applicant. The original map submitted to the Planning Department had 56 lots. However, they have subsequently deleted one lot, so the application would be for R-PD7 zoning. The intention for the project is to build single-family detached free-standing homes, not condominiums or apartments. Each home will be owned individually and there will not be a homeowners association. On the above-mentioned petition there were 81 houses included in signing the petition, but several persons in the same households signed it. The homes will have a sales value of \$65,000 to \$80,000. All the utilities are available to this site. The houses will be 1250 to 1600 square feet in size.

BOB PARK, 4460 Denia Circle, appeared in protest.

JERRY HANSON, 1667 Parkchester Drive, appeared in protest.

R. J. MCCORMICK, 4244 Gaye Lane, appeared in favor. He feels this is good utilization of this property.

B. V. PROVENZANO, 1617 Yellow Rose, appeared in protest. He feels these homes are too small for that area.

7. Z-62-81

(CONTINUED)

RUSSELL BULLOCK, 4401 Parkchester Circle, appeared in protest.

JUNE BULLOCK, 4401 Parkchester Circle, appeared in protest. She was the person that circulated the petition in protest. Since apartments have been constructed in that general area, there have been more incidents of crime.

LYNN CLIFTON, 1605 Yellow Rose, appeared in protest.

TODD CLIFTON, 1605 Yellow Rose, appeared in protest. He feels these homes will devalue his house.

There were twelve persons in the audience in protest.

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

MR. GUTHRIE made a Motion for DENIAL of Z-62-81.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

8. Z-63-81

APPROVED

Application of MEL HAMILTON for reclassification of property located at 1712 Bearden, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M.  
Proposed Use: Medical Offices

MR. FOSTER presented the staff report stating the zoning pattern in this area is toward P-R. An existing building will be converted to medical offices with an addition to the rear. There will be seven parking spaces provided. Staff feels this building should be limited to one doctor because of the parking situation. Staff recommends approval, subject to: 1) Conformance to the plot plan and redesign the parking as laid out in the plot plan; 2) Enter into an Assessment District Agreement for street lighting as required by Public Services; 3) Installing a sidewalk on Bearden Drive; 4) All existing street improvements which are not in good condition on Bearden to be repaired as required by Public Services; 6) Conformance to the elevations. Staff does not have any protests on record.

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

DENNIS RUSK, architect, 2800 West Sahara Avenue, appeared for the applicants. Approximately two weeks before this application was submitted, the parking ordinance changed for medical buildings. What they propose to do is go with one doctor and seven parking spaces, or if they have two doctors they would like to work out an agreement with the hospital that has a parking lot immediately behind this building.

8. Z-63-81

(CONTINUED)

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

MRS. TRACY made a Motion for APPROVAL of Z-63-81, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan amended to redesign the parking and driveway plan.
3. One doctor's office only.
4. Enter into an Assessment District Agreement for street lighting as required by the Department of Public Services.
5. Install a sidewalk on Bearden Drive.
6. All existing street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
7. Conformance to the elevations.
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, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

9. UC-173-81

COUNTY REFERRAL  
USE PERMIT

APPROVED

Request of WILLIAM D. EMBRY, JR., ET AL, for a Use Permit to construct and maintain a 6,900 square foot, 12-bed group home for socially and emotionally disadvantaged adults on property generally located on the north side of Vegas Drive, approximately 200 feet west of Tonopah Drive, R-E Zone.

RICK HAYNES, 2487 Swan Lane, appeared to represent Caminar, and is their program director. They are ready to begin building with a HUD Reservation Fund of \$520,000. Caminar is a private non-profit agency specializing in the development and operation of psycho-social rehabilitation residents and is proposing to construct and operate a family-like group home

9. UC-173-81

(CONTINUED)

residence for twelve emotionally troubled and socially disadvantaged adults. The goal of the project is to maximize to each individual served the possibility of a more independent, productive and satisfying life in the community. The project will be designed as a large single-family dwelling with the appearance of a family residence. There will be no signs or markers for the residence. The maintenance of the building and grounds will be professionally contracted. Caminar presently operates Tonopah House, which is a similar program. It has been in the neighborhood for 2 1/2 years and is bordered on three sides by single-family dwellings. They have submitted an endorsement of 15 of the neighbors of Tonopah House supporting the program. Several other letters of support and an endorsement from the professional community have also been submitted supporting the project.

DAVID DAILED, Harris Sharp & Associates, architects for the project, appeared to explain the intent is to design a twelve-bedroom house that will fit into that neighborhood.

MR. FOSTER said staff recommends approval of the use permit because it is compatible with the surrounding area. Staff has one letter of protest and a verbal protest from the Bonanza Village Homeowners Association, as well as a number of petitions in favor. The conditions would be conformance to the plot plan, paved parking, landscaping, screening the roof mechanics, and possibly a block wall on the north side of the property.

MR. JOHNSTON made a Motion for APPROVAL of UC-173-81, County Referral Use Permit.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy

"NOES" None

"ABSTAINED" Mrs. Tracy

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on October 21, 1981 at 2:00 P.M.

10. SO-3-81

SUBDIVISION  
SALES OFFICE

APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a Subdivision Sales Office on property located at 1605 Amboy Drive, R-E Zone (under Resolution of Intent to R-PD8).

MR. FOSTER said this is a typical request that is received by staff for a model home sales office. Staff recommends approval, subject to the sales office use ceasing in two years or when the last unit in the tract is sold, whichever occurs first.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the applicants. They are in agreement with the condition.

MR. MACK made a Motion for APPROVAL of SO-3-81, Subdivision Sales Office, subject to the following condition:

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

10. SO-3-81

(CONTINUED)

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

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

11. AV-11-81

ADMINISTRATIVE  
VARIANCE

APPROVED

Request of HENRY AND MARY BROWN for an Administrative Variance to allow two R-E zoned lots containing 19,080 square feet where 20,000 square feet is required on property generally located on the south side of Smoke Ranch Road, 139 feet east of Michael Way, R-E Zone.

MR. FOSTER presented the staff report stating there is a provision in the ordinance that if a lot size is within 5% of the minimum a person can request an Administrative Variance. Staff recommends approval.

ROBERT FEINBERG, realtor, appeared to represent the applicants.

MR. KENNEDY made a Motion for APPROVAL of AV-11-80, Administrative Variance, subject to the following conditions:

1. Conformance to the plat.
2. Conformance to the Flood Hazard Reduction Ordinance as required by the Department of Public Services.
3. Enter into an Assessment District Agreement for the installation of street improvements as required by the Department of Public Services.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

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

SUPPLEMENTAL AGENDA:

1. FINAL MAP

ATRIUM GARDENS 7

APPROVED

Property generally located south of Washington Avenue, east of Pecos Road, R-1 Zone (under Resolution of Intent to R-PD12).  
Owner/Subdivider: Bivins Construction Company  
No. of Acres: 7.04 No. of Lots: 84

MR. NULL said that this Final Map is in substantial conformity with the tentative map and staff would recommend approval of the Final Map for Atrium Gardens 7, subject to the approval of the tentative map and conformance to the conditions of approval for the tentative map.

MARK BIVINS, Bivins Construction Company, appeared stating Atrium Gardens 7 is a separate section of land they just had rezoned and they are working with a different bank. Also, they have more of a demand for two bedroom units and these buildings consist of 4 two-bedroom units in each building.

1. FINAL MAP  
ATRIUM GARDENS 7  
(CONTINUED)

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Atrium Gardens 7, 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, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard at the Board of City Commissioners meeting on October 21, 1981 at 2:00 P.M.

2. UC-188-81  
COUNTY REFERRAL  
USE PERMIT  
APPROVED

Request of BUREAU OF LAND MANAGEMENT - R. L. D. S. CHURCH for a use permit to construct and maintain a 5,100 square foot church and child care facility on property generally located on the south side of Oakey Boulevard and the west side of Mohawk Street, R-E Zone.

MR. FOSTER said the County referred this item to the City because it is adjacent to the City limits. Churches are generally allowed in residential areas with a use permit, so staff would recommend approval.

JASON LANDESS appeared to represent the applicant.

MR. JOHNSTON made a Motion for APPROVAL of UC-188-81, County Referral Use Permit.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

3. Z-53-80  
REINSTATEMENT AND  
EXTENSION OF TIME  
APPROVED

Request of CHEYENNE PARTNERSHIP for a Reinstatement and Extension of Time on property generally located at the northwest corner of Cheyenne and Jones, C-1 and R-D Zones.

MR. FOSTER said this request is for a shopping center development. Staff recommends approval of a one-year extension.

JEFF COMMONS, 122 Patricia Way, Pasadena, California, appeared for the application. He is one of the managing partners and also part owner of the property.

MR. MACK made a Motion for APPROVAL of Z-53-80, Reinstatement and Extension of Time, subject to the following conditions:

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

3. Z-53-80

(CONTINUED)

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

4. Z-10-80

EXTENSION  
OF TIME

APPROVED

Request of BERNARD B. ROTH for an Extension of Time on property generally located on the north side of Owens Avenue, between Comstock Drive and Tonopah Drive, R-E Zone (under Resolution of Intent to R-PD8).

MR. FOSTER said the applicant is asking for a three-month extension of time. Staff feels they should be given six months so they will have sufficient time to start building on the property.

The applicant was not present.

MR. JOHNSTON made a Motion for APPROVAL of Z-10-80, Extension of Time, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

5. Z-71-80

EXTENSION  
OF TIME

APPROVED

Request of HOWARD ECKER for an Extension of Time on property located at 529 South 6th Street, R-4 Zone (under Resolution of Intent to P-R).

MR. FOSTER said this is the first request for an extension of time. The applicant is having financial problems. Staff would recommend a one year extension.

TOM STANDISH, 300 South 4th Street, #611, appeared to represent Howard Ecker. They would like a one year extension. As they completed architectural plans for the building, the interest rates moved upward so it was not financially feasible to construct the building in the last year.

MR. KENNEDY made a Motion for APPROVAL of Z-71-80, Extension of Time, subject to the following conditions:

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

Voting was as follows:

5. Z-71-80  
(CONTINUED)

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

6. Z-115-79  
EXTENSION OF TIME  
APPROVED

Request of ALLEN G. NEL for an Extension of Time on property located at 4820 Alpine Way, R-1 Zone (under Resolution of Intent to R-3 and P-R).

MR. FOSTER said the applicant has indicated the property is in litigation and it may take up to two years to resolve it. Therefore, the applicant is requesting a two-year extension and staff would recommend approval.

The applicant was not present.

MR. GUTHRIE made a Motion for APPROVAL of Z-115-79, Extension of Time, subject to the following conditions:

1. Extension of Time shall be limited to a period of two (2) years.
2. Conformance to ordinance amendment enacted subsequent to the original approval.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on November 4, 1981 at 2:00 P.M.

7. Z-38-78  
PLOT PLAN  
REVIEW  
STRICKEN  
FROM AGENDA

Request of WEST COAST HOLDINGS, INC. for a Plot Plan Review on property generally located on the north side of O'Bannon Drive, between Cameron Street and Decatur Blvd., R-1 Zone (under Resolution of Intent to R-3).

MR. FOSTER said the applicant proposes to expand the area that has been approved for R-3 zoning to build an apartment development, but this would involve an additional half acre of land to the west in the C-1 zoning. Staff reviewed this with the City Attorney's office and it was determined this will take a new rezoning application on the C-1 zoning portion. Therefore, staff is requesting this item be removed from the agenda. There will probably be a new application on the C-1 portion at the next Planning Commission meeting.

MR. GUTHRIE made a Motion that this item be stricken from the agenda.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion carried unanimously.

8. Z-55-72

PLOT PLAN  
REVIEW

ABEYANCE

Request of TEDDY ENTERPRISES AND ASSOCIATES for a Plot Plan Review on property generally located on the east side of Tamrich Drive, 150' south of Sahara Avenue, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER said that because this is a two and a half story building with R-1 backing up to it and the previous plans were for a one story building, staff feels the property owners should be notified. Also, the applicant indicated he would not be able to attend this meeting.

MR. JOHNSTON made a Motion for ABEYANCE of Z-55-72, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard again by the City Planning Commission on October 27, 1981 at 7:30 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR

/10

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
OCTOBER 8, 1981

OLD BUSINESS:

1. A-10-81(A)

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None  
ABSTAINED: Mrs. Tracy

2. Z-50-81

APPROVED - TRACY/AYES: Chairman Coleman, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mrs. Tracy  
NOES: Mr. Kennedy

SPECIAL CONDITION: 1. Driveway designed so motorists  
don't have to back onto Bonanza  
Road, with entrance precluded on  
23rd Street.

IN FAVOR: 1 petition

IN PROTEST: 0

APPROVED PUBLIC HEARING TO DETERMINE IF BONANZA ROAD SHOULD  
BE A TRANSITIONAL AREA,- TRACY/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy  
R. O. I. TO P-R.  
NOES: None

NEW BUSINESS:

1. TENTATIVE MAP

GOLD SPIKE HOTEL

APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL CONDITION: 1. Landscaping to be replaced,  
as provided on original plan.

2. TENTATIVE MAP

ATRIUM GARDENS 7

APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL CONDITION: 1. Foliage Drive be extended to  
provide a connection between  
Atrium Gardens 1 and Unit 7.

3. SIX-MONTH REVIEW  
TENTATIVE MAP

(STRICKEN FROM AGENDA)

PARKWOOD UNIT #10  
AMENDMENT TO COND.#2

4. A-11-81(A)

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

5. A-12-81(A)

APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL REQUIREMENT: 1. Plot plan be required on zoning petition.

6. Z-61-81

APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL CONDITIONS: 1. Land division approval.  
2. Conformance to Flood Hazard Reduction Ordinance.  
3. Parking and driveway plan to meet the requirements of the Traffic Engineer.  
4. Construction of street improvements on Charleston Blvd. and Nellis Blvd. as required by Dept. of Public Services.  
5. Construction of 6' block wall on the north and west property lines set down to 4' with top 2' 50% open at Nellis and Charleston Blvds.

PROTESTS: 0

7. Z-62-81

DENIED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

IN PROTEST: Bob Park, 4460 Denia Circle  
Jerry Hanson, 1667 Parkchester Drive  
B. V. Provenzano, 1617 Yellow Rose  
Russell Bullock, 4401 Parkchester Circle  
June Bullock, 4401 Parkchester Circle  
Lynn Clifton, 1605 Yellow Rose  
Todd Clifton, 1605 Yellow Rose  
1 Petition with 106 signatures in protest  
12 persons in audience

IN FAVOR: R. J. McCormick, 4244 Gaye Lane

8. Z-63-81

APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None

SPECIAL CONDITIONS: 1. One doctor's office only on property.  
2. Conformance to the plot plan and redesign of parking as laid out on plot plan.  
3. Enter into an Assessment District Agreement for street lighting as required by Public Services.  
4. Install a sidewalk on Bearden Dr.  
5. All existing street improvements which are not in good condition on Bearden to be repaired as

6. Conformance to the elevation

PROTESTS: 0

9. UC-173-81

COUNTY REFERRAL  
USE PERMIT

APPROVED - JOHNSTON/AYES: Chairman Coleman, Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy

NOES: None

ABSTAINED: Mrs. Tracy

SPECIAL REQUIREMENTS FOR COUNTY: 1. Conformance to the  
plot plan.

2. 6' block wall along  
north property line.

3. Screening of roof  
mechanics

4. Adequate parking.

5. Landscaping.

IN PROTEST: 1 Letter  
1 Verbal

IN FAVOR: Petitions

10. SO-3-81

SUBDIVISION SALES  
OFFICE

APPROVED - MACK/AYES: Chairman Coleman, Mrs. Tracy, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy

NOES: None

EXCUSED: Mr. Johnston

SPECIAL CONDITION: 1. Sales office use ceasing in two  
years or when last unit in  
tract is sold, whichever  
occurs first.

11. AV-11-80

ADMINISTRATIVE  
VARIANCE

APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy, Mr. Johnston

SUPPLEMENTAL AGENDA:

1. FINAL MAP

ATRIUM GARDENS 7

APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy

NOES: None

SPECIAL CONDITIONS: 1. Approval of tentative map.

2. Conformance to conditions of  
approval for tentative map.

2. UC-188-81

COUNTY REFERRAL  
USE PERMIT

APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy

NOES: None

3. Z-53-80  
REINSTATEMENT AND  
EXTENSION OF TIME  
APPROVED - MACK/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. One year extension
4. Z-10-80  
EXTENSION OF TIME  
APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. One year extension.
5. Z-71-80  
EXTENSION OF TIME  
APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. One year extension.
6. Z-115-79  
EXTENSION OF TIME  
APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston  
Mr. Mack, Mr. Guthrie, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. Two year extension.
7. Z-38-78  
PLOT PLAN REVIEW  
STRICKEN FROM AGENDA - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack,  
Mr. Guthrie, Mr. Kennedy  
NOES: None
8. Z-55-72  
PLOT PLAN REVIEW  
ABEYANCE - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Guthrie,  
Mr. Kennedy  
NOES: None

RELEASE PRINT

NAME

ADDRESS

DAVID DALEDA

HARRIS SHARP & ASSOC  
2616 STATE ST. - 89109

PLEASE PRINT

NAME

ADDRESS

Tamara Savoca  
Ralph Kraemer  
Russell F. Bullock  
June Bullock  
Todd + Lynn Clifton

6634 Vega Rd  
3160 W. Sahara Suite A-16  
4404 Parkchester Circle  
4401 Parkchester Circle  
1605 Yellow Rose St.

PLEASE PRINT

NAME

ADDRESS

Rick Haynes

7487 Swan Ln. N.V.

JOE WARDLE

1908 MARYLAND PKY.

MARK BIVINS

411 Dogwood

Sally Funnell

5767 HALLOWEEN AVE.

Bob PARK

4460 NEMO CIR.

DENNIS RUSK

2800 W. SAHARA

Jeff Simmons

127 Patricia Way

Tom Standish

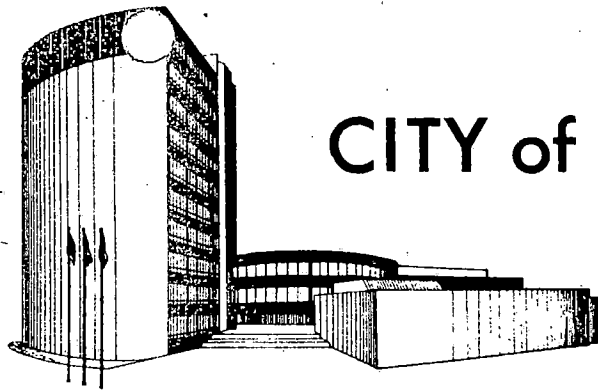
300 S 4th St. #611

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

October 12, 1981

Allen G. Nel  
1685 Westwind Circle  
Las Vegas, Nevada 89102

RE: Z-115-79

Dear Mr. Nel:

Your request for an Extension of Time on property located at 4820 Alpine Way, R-1 Zone (under Resolution of Intent to R-3 and P-R), was considered by the City Planning Commission on October 8, 1981.

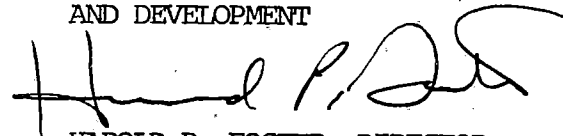
The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Extension of Time shall be limited to a period of two (2) years.
2. Conformance to ordinance amendment enacted subsequent to the original approval.

This item will be considered by the Board of City Commissioners on November 4, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

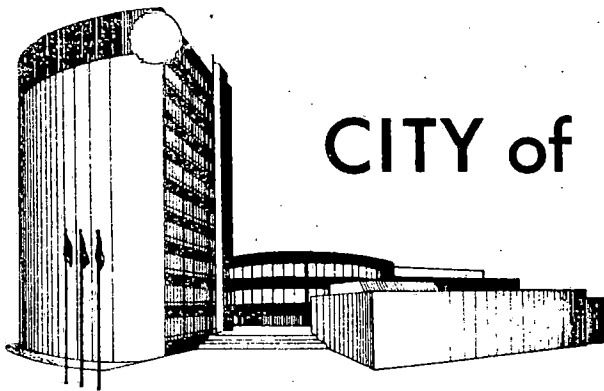


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

Teddy Enterprises & Assoc.  
65 Camellia Place  
Oakland, California 94602

RE: Z-55-72

Gentlemen:

Your request for a Plot Plan Review on property generally located on the east side of Tamrich Drive, 150' south of Sahara Avenue, R-1 Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on October 8, 1981.

The Commission voted to hold this item in ABEYANCE in order to notify the surrounding property owners.

This item will again be considered by the City Planning Commission on October 27, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: City Clerk

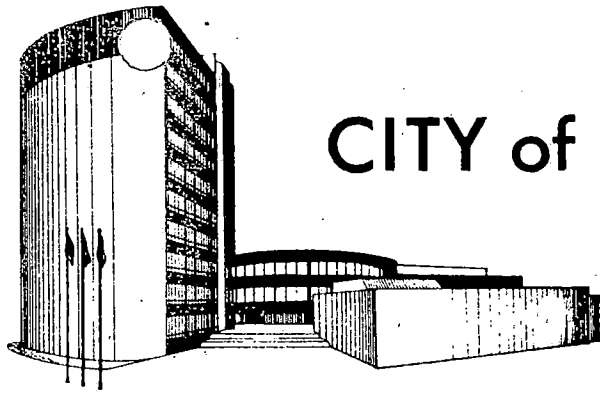


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

Cheyenne Partnership  
c/o Geoffrey D. Commons  
9112 El Campo Grande  
Las Vegas, Nevada 89108

RE: Z-53-80

Gentlemen:

Your request for a Reinstatement and Extension of Time on property generally located at the northwest corner of Cheyenne and Jones, C-1 and R-D Zones, was considered by the City Planning Commission on October 8, 1981.

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

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

This item will be considered by the Board of City Commissioners on November 4, 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  
Ron Vitto  
9112 El Campo Grande  
Las Vegas NV 89108

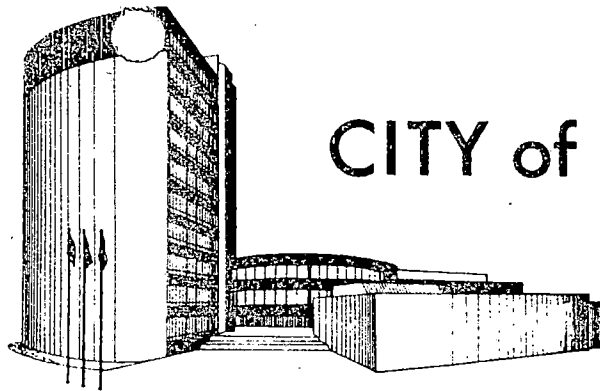


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 26, 1981

CORRECTED LETTER

Bernard B. Roth  
1128 Folkstone Drive  
Mt. Lebanon, Pennsylvania 15423

RE: Z-10-80

Dear Mr. Roth:

Your request for an Extension of Time on property generally located on the north side of Owens Avenue, between Comstock Drive and Tonopah Drive, R-E Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on October 8, 1981.

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

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

This item will be considered by the Board of City Commissioners on November 4, 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  
Drs. Robert & Harriett Taylor  
P.O. Box 42969, Las Vegas NV 89104

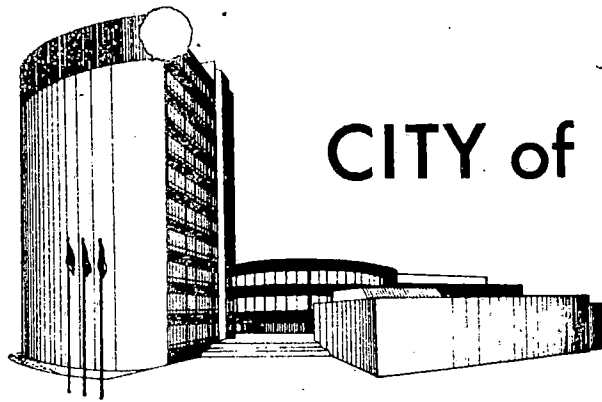


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

Howard Ecker  
Valley Bank Plaza  
300 S. 4th Street, Suite 611  
Las Vegas, Nevada 89101

RE: Z-71-80

Dear Mr. Ecker:

Your request for an Extension of Time on property located at 529 South 6th Street, R-4 Zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on October 8, 1981.

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

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

This item will be considered by the Board of City Commissioners on November 4, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

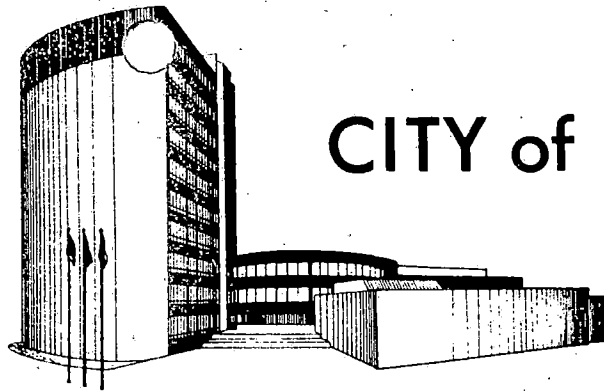


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Bivins Construction Co.  
620 S. 11th Street  
Las Vegas, Nevada 89101

RE: Final Map - Atrium Gardens 7

Gentlemen:

The Final Map for Atrium Gardens 7 on property generally located south of Washington Avenue, east of Pecos Road, R-1 Zone (under Resolution of Intent to R-PD12), was considered by the City Planning Commission on October 8, 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 will be considered by the Board of City Commissioners on October 21, 1981 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

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

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: City Clerk

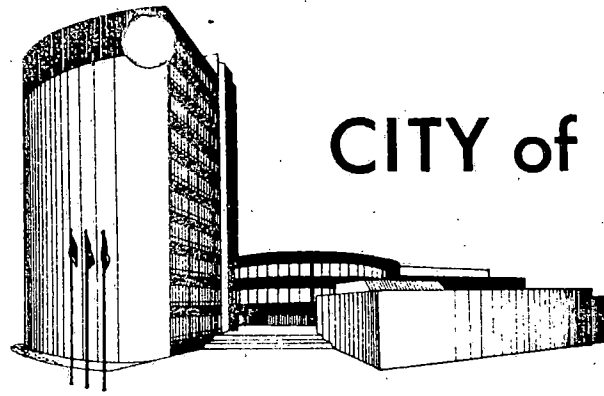


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

Henry and Mary Brown  
5048 Auburn  
Las Vegas, Nevada 89108

RE: AV-11-81

Dear Mr. & Mrs. Brown:

Your request for an Administrative Variance to allow two R-E zoned lots containing 19,080 square feet where 20,000 square feet is required on property generally located on the south side of Smoke Ranch Road, 139' east of Michael Way, R-E Zone, was considered by the City Planning Commission on October 8, 1981.

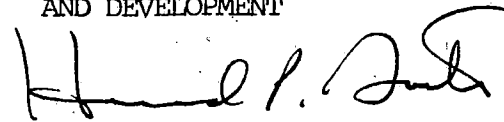
The Commission voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plat.
2. Conformance to the Flood Hazard Reduction Ordinance as required by the Department of Public Services.
3. Enter into an Assessment District Agreement for the installation of street improvements 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

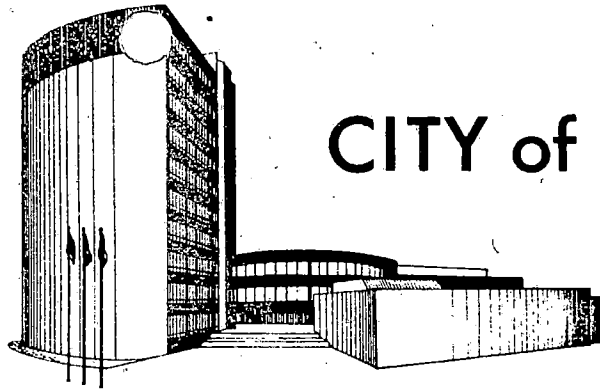


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

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

RE: SO-3-81

Gentlemen:

Your request for a Subdivision Sales Office on property located at 1605 Amboy Drive, R-E Zone (under Resolution of Intent to R-PD8), was considered by the City Planning Commission on October 8, 1981.

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

1. The sales office use to 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

HAROLD P. FOSTER, DIRECTOR

HPF:cme

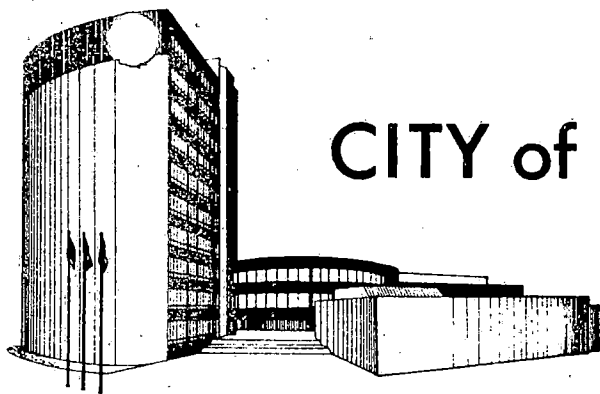


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

Mel Hamilton  
3233 W. Charleston Blvd., #202  
Las Vegas, Nevada 89101

RE: Z-63-81

Dear Mr. Hamilton:

Your reclassification of property located at 1712 Bearden Drive, from R-1 to P-R, was considered by the City Planning Commission on October 8, 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. Conformance to the plot plan amended to redesign the parking and driveway plan.
3. One doctor's office only.
4. Enter into an Assessment District Agreement for street lighting as required by the Department of Public Services.
5. Install a sidewalk on Bearden Drive.
6. All existing street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
7. Conformance to the elevations.
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.



Mel Hamilton  
October 12, 1981  
Page Two  
RE: Z-63-81

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 November 4, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

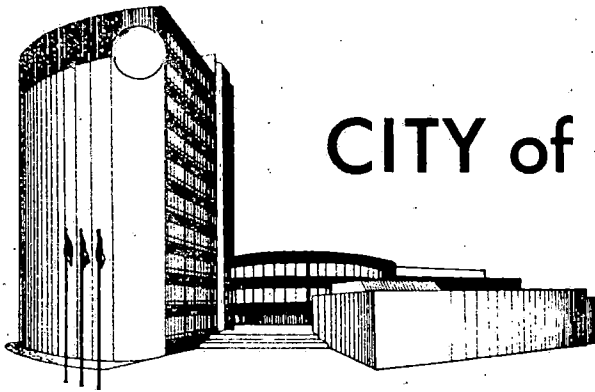
HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Wespac Enterprises  
400 E. Ogden Avenue  
Las Vegas, Nevada 89101

RE: Tentative Map - Gold Spike Hotel

Gentlemen:

The Tentative Map for Gold Spike Hotel on property generally located on the northeast corner of Fourth Street and Ogden Avenue, C-2 Zone, was considered by the City Planning Commission on October 8, 1981.

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

1. Landscaping to be refurbished in the portable street planters as required by the Department of Community Planning and Development.
2. 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.
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.



Wespac Enterprises  
October 9, 1981  
Page Two  
RE: Tentative Map - Gold Spike Hotel

This item will be considered by the Board of City Commissioners on November 4, 1981 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

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



HOWARD A. NULL  
Chief of Planning

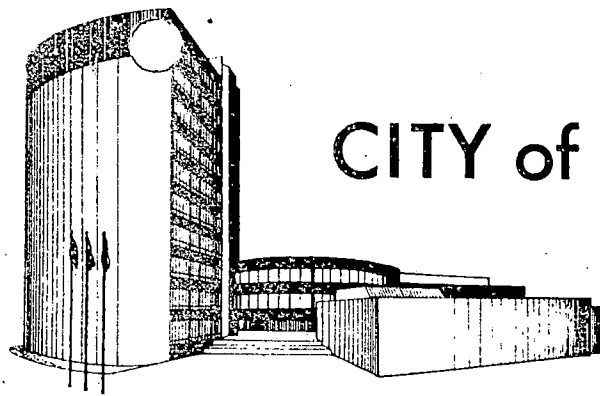
HPF:HAN:cme  
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

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

RE: Z-50-81

Dear Ms. Newell:

Your 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 October 8, 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. Redesign the parking and driveway plan as required by the Traffic Engineer.
3. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
4. Construction of a 6' block wall along the south property line reduced to 4' maximum with the top 2' fifty percent open from the front of the building to Twenty-Third Street.
5. Conformance to the elevations.
6. Conformance to the plot plan.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.



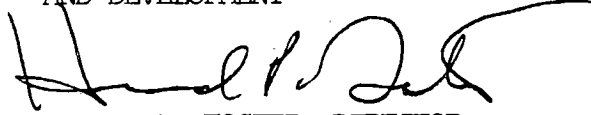
Tish M. L. Newell  
October 12, 1981  
Page Two  
RE: Z-50-81

9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on November 4, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

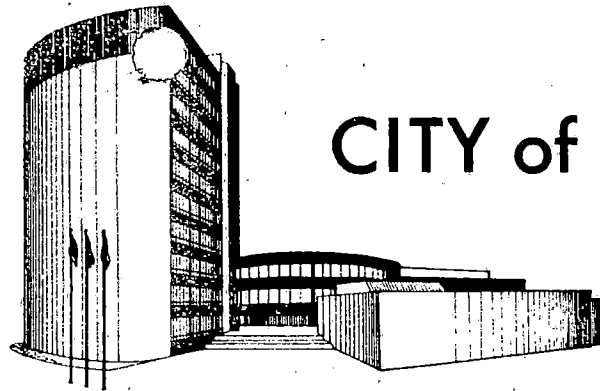
HPF:cme  
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

William D. Embry, Jr., Et Al  
2029 Wingert  
Las Vegas, Nevada 89104

RE: A-10-81(A)

Dear Mr. Embry:

Your petition to annex property generally located on the north side of Vegas Drive, approximately 180' west of Tonopah Drive, containing approximately 3.17 acres of land, was considered by the City Planning Commission on October 8, 1981.

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

After further review, this annexation will be forwarded to the Board of City Commissioners for final action. You will be receiving notification of the meeting.

Sincerely,

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

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: City Clerk

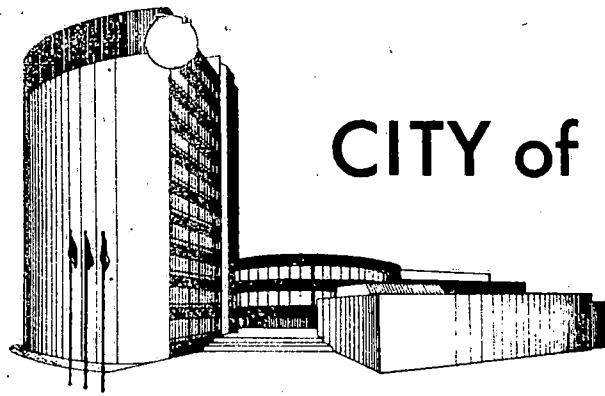


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 12, 1981

First Western Savings Association  
c/o Ronald D. Heu  
P.O. Box 920  
Las Vegas, Nevada 89101

RE: Z-61-81

Gentlemen:

Your reclassification of property generally located at the northwest corner of Charleston Boulevard and Nellis Boulevard, from R-1 to C-2, was considered by the City Planning Commission on October 8, 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. Land division approval.
3. Conformance to the Flood Hazard Reduction Ordinance as required by the Department of Public Services.
4. Approval of the parking and driveway plan as required by the Traffic Engineer.
5. Provision of street improvements on Charleston Boulevard and Nellis Boulevard and storm drainage facilities as required by the Department of Public Services.
6. Construction of a 6' block wall on the north and west property lines reduced to a maximum height of 4' with the top 2' fifty percent open at Nellis and Charleston Boulevards.
7. Conformance to the plot plan.



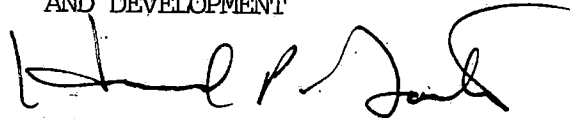
First Western Savings Association  
October 12, 1981  
Page Two  
RE: Z-61-81

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.

This item will be considered by the Board of City Commissioners on November 4, 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

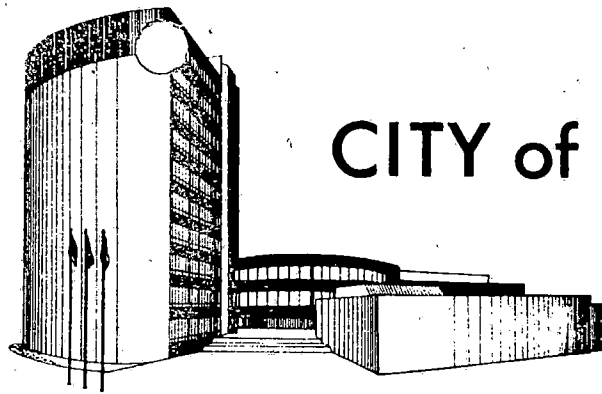
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cc: City Clerk

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

October 12, 1981

Dasco, Inc.  
3310 Sirius Avenue  
Las Vegas, Nevada 89102

RE: Z-62-81

Gentlemen:

Your reclassification of property generally located 1280' east of Decatur Boulevard and 425' north of Vegas Drive, from R-E to R-PD8, was considered by the City Planning Commission on October 8, 1981.

The Commission voted to refer this item with a recommendation of DENIAL because it was felt this property should be developed on an R-1 basis.

This item will be considered by the Board of City Commissioners on November 4, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

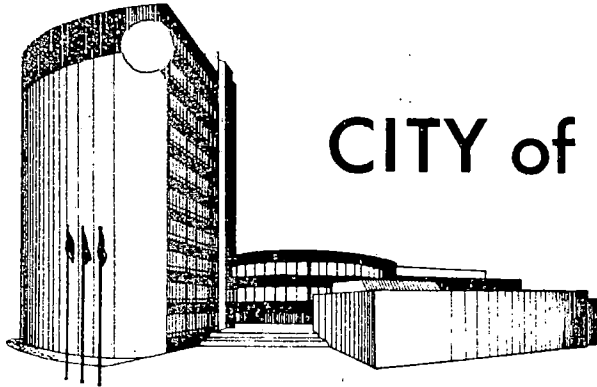


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Michael S. Fennell, Et Al  
c/o Charles L. Ruthe & Assoc.  
701 E. Charleston Boulevard  
Las Vegas, Nevada 89104

RE: A-12-81(A)

Dear Mr. Fennell:

Your petition to annex property generally located on the north side of Vegas Drive, approximately 1350' west of Torrey Pines Drive, approximately 10 acres of land, was considered by the City Planning Commission on October 8, 1981.

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

After further review, this annexation will be forwarded to the Board of City Commissioners for final action. You will be receiving notification of the meeting.

Sincerely,

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

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: City Clerk

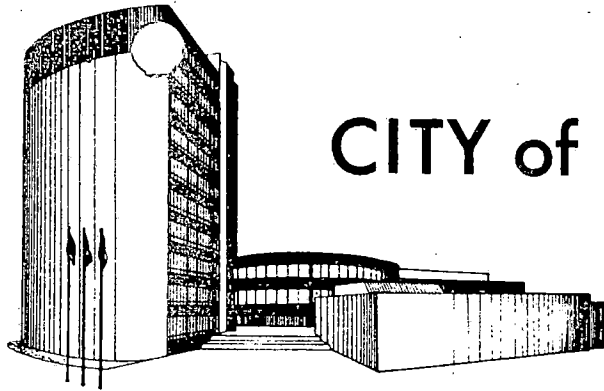


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Metropolitan Development Corp.  
8447 Wilshire Blvd., Suite 301  
Beverly Hills, California 90211

RE: A-11-81(A)

Gentlemen:

Your petition to annex property generally located on the south side of Lake Mead Boulevard, 335' east of Lorenzi Boulevard, approximately 15.7 acres of land, was considered by the City Planning Commission on October 8, 1981.

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

After further review, this annexation will be forwarded to the Board of City Commissioners for final action. You will be receiving notification of the meeting.

Sincerely,

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

HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: City Clerk

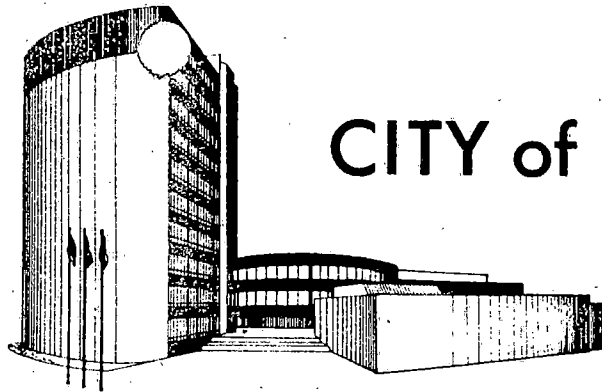


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Bivins Construction Co.  
620 S. 11th Street  
Las Vegas, Nevada 89101

RE: Tentative Map - Atrium Gardens 7

Gentlemen:

The Tentative Map for Atrium Gardens 7 on property generally located south of Washington Avenue, east of Pecos Road, R-1 Zone (under Resolution of Intent to R-PD12), was considered by the City Planning Commission on October 8, 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. Folage Drive is to be extended and improved to provide a connection between Atrium Gardens Units 1 and 7.
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.



Bivins Construction Co.  
October 9, 1981  
Page Two  
RE: Tentative Map - Atrium Gardens 7

This item will be considered by the Board of City Commissioners on October 21, 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.

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

  
HOWARD A. NULL  
Chief of Planning

HPF:HAN:cme  
cc: City Clerk