

29633-969  
6:98-11-12

AGENDA

NEVADA STATE LIBRARY

CITY PLANNING COMMISSION

NOVEMBER 12, 1981

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the minutes for the September 10, 1981 and September 22, 1981 City Planning Commission meetings.

NEW BUSINESS:

1. Z-73-81 Application of LONGLEY CONSTRUCTION CO., INC. for reclassification of property generally located on the northeast corner of Scholl Drive and West Charleston Boulevard, from R-1 (under Resolution of Intent to R-3) and C-1 to C-1.  
Proposed Use: Shopping Center

2. TENTATIVE MAP  
NEWPORT COVE PHASE III Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.  
Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

3. FINAL MAP  
NEWPORT COVE PHASE III Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.  
Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

4. TENTATIVE MAP  
BONITA TERRACE CONDOMINIUM Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.  
Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
No. of Acres: 0.80 No. of Units: 40

5. FINAL MAP  
BONITA TERRACE CONDOMINIUM Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.  
Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
No. of Acres: 0.80 No. of Units: 40

Nevada State Library

NOV 4 1981

Documents Section

6. TENTATIVE MAP  
CHARLESTON-RAINBOW 15  
(Resubmitted)
- Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone.  
Owner/Subdivider: Sproul Homes of Nevada  
No. of Acres: 14 No. of Lots: 62
7. FINAL MAP  
ATRIUM GARDENS II
- Property generally located east of Pecos Street and south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PDL2).  
Owner/Subdivider: Bivins Construction Co., Inc.  
No. of Acres: 3.6 No. of Lots: 46
8. VAC-14-81
- Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive.
9. Z-72-81
- Application of JOSEPH AND KRISTINE BAUMAN for reclassification of property generally located at the northwest corner of LaMadre Way and Royer Ranch Road, from R-E to R-PD2.  
Proposed Use: Low Density Detached Single Family Dwellings
10. Z-74-81
- Application of BUTTRUM CONSTRUCTION CO. for reclassification of property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, from R-1 to R-3.  
Proposed Use: Medium High Density Apartments
11. Z-75-81
- Application of MONROE MEADOWS ASSOCIATES for reclassification of property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, from R-MHP and R-E to R-CL.  
Proposed Use: Medium Low Density Detached Single Family Residential
12. Z-90-80  
EXTENSION OF TIME
- Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

13. Z-24-79 and  
Z-58-78

PLOT PLAN REVIEW  
AND REVIEW OF  
CONDITION

Request of GEORGE F. KALB CONSTRUCTION CO. for a Plot Plan Review on property generally located 360' north of Meadows Avenue on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1); and also a review of the condition which states "no restaurant or fast food outlet shall be permitted in any north building".

14. AR-7-81

AESTHETIC REVIEW

Request of A & P INVESTMENT CO. for an Aesthetic Review to install either artificial shrubbery or yucca plants without a required sprinkler system on property located at 523 S. Fourth Street, C-1 Zone (under Resolution of Intent to C-2).

DIRECTOR'S BUSINESS:

1. Abeyance Item from 10/27/81 - Discussion and adoption of 1981-82 Goals for the Planning Commission.

NOTICE OF PUBLIC HEARING

NOVEMBER 12, 1981

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

Z-72-81

JOSEPH AND KRISTINE BAUMAN FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST  
CORNER OF LA MADRE WAY AND ROYER RANCH ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: LOW DENSITY DETACHED SINGLE FAMILY  
DWELLINGS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE EAST HALF (E½) OF THE SOUTHEAST QUARTER  
(SE¼) OF THE NORTHWEST QUARTER (NW¼) OF THE  
SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP  
19 SOUTH, RANGE 60 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



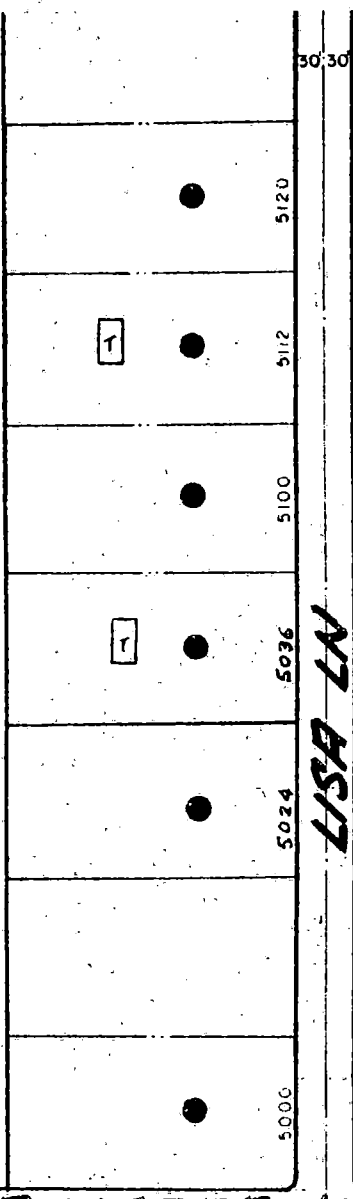
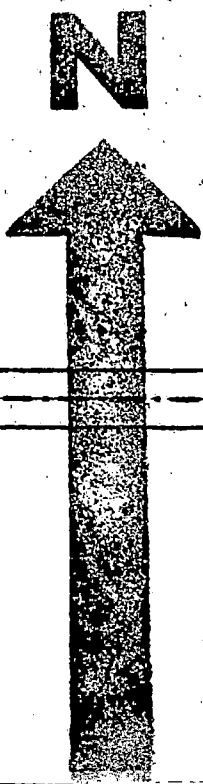
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

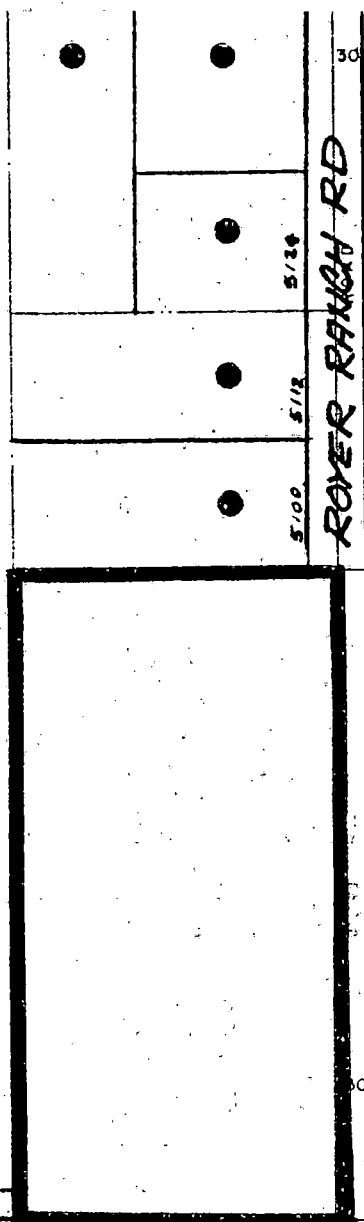
(SEE LOCATION MAP ON REVERSE SIDE.)

DURANGO CO

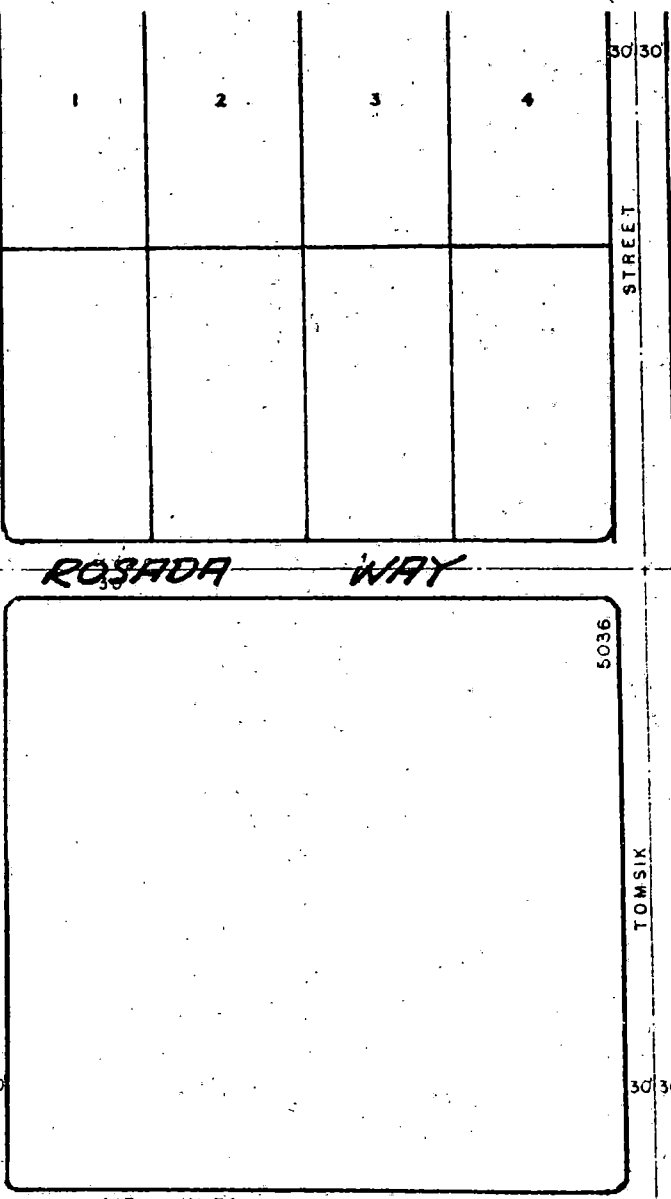


LISA LN

LA MADRE WAY



ROYER RANCHO RD



ROSADA WAY

CITY LIMITS

COUNTY 7-72-81

NOTICE OF PUBLIC HEARING

NOVEMBER 12, 1981

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

Z-73-81            LONGLEY CONSTRUCTION CO., INC. FOR  
RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED ON THE NORTHEAST CORNER OF SCHOLL  
DRIVE AND WEST CHARLESTON BOULEVARD.  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
      (UNDER RESOLUTION OF INTENT TO  
      R-3 - LIMITED MULTIPLE RESIDENCE  
      AND C-1 - LIMITED COMMERCIAL)  
TO:        C-1 (LIMITED COMMERCIAL)  
PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS PARCEL 1 OF FILE 29, PAGE 100 OF PARCEL  
MAPS RECORDED UNDER DOCUMENT NO. 1146926.

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.

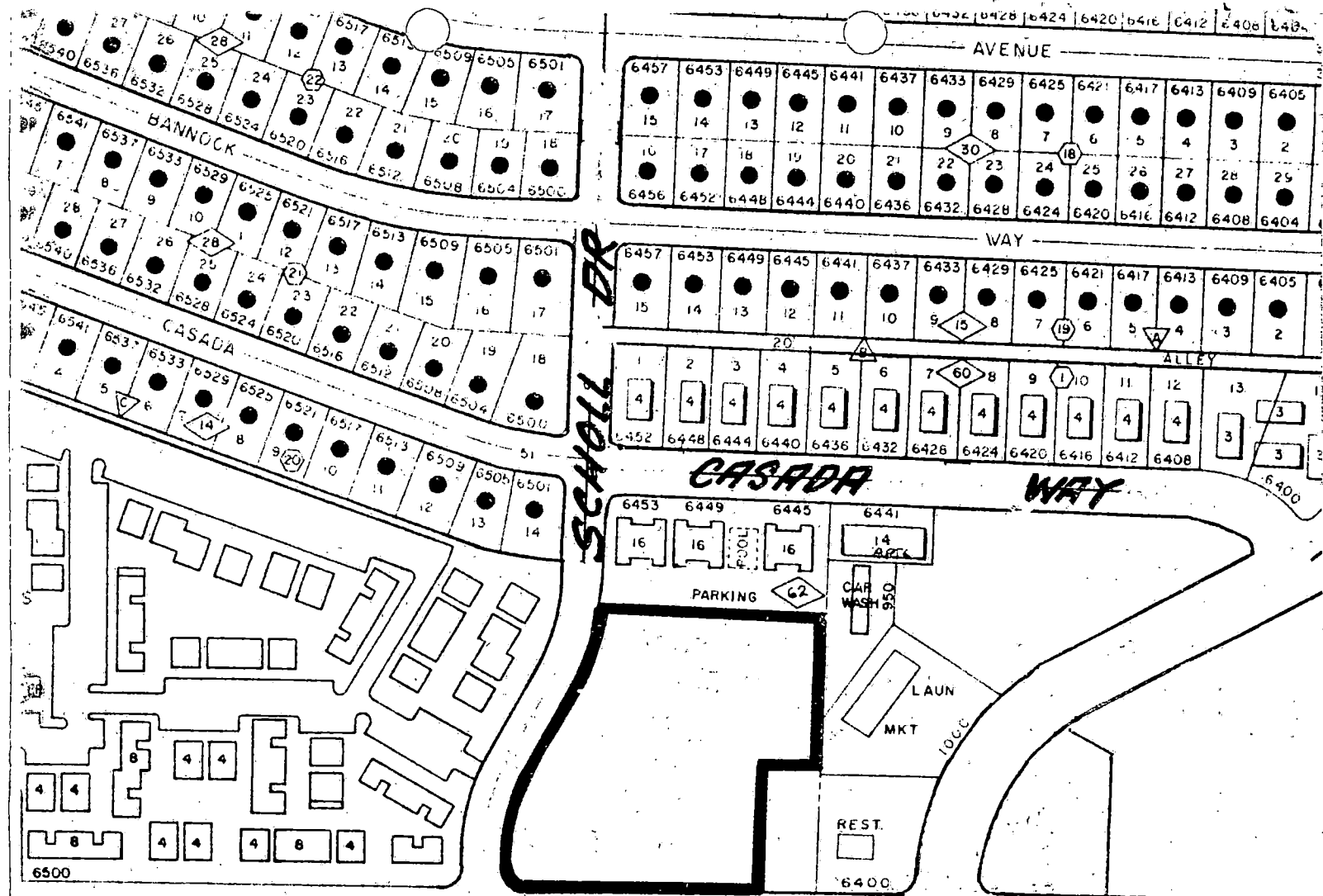
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

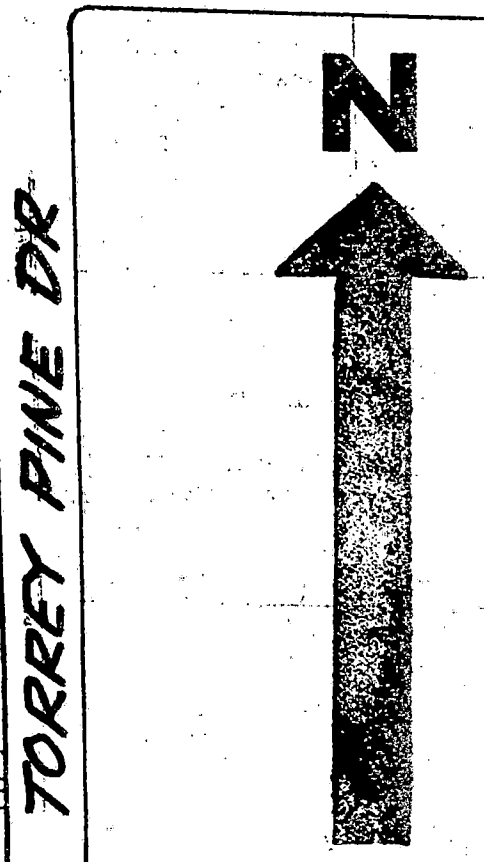
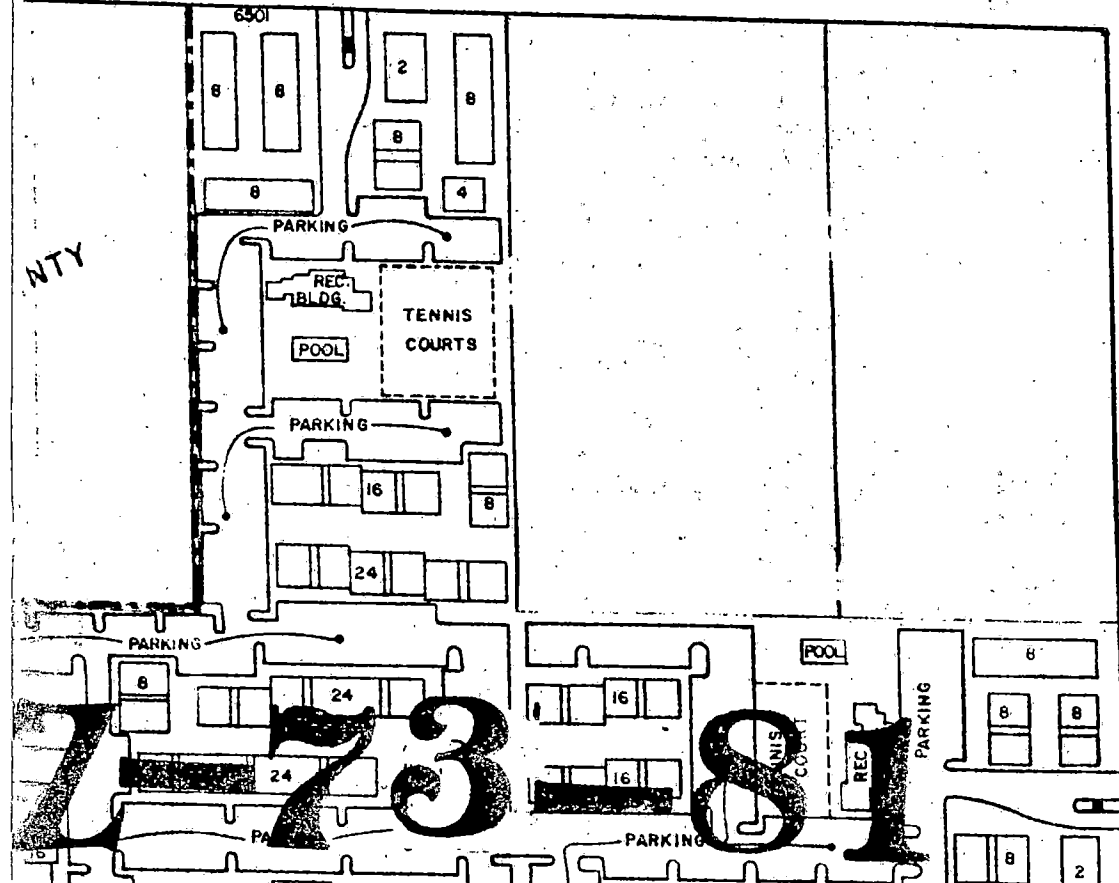
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



**CHARLESTON BLVD**



NOTICE OF PUBLIC HEARING

NOVEMBER 12, 1981

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

Z-74-81 BUTTRUM CONSTRUCTION CO. FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE SOUTH  
SIDE OF CRAIG ROAD BETWEEN LORENZI BOULEVARD  
AND THE RAINBOW EXPRESSWAY.  
FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO: R-3 (LIMITED MULTIPLE RESIDENCE)  
PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 60 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.)

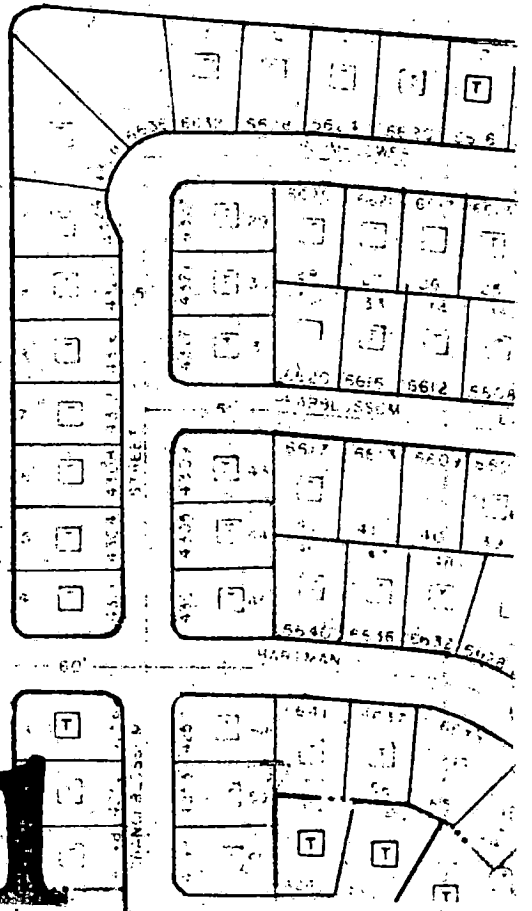
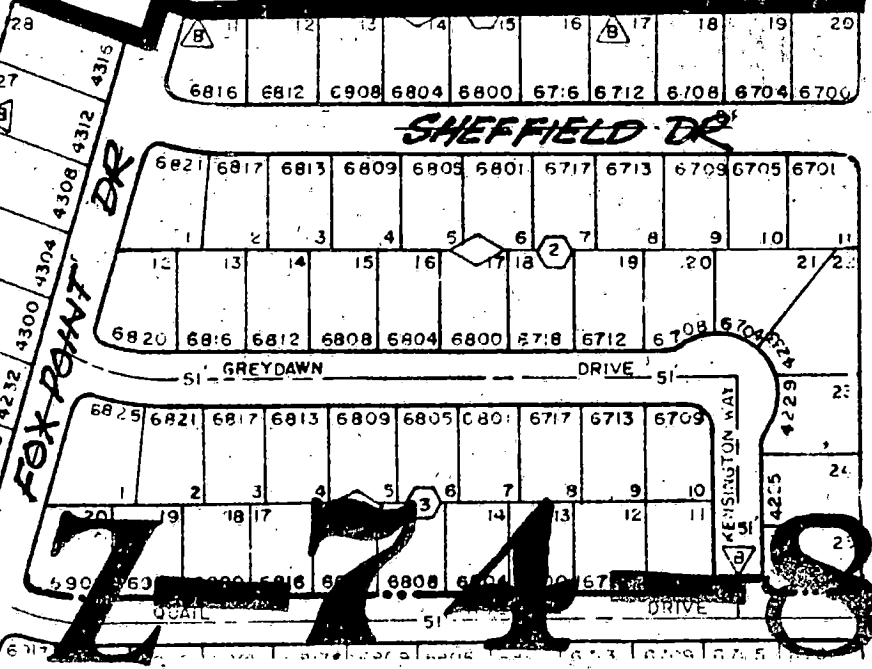
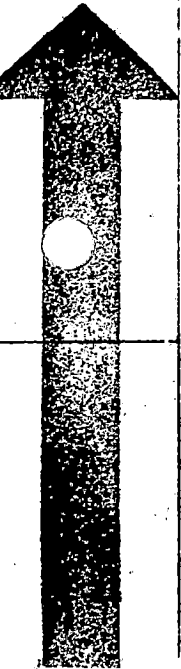
(SEE LOCATION MAP ON REVERSE SIDE.)

SUNRAY

RAINBOW EXPWY

CRAIG RD

N



NOTICE OF PUBLIC HEARING

NOVEMBER 12, 1981

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

Z-75-81

MONROE MEADOWS ASSOCIATES FOR RECLASSIFICATION  
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST  
CORNER OF LAMB BOULEVARD AND MONROE AVENUE.

FROM: R-MHP (RESIDENTIAL MOBILE HOME PARK)  
and R-E (RESIDENCE ESTATES)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED  
SINGLE FAMILY RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED

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

OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF SECTION 29,

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.)

OWENS AVE

3060

4541

K

PARKING

13 UNITS  
MOBILE HOMES

1500

MOBILE HOMES PARK  
86 UNIT, FULL AS OF 5-10-74

4441

VAN BUREN AVE

4400

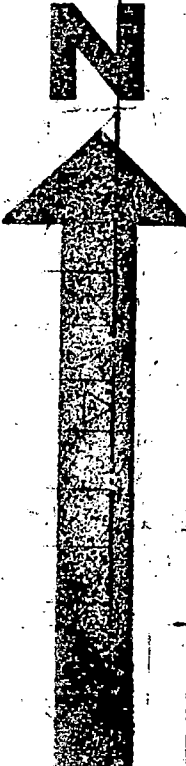
4420

4424

4440

4550

LAMB BLVD



MONROE AVE

288 SPACES

VILLA BOREGA  
HOME  
COMMUNITY  
NO. 18

2-75-81

October 28, 1981

NOTICE OF HEARING

NOVEMBER 12, 1981

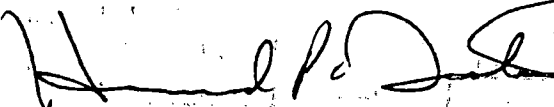
Notice is hereby given that on November 12, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

VAC-14-81      PETITION OF VACATION SUBMITTED BY METROPOLITAN DEVELOPMENT CORPORATION TO VACATE THE EAST TEN FEET OF LORENZI BOULEVARD GENERALLY LOCATED BETWEEN VEGAS DRIVE AND LAKE MEAD BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
THE EAST TEN FEET OF THE WEST FIFTY FEET OF  
THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST  
QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTH-  
WEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER  
(SW $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE  
60 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

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

(SEE LOCATION MAP ON REVERSE SIDE.)

## INTER-OFFICE MEMORANDUM

Date

December 21, 1981

TO:

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

FROM:

*Linda M. Owens*  
LINDA M. OWENS  
RECORDING SECRETARY

SUBJECT:

MINUTES OF THE PLANNING COMMISSION.

COPIES TO:

Attached are the final minutes for the November 12, 1981 City Planning Commission meeting.

MINUTES

CITY PLANNING COMMISSION

NOVEMBER 12, 1981

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

PRESENT: Chairman Coleman  
Mrs. Tracy  
Mr. Johnston  
Mr. Mack  
Mr. Guthrie  
Mr. Kennedy  
Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Howard Null, Chief, Planning Division  
Chris Gellner, Deputy City Attorney  
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.

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

MINUTES: MRS. TRACY made a Motion for APPROVAL of the Minutes of the September 10, 1981 and September 22, 1981 City Planning Commission meetings. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-73-81  
APPROVED

Application of LONGLEY CONSTRUCTION COMPANY, INC. for reclassification of property generally located on the northeast corner of Scholl Drive and West Charleston Boulevard, from R-1 (Single Family Residence) (under Resolution of Intent to R-3, Limited Multiple Residence and C-1, Limited Commercial) to C-1 (Limited Commercial). The above property is legally described as Parcel 1 of File 29, Page 100 of Parcel Maps recorded under Document No. 1146926.  
Proposed Use: Shopping Center

MR. FOSTER said the property is "L" shaped and a major portion has been zoned C-1. At one time Scholl was going to go straight south to Charleston, but then it was realigned to the west, which left a little portion still under R-3. The applicant wishes to rezone the small portion and include it with the "L" shaped piece for a shopping center. There is additional C-1 to the east and about a half mile to the west. Staff feels C-1 is appropriate and would recommend approval, subject to:

1. Z-73-81

(Continued)

1) Rescission of zoning approval Z-137-62 as it pertains to this site; 2) Repeal of Ordinance 934-233, which was zoning application Z-37-76 as it pertains to this site; 3) Construction of a 6' block wall along the north property line and a 4' block wall with the top 2' fifty percent open along the west property line from the driveway on Scholl to the north property line; 4) Approval of the development plan for the north 130' by the Planning Commission with notification of only the adjacent property owners if no more than two-story construction is proposed; 5) Installation of a 5' sidewalk along Charleston; 6) Provision for fire hydrants and water flow as required by the Department of Fire Services; 7) Dedication of any right-of-way and construction of street improvements as required by Public Services; 8) Repair of all street improvements which are not in good condition as required by Public Services; 9) Approval of the parking and driveway plan as required by the Traffic Engineer. Staff has no protests on record.

CHAIRMAN COLEMAN asked to hear from the applicant.

BARRY BECKER, 50 South Jones, Suite 101, appeared on behalf of the applicants. They are trying to clean up the zoning as a result of the realignment of Scholl. He does not want a time limit on the Resolution of Intent because the C-1 portion is already ordinances and has no time limit.

MR. FOSTER agreed that this portion would be under a Resolution of Intent with no time limit.

There were no persons in the audience in opposition.

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

MR. CANUL made a Motion for APPROVAL of Z-73-81 with staff's conditions.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack, 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 December 2, 1981 at 2:00 P.M.

2. TENTATIVE MAP

NEWPORT COVE  
PHASE III

APPROVED

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

Owner: West Coast Holdings, Inc.

Subdivider: Newport Cove Phase III

No. of Acres: 5.3 No. of Units: 104

2. TENTATIVE MAP

(Continued)

MR. NULL said this is an airspace condominium project. Staff would recommend approval, subject to the normal conditions and the following conditions: 1) Approval of zoning request Z-71-81; and 2) Subject to the conditions of approval for Z-71-81.

WILLIAM FARNSWORTH, designer and project coordinator for West Coast Holdings, Inc., 637 East Sahara Avenue, appeared for the application. He said he understood the conditions.

MR. GUTHIRE made a Motion for APPROVAL of the Tentative Map for Newport Cove Phase III, with staff's conditions.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack, 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 December 2, 1981 at 2:00 P.M.

3. FINAL MAP

NEWPORT COVE  
PHASE III

APPROVED

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

Owner: West Coast Holdings, Inc.

Subdivider: Newport Cove Phase III

No. of Acres: 5.3 No. of Units: 104

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

WILLIAM FARNSWORTH, designer and project coordinator for West Coast Holdings, Inc., 637 East Sahara Avenue, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Newport Cove Phase III, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP

BONITA TERRACE  
CONDOMINIUM

APPROVED

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

Owner: Thomas H. Pouliot

Subdivider: George Brookman Construction

No. of Acres: 0.80 No. of Units: 40

MR. NULL said this is an airspace condominium. The rear of the buildings are too close to the rear property line. Therefore, staff would recommend the normal conditions and the following special condition: 1) Subject to the approval of a variance for the rear building setback.

GEORGE BROOKMAN, 1900 Cochran, appeared for the application. He is in agreement with staff's conditions.

TOM POULIOT, 1207 Purple Sage Avenue, appeared for the applicaton.

MR. GUTHRIE asked how far he is in conflict on the rear property setback.

MR. FOSTER answered that there is a 5' setback where 20' is required. Because of the types of uses across the alley to the rear and the commercial fronting on Las Vegas Boulevard South, staff does not feel this is a problem. However, it will need approval of a variance by the Board of Zoning Adjustment.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Bonita Terrace Condominium, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack, 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 December 2, 1981 at 2:00 P.M.

5. FINAL MAP

BONITA TERRACE  
CONDOMINIUM

ABEYANCE

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

Owner: Thomas H. Pouliot

Subdivider: George Brookman Construction

No. of Acres: 0.80 No. of Units: 40

MR. NULL said the applicant needs to have this final map submitted by a registered land surveyor, so staff would recommend the item be held in abeyance until this is accomplished.

MR. GUTHRIE made a Motion for ABEYANCE of the Final Map for Bonita Terrace Condominium.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item has been held in Abeyance until staff has the proper information.

6. TENTATIVE MAP

CHARLESTON  
RAINBOW 15  
(Resubmitted)

APPROVED

Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone.

Owner/Subdivider: Sproul Homes of Nevada  
No. of Acres: 14 No. of Lots: 62

MR. NULL said the tentative map was resubmitted to include a storage yard which is now incorporated into the tentative map. Staff would recommend the following conditions along with the normal conditions: 1) No vehicular access to Alta Drive from the abutting lots; and 2) A wall statement.

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

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Charleston Rainbow 15, with staff's recommendations.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 December 2, 1981 at 2:00 P.M.

7. FINAL MAP

ATRIUM GARDENS II

APPROVED

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

Owner/Subdivider: Bivins Construction Company, Inc.  
No. of Acres: 3.6 No. of Lots: 46

MR. NULL said this is a portion of a large subdivision. It is a residential planned development. This final map is in substantial conformity with the tentative map and staff would recommend approval with the following conditions: 1) Conformance to the conditions of approval for the tentative map.

MARK BIVINS, Bivins Construction Company, 620 South 11th Street, appeared for the application.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Atrium Gardens II.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. VAC-14-81

APPROVED

Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate the east 10 feet of Lorenzi Boulevard generally located between Vegas Drive and Lake Mead Boulevard. The above property is legally described as the East 10 feet of the west 50 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.B. & M.

MR. NULL said the area recommended for vacation is a 10' strip on the east side of Lorenzi. Lorenzi was reduced on the Master Plan of Streets and Highways from 100' to 80' in 1979; therefore, this vacation is in order. Utility companies and City departments have no objection. Staff would recommend approval with the normal conditions.

CHAIRMAN COLEMAN asked to hear from the applicant.

TIM COFFERS, Wallace Engineering, 1100 East Sahara Avenue, appeared for the application.

MR. GUTHRIE asked staff what had taken place on Lorenzi on the Master Plan of Streets and Highways.

MR. NULL replied that it was changed from 100' to 80' because of the proximity of the new freeway alignment. Therefore, all they are doing now is vacating those areas.

There were no persons in the audience in opposition.

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

MRS. TRACY made a Motion for APPROVAL of VAC-14-81.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 November 18, 1981 Board of City Commissioners Meeting.

9. Z-72-81

DENIED

Application of JOSEPH AND KRISTINE BAUMAN for reclassification of property generally located on the northwest corner of La Madre Way and Royer Ranch Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development). The above property is legally described as the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 19 South, Range 60 East, M.D.M.

Proposed Use: Low Density Detached Single  
Family Dwellings

9. Z-72-81

(Continued)

MR. FOSTER said this is located on the northwest portion of the city. There are homes abutting this property immediately to the north. It is vacant to the west for several hundred feet and then there is a row of single family homes on the street called Lisa. The project will consist of two private drives which are cul-de-sacs, with four lots on the north cul-de-sac and five lots on the south cul-de-sac. They are proposing to have the private drives as their common area and the lot sizes include the half street of the private drive. The lots are one-half acre. Staff feels this is compatible with the area and would recommend approval subject to the following conditions: 1) Conformance to the plot plan and elevations. (The proposed home is 1378 square feet with 50 to 60 foot setbacks to La Madre Way and 30 to 50 foot setbacks along Royer Ranch Road and 35 to 40 foot setbacks on the interior of the private drives); 2) Accessory buildings be permitted as allowed in the R-E Zone; 3) Install street improvements on La Madre Way and Royer Ranch Road as required by Public Services; 4) Parcel map approval in terms of well sites and septic tank systems; 5) Resolution of Intent with a 12 month time limit. Staff has one letter of protest on record.

CHAIRMAN COLEMAN asked to hear from the applicant.

DAVID CAUSEY, Causey Engineering, 3325 West Desert Inn Road, appeared to represent the applicant. There will be two community wells located on the property. This is a large five acre lot.

W. JONES, 5100 Lisa Lane, appeared in protest. This area has been R-E for many years. Has the water supply been arranged?

DAVID CAUSEY replied that they have the water application on file and it is a matter of procedure with state engineers before it is granted. It can take up to a year for them to act on an application due to the advertising requirements, etc. This is R-E density. The only technical change is that there will be private streets.

KENNETH FLIPPIN, 6130 Tara Avenue, appeared in protest. He objects to the small size of the houses. Are sidewalks, curbs and gutters required?

MR. FOSTER said the applicant will be required to install half-street improvements.

KENNETH FLIPPIN doesn't feel there is a need for sidewalks, curbs and gutters because of the horses in the area.

MIKE TURPEN, 5112 Royer Ranch Road, appeared in protest. He is concerned about the well situation. He wants to preserve the R-E zoning.

JACK BURKE, 4870 North Janell, appeared in protest. There are no pavements and with the additional traffic there will be a lot of dust.

W. JONES asked if there is a plot plan on this project and a requirement that blacktop roads be put in.

9. Z-72-81

(Continued)

MR. FOSTER replied that there will be half-street paving on La Madre and Royer Ranch Roads.

JACK BURKE requested this be held in abeyance until all of the persons in the area could be notified.

MR. FOSTER said the City notified all the property owners within 300 feet of this project, even if they were located in the County.

DAVID CAUSEY said the applicant has signed an Assessment District Agreement with the Public Works Department for the street paving on the abutting streets.

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 APPROVAL of Z-72-81.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Guthrie

"NOES" Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Kennedy, Mr. Canul

Motion for Approval did not carry, Z-72-81 was DENIED.

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

10. Z-74-81

DENIED

Application of BUTTRUM CONSTRUCTION COMPANY for reclassification of property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M.

Proposed Use: Medium High Density Apartments

MR. FOSTER said there have been several applications by the applicant on this property in the past. The applicant is now proposing 120 one and two bedroom apartments with 24 units per acre, which is the maximum allowed in the R-3 Zone. The density is compatible with what is allowed in this general neighborhood. Staff would recommend approval, subject to: 1) No access to Craig Road; 2) Provision of a cul-de-sac at Fox Point Drive as required by Public Services; 3) Conformance to the plot plan that was submitted and the elevations; 4) Provision for fire hydrants and water flow as required by Fire Services; 5) Approval of the parking and driveway plan by the Traffic Engineer; 6) Resolution of Intent with a twelve month time limit; 7) Construct street improvements on Craig Road, Lorenzi Boulevard and Fox Point Drive as required by Public Services; 8) Approval of the drainage plan; 9) Construction of a 6 foot block wall along the south property line which would be adjacent to the R-1 to the south; and 10) Construction of a 4 foot wall with the top 2 feet fifty

10. Z-74-81

(Continued)

percent open along Lorenzi and Craig with landscaping, including trees. Staff had five protests on record, but prior to this meeting he was handed additional petitions containing 342 signatures in protest.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

GEORGE PERKINS, Buttrum Construction Company, 5067 South Arville, appeared for the application. The gross acreage of the property is 6.47 acres, giving a yield of 18.55 units per acre. They exceed the minimum parking requirements based on 1 1/4 per unit for two bedroom apartments as they have 1.28 spaces. They concur with staff on the conditions.

WILLIAM PATTERSON, 6909 Old Castle Drive, appeared in protest. The area is unable to be covered by City services. Most of the residents now living in that area moved there to get away from the high-density apartment areas. When they purchased their homes, they were shown a plot plan of single-family residences going in that area, not apartments.

LANCE KRIEGH, 6613 Painted Desert Drive, appeared in opposition. The police protection in that area is negligible. The streets are not in good enough condition to take the additional traffic.

There were approximately 35 persons in protest in the audience.

RON LUSCH, 4485 Lorenzi Boulevard, appeared in protest. They purposely moved into that area to get away from the high-density apartment areas.

KEITH GROVER, 1724 West Bonanza Road, appeared in protest. This is an R-1 and R-E area and he would like to see it remain the same.

JANET WHITE, 6709 Quail Hollow Drive, appeared in protest. This development will increase the crime and traffic in that area, and devalue their property values. They feel betrayed because they were told there would be single-family homes in the area.

GEORGE PERKINS appeared in rebuttal stating that when they originally went into the program it was set up for R-1. Because of the backing on Craig Road and Lorenzi Boulevard, they felt a higher density or commercial would be more valuable to that corner rather than backing houses up against a 150 foot wide street coming off a freeway. They investigated the school situation and found there is room for 643 additional students. The population will increase by about 15% in that area. Fire protection is nearby. They will not be stressing the water system or overloading the sewage system. Power, telephone and gas are readily available to handle the project.

MR. JOHNSTON made a Motion for DENIAL of Z-74-81 because this density would not be compatible in the area.

Voting was as follows:

10. Z-74-81  
(Continued)

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, 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 December 2, 1981 at 2:00 P.M.

(MR. MACK was excused at 8:55 P.M.)

11. Z-75-81  
APPROVED

Application of MONROE MEADOWS ASSOCIATES for reclassification of property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, from R-MHP (Residential Mobile Home Park) and R-E (Residence Estates) to R-CL (Residential Compact Lot). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 29, Township 20 South, Range 62 East, M.D.M.

Proposed Use: Medium Low Density Detached  
Single Family Residential

MR. FOSTER presented the staff report stating this abuts mobile home park zoning to the south. There is R-1 to the east, R-E and R-2 to the north, and vacant R-E to the west. There will be 6.5 units per acre on this 13 acre site with 87 lots. The lots will be 38 to 40 feet wide. The units will be on a zero-lot line basis, but will be detached and have an 18 foot rear setback and 20 foot front setback. The density is lower than that in the mobile home park. Staff would recommend approval, subject to: 1) Resolution of Intent for 12 months; 2) Conformance to the plot plan showing the 20 foot front setback and 18 foot rear setback; 3) Maintenance easement in the CC&R's; 4) Approval by the Traffic and Parking Commission on any curb cut deviations; 5) Dedication of 30 feet of right-of-way on Monroe and the radius corner at the intersection of Monroe and Lamb; 6) Conformance to the Flood Hazard Reduction Ordinance and drainage plan approved by Public Services; 7) Install street improvements on Monroe and Lamb as required by Public Services. Staff does not have any protests on record.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

ROBERT RIGGS, proposed builder of the project, 3132 South El Camino Road, appeared. They concur with staff's recommendations.

There were seven persons in the audience in protest.

THOMAS CLARK, 4440 East Van Buren Avenue, appeared in protest. The traffic is unbearable at the present time.

IRENE CLARK, 4440 East Van Buren Avenue, appeared in protest. She also objected to the additional traffic.

11. Z-75-81.  
(Continued)

ALICE MADRIL, 4424 East Van Buren Avenue, appeared stating she does not object if these are really going to be single-family units. She asked if four-way stop lights could be installed on Lamb Boulevard.

MR. FOSTER said he would refer the stop light situation to the Traffic Engineer.

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 APPROVAL of Z-75-81, because the density is compatible with what the area is zoned for and with staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

12. Z-90-80  
EXTENSION OF TIME  
APPROVED

Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

MR. FOSTER said this is the first request for an extension of time due to the additional time needed because of the economic conditions. Staff would recommend a one-year extension.

ATTORNEY BRUCE COLLMAR, 300 South 4th Street, appeared for the applicants.

MR. KENNEDY made a Motion for APPROVAL of a one-year extension on Z-90-80, Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

13. Z-24-79 and  
Z-58-78  
PLOT PLAN REVIEW  
AND REVIEW OF CONDITIONS  
ABEYANCE

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review on property generally located 360 feet north of Meadows Avenue on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1); and also a review of the condition which states "no restaurant or fast food outlet shall be permitted in any north building."

13. Z-24-79 and  
Z-58-78

(Continued)

MR. FOSTER said there was a shopping center approved on this site and there was substantial concern from the residents in the R-1 area to the north about the types of uses that would be located in this shopping center. There are two zoning applications involved: One for the small parcel and the other for the balance of the property. A condition on the zoning application was that there not be any restaurants in the north row of buildings because there could be odors, trash, etc. The applicant is now proposing The Red Lobster restaurant. Staff feels the property owners should be notified of the proposed restaurant and that the applicant should pay an additional \$75 filing fee to help defray the costs of the public hearing.

GEORGE KALB, 1104 Ironwood Drive, appeared for the application. The large parcel was a proposed shopping center and the stipulation was placed on it regarding restaurants, which he agreed to. However, the second piece is separate and when they had gotten the C-1 zoning a year after the main parcel, they had projected about an 80 foot section of the shopping center into it. At that time, the same condition was placed on the small parcel. Since they are not going that far with the shopping center, this small parcel could be occupied by a free-standing restaurant and feels the condition is not warranted because they only back up to three homes and a travel agency.

LEE CORRCIA, 14250 Match Point Drive, Poway, California, appeared to represent The Red Lobster restaurant. Odors will not be a problem because they have devices to take care of that situation.

MR. GUTHRIE made a Motion for ABEYANCE of Z-24-79 and Z-58-78, Plot Plan Review and Review of Condition, so the surrounding property owners can be notified.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for ABEYANCE carried unanimously.

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

14. AR-7-81  
AESTHETIC REVIEW  
APPROVED

Request of A&P INVESTMENT COMPANY for an Aesthetic Review to install either artificial shrubbery or yucca plants without a required sprinkler system on property located at 523 South Fourth Street, C-1 Zone (under Resolution of Intent to C-2).

MR. FOSTER said this is an entrance to a parking lot on the east side of 4th Street between Clark and Bonneville and property that was activated under R.O.I. to C-2. They would like to put yucca or artificial plants on the front. There is a pattern on South 4th Street of natural vegetation.

14. AR-7-81

(Continued)

Only under extenuating circumstances has this Commission ever allowed artificial plants. Staff feels there should be live landscaping placed in there and recommends denial.

ALAN ANDREWS, 302 East Carson Street, appeared for the application. Since this property might be sold in the near future, he would like to put in artificial or yucca plants so they can just use a hose on it once a week because a sprinkler system would cost approximately \$3,000.

MR. CANUL made a Motion for APPROVAL of AR-7-81, Aesthetic Review, subject to the landscaping consisting of junipers and the sprinkler system being waived for one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Abeyance item from 10/27/81 - Discussion and adoption of 1981-82 goals for the Planning Commission.

MR. FOSTER presented the 1982 goals for the Planning Commission. The first goal is to "Update The General Plan." A consultant will be hired to update a list of elements. After discussion, one of the responsibilities of the consultant was revised from "Community Design" to "Community Design/Visual Environment." The consultant is to confer with citizens committees and Planning Commission members as the General Plan is being updated. The dates listed on the time schedule could be changed, depending upon when the consultant is hired. The second goal is a "Major Revision of the Zoning Ordinance." The third goal is "Additional Areas of Responsibility for Planning Commission." The fourth goal is "Training Program for Planning Commission members." Under this category it was decided to add an additional item entitled "Miscellaneous." After discussion, it was decided to approve the goals as outlined by staff.

MR. JOHNSTON made a Motion for ADOPTION of the 1982 general outline of the goals for the Planning Commission.

Voting was as follows:

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

Motion for ADOPTION carried unanimously.

SUPPLEMENTAL AGENDA:

1. FINAL MAP

SHADOW ACRES  
UNIT 2

APPROVED

Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E Zone (under Resolution of Intent to R-PD2).  
Owner/Subdivider: C & H Development  
No. of Acres: 2.9 No. of Lots: 6

MR. NULL said this final map is in substantial conformity with the tentative map. Staff would recommend approval with the following condition:  
1) Conformance to the conditions of approval for the tentative map.

DAVID CAUSEY, Causey Engineering, 3325 West Desert Inn Road, appeared for the application. They are in agreement with the condition.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Shadow Acres Unit 2.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. EXTENSION OF TIME

RANCHO SERENO UNIT 3  
TENTATIVE MAP

APPROVED

Request of VILLA BONITA OESTE for a one-year Extension of Time on property generally located north of Sahara Avenue and west of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD7).  
Owner/Subdivider: Villa Bonita Oeste  
No. of Acres: 10.0 No. of Lots: 46

MR. NULL said staff recommends approval of a one-year extension of time.

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

MR. GUTHRIE made a Motion for APPROVAL of an Extension of Time on the Tentative Map for Rancho Sereno Unit 3 for one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. EXTENSION OF TIME  
TORREY PINES VILLAGE  
TENTATIVE MAP  
APPROVED

Request of NEVADA EQUITIES for a one-year Extension of Time on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (proposed R-PD14).  
Owner: Nevada Equities  
Subdivider: Dasco  
No. of Acres: 10.5 No. of Lots: 147

MR. NULL said staff recommends approval of a one-year extension of time.

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

MR. CANUL made a Motion for APPROVAL of an Extension of Time on the Tentative Map for Torrey Pines Village.

Voting was as follows:

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

"NOES" Mr. Johnston

EXCUSED" Mr. Mack

Motion for APPROVAL carried by a 5/1 vote.

4. Z-93-80  
PLOT PLAN REVIEW  
APPROVED

Request of BRONZE CONSTRUCTION COMPANY, INC. for a Plot Plan Review on property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, R-1 Zone (under Resolution of Intent to R-PD11).

MR. FOSTER said this is a condominium development. They want to have a security arrangement and are proposing a guard station on one entrance off Lamb Boulevard. The Traffic Engineer was concerned about the location of the guard station being so close to Lamb Boulevard and recommended it be moved west. Staff would recommend approval of the request, with the condition that the guard station be moved west as required by the Traffic Engineer and the Quincy Drive access remain open.

CHET COX, 3087 Alden, appeared for the application. It is satisfactory to have the Quincy Drive access remain open, but the problem in moving the guard station west is that all the utilities have been put in and slabs have been poured for the guard house. They would have to tear the asphalt up and start over.

MR. GUTHRIE made a Motion for APPROVAL of Z-93-80, Plot Plan Review, subject to subsequent approval by the Traffic Engineer as to the location of the guard house.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

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

5. Z-67-72

PLOT PLAN REVIEW

APPROVED

Request of JACK AND CECILIA HON for a Plot Plan Review to allow a 10 foot side setback on property located at 1901 Oakleaf Lane, R-PD5 Zone.

MR. FOSTER said this is a minor change to an R-PD development. The proposed patio roof will come within 10 feet of a corner. Because of the odd-shaped lot, staff feels it is a minor situation and would recommend approval.

JACK HON, the applicant, was present.

MR. CANUL made a Motion for APPROVAL of Z-67-72, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

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

/10

41  
29-133-169  
10:981-11-12



ANNOTATED AGENDA

CITY PLANNING COMMISSION

NOVEMBER 12, 1981

Nevada State Library

DEC 14 1981

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

ROLL CALL: PRESENT: Coleman, Guthrie, Kennedy, Canul, Tracy, Mack, and Johnston

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the minutes for the September 10, 1981 and September 22, 1981 City Planning Commission meetings.

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

NEW BUSINESS

1. Z-73-81 Application of LONGLEY CONSTRUCTION CO., INC. for reclassification of property generally located on the northeast corner of Scholl Drive and West Charleston Boulevard, from R-1 (under Resolution of Intent to R-3) and C-1 to C-1.  
Proposed Use: Shopping Center

ACTION: APPROVED  
VOTE: CANUL/Unanimous

CONDITIONS:

1. Resolution of Intent with no time limit.
2. Recission of approval of Z-137-62 as it pertains to this site.
3. Repeal of Ordinance 934-233(Z-37-76) as it pertains to this site, i.e., exclusive of the Jack-In-The-Box parking lot.
4. Construction of a 6' block wall along the north property line and a 4' block wall with the top 2' fifty percent (50%) open along the west property line from the driveway on Scholl Drive to the north property line set back a minimum of 5' with landscaping installed between the wall and the sidewalk.
5. Approval of the development plan for the north 130' by the Planning Commission with notification of only the adjacent property owners if no more than a two-story construction is proposed.
6. Installation of a 5' sidewalk along Charleston Boulevard as required by the Department of Public Services.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.
8. Dedication of right-of-way and improvements as required by the Department of Public Services.
9. Repair all street improvements which are not in good condition as required by the Department of Public Services.
10. Approval of the parking and driveway plan as required by the Traffic Engineer.
11. Conformance to the plot plan.
12. 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.

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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2. TENTATIVE MAP  
NEWPORT COVE PHASE III

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

ACTION: APPROVED  
VOTE: CUTHRIE/Unanimous

Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

CONDITIONS:

1. Approval of zoning request Z-71-81.
2. Subject to the conditions of approval for Z-71-81.
3. 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. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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3. FINAL MAP  
NEWPORT COVE PHASE III

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

ACTION: APPROVED  
VOTE: TRACY/Unanimous

Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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4. TENTATIVE MAP  
BONITA TERRACE CONDOMINIUM

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

ACTION: APPROVED  
VOTE: JOHNSON/Unanimous

Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
No. of Acres: 0.80 No. of Units: 40

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. Subject to the approval of a variance for the rear building setback.
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.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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5. FINAL MAP  
BONITA TERRACE CONDOMINIUM
- Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.  
Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
No. of Acres: 0.80 No. of Units: 40
- ACTION: ABEYANCE  
VOTE: GUTHRIE/Unanimous

STAFF RECOMMENDATION: ABEYANCE

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6. TENTATIVE MAP  
CHARLESTON RAINBOW 15  
(Resubmitted)
- Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone.  
Owner/Subdivider: Sproul Homes of Nevada  
No. of Acres: 14 No. of Lots: 62

ACTION: APPROVED  
VOTE: TRACY/Unanimous

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. No vehicular access to Alta Drive from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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7. FINAL MAP  
ATRIUM GARDENS II
- Property generally located east of Pecos Street and south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).  
Owner/Subdivider: Bivins Construction Co., Inc.  
No. of Acres: 3.6 No. of Lots: 46
- ACTION: APPROVED  
VOTE: KENNEDY/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

8. VAC-14-81

Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive.

ACTION: APPROVED  
VOTE: TRACY/Unanimous

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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: November 18, 1981 to set date for public hearing

9. Z-72-81

Application of JOSEPH AND KRISTINE BAUMAN for reclassification of property generally located at the northwest corner of LaMadre Way and Royer Ranch Road, from R-E to R-PD2.

ACTION: DENIED  
VOTE: GUTHRIE/2-5

Proposed Use: Low Density Detached Single Family Dwellings

Made a motion for approval, did not carry approval denied 5/2 (Guthrie & Coleman)

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 15

TO BE HEARD BY CITY COMMISSION: December 2, 1981

10. Z-74-81

Application of BUTTRUM CONSTRUCTION CO. for reclassification of property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, from R-1 to R-3.

ACTION: DENIED  
VOTE: JOHNSTON/Unanimous

Proposed Use: Medium High Density Apartments

STAFF RECOMMENDATION: APPROVAL

PROTESTS: Approx. 387

TO BE HEARD BY CITY COMMISSION: December 2, 1981

11. Z-75-81

Application of MONROE MEADOWS ASSOCIATES for reclassification of property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, from R-MHP and R-E to R-CL.

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

Proposed Use: Medium Low Density Detached Single Family Residential

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan reflecting a 20' minimum front setback and an 18' minimum rear setback.
3. Provision of a maintenance easement in the CC&R's.
4. Approval by the Traffic and Parking Commission of any deviation from the curb cut regulations.
5. Dedication of 30' of right-of-way for Monroe Avenue and the radius corner at the intersection of Monroe Avenue and Lamb Boulevard as required by the Department of Public Services.

6. Conformance to the requirements of the Flood Hazard Reduction Ordinance and drainage plan approval as required by the Department of Public Services.
7. Install street improvements on Monroe Avenue and Lamb Boulevard as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 10

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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12. Z-90-80

Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

ACTION: APPROVED

VOTE: KENNEDY/Unanimous

CONDITIONS:

1. Extension of Time shall expire December 5, 1982.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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13. Z-24-79 & Z-58-78

Request of GEORGE F. KALB CONSTRUCTION CO. for a Plot Plan Review on property generally located 260' north of Meadows Avenue on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1); and also a review of the condition which states "no restaurant or fast food outlet shall be permitted in any north building".

ACTION: ABEYANCE

VOTE: GUTHRIE/Unanimous

STAFF RECOMMENDATION: ABEYANCE

TO BE HEARD AGAIN BY PLANNING COMMISSION: NOVEMBER 24, 1981

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14. AR-7-81

Request of A & P INVESTMENT CO. for an Aesthetic Review to install either artificial shrubbery or yucca plants without a required sprinkler system on property located at 523 S. Fourth Street, C-1 Zone (under Resolution of Intent to C-2).

ACTION: APPROVED

VOTE: CANUL/Unanimous

CONDITIONS:

1. Live landscaping be installed as shown on the approved plot plan without an underground sprinkler system.
2. A review be conducted in one year on the need for installation of an underground sprinkler system.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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DIRECTOR'S BUSINESS:

1. Abeyance Item from 10/27/81 - Discussion and adoption of 1981-82 Goals for the Planning Commission.

ACTION: APPROVED

VOTE: JOHNSTON/Unanimous

SUPPLEMENTAL AGENDA:

1. FINAL MAP  
SHADOW ACRES UNIT 2

Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E Zone (under Resolution of Intent to R-PD2).

ACTION: APPROVED  
VOTE: TRACY/Unanimous

Owner/Subdivider: C & H Development  
No. of Acres: 2.9 No. of Lots: 6

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

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2. EXTENSION OF TIME  
RANCHO SERENO UNIT #3  
TENTATIVE MAP

Request of VILLA BONITA OESTE for a one-year extension of time on property generally located north of Sahara Avenue and west of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD7).

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

Owner/Subdivider: Villa Bonita Oeste  
No. of Acres: 10.0 No. of Lots: 46

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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3. EXTENSION OF TIME  
TORREY PINES VILLAGE  
TENTATIVE MAP

Request of NEVADA EQUITIES for a one-year extension of time on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (proposed R-PD14).

ACTION: APPROVED  
VOTE: CANUL/5-1 vote  
(Johnston voted NO)

Owner: Nevada Equities  
Subdivider: Dasco  
No. of Acres: 10.5 No. of Lots: 147

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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4. Z-93-80

Request of BRONZE CONSTRUCTION CO., INC. for a Plot Plan Review on property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, R-1 Zone (under Resolution of Intent to R-PD11)

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

CONDITIONS:

1. Relocate guard building to the west as required by the Traffic Engineer.
2. Access to Quincy Street be retained.
3. Conformance to the amended plot plan to reflect the above conditions.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: DECEMBER 2, 1981

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5. Z-67-72

Request of JACK AND CECILIA HON for a Plot Review  
to allow a 10' side setback on property located at  
1901 Oakleaf Lane, R-PD5 Zone.

ACTION: APPROVED  
VOTE: CANUL/Unanimous

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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A N N O T A T E D A G E N D A

CITY PLANNING COMMISSION

NOVEMBER 12, 1981

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

ROLL CALL: PRESENT: Coleman, Guthrie, Kennedy, Canul, Tracy, Mack,  
and Johnston

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the minutes for the September 10, 1981  
and September 22, 1981 City Planning Commission  
meetings.

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

---

NEW BUSINESS

1. Z-73-81 Application of LONGLEY CONSTRUCTION CO., INC. for  
reclassification of property generally located  
on the northeast corner of Scholl Drive and West  
Charleston Boulevard, from R-1 (under Resolution  
of Intent to R-3) and C-1 to C-1.  
Proposed Use: Shopping Center

ACTION: APPROVED  
VOTE: CANUL/Unanimous

CONDITIONS:

1. Resolution of Intent with no time limit.
2. Recission of approval of Z-137-62 as it pertains to this site.
3. Repeal of Ordinance 934-233(Z-37-76) as it pertains to this site, i.e.,  
exclusive of the Jack-In-The-Box parking lot.
4. Construction of a 6' block wall along the north property line and a 4' block  
wall with the top 2' fifty percent (50%) open along the west property line  
from the driveway on Scholl Drive to the north property line set back a mini-  
mum of 5' with landscaping installed between the wall and the sidewalk.
5. Approval of the development plan for the north 130' by the Planning Commission  
with notification of only the adjacent property owners if no more than a two-  
story construction is proposed.
6. Installation of a 5' sidewalk along Charleston Boulevard as required by the  
Department of Public Services.
7. Provision of fire hydrants and water flow as required by the Department of  
Fire Services.
8. Dedication of right-of-way and improvements as required by the Department of  
Public Services.
9. Repair all street improvements which are not in good condition as required by  
the Department of Public Services.
10. Approval of the parking and driveway plan as required by the Traffic Engineer.
11. Conformance to the plot plan.
12. 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 li-  
cense.

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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2. TENTATIVE MAP  
NEWPORT COVE PHASE III

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

ACTION: APPROVED  
VOTE: RUTHRIE/Unanimous

Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

CONDITIONS:

1. Approval of zoning request Z-71-81.
2. Subject to the conditions of approval for Z-71-81.
3. 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. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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3. FINAL MAP  
NEWPORT COVE PHASE III

Property generally located on the north side of O'Bannon Drive, east of Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1), proposed R-3.

ACTION: APPROVED  
VOTE: TRACY/Unanimous

Owner: West Coast Holdings, Inc.  
Subdivider: Newport Cove Phase III  
No. of Acres: 5.3 No. of Units: 104

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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4. TENTATIVE MAP  
BONITA TERRACE CONDOMINIUM

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

ACTION: APPROVED  
VOTE: JOHNSON/Unanimous

Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
No. of Acres: 0.80 No. of Units: 40

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. Subject to the approval of a variance for the rear building setback.
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.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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5. FINAL MAP  
BONITA TERRACE CONDOMINIUM  
Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.  
Owner: Thomas H. Pouliot  
Subdivider: George Brookman Construction  
ACTION: ABEYANCE  
VOTE: GUTHRIE/Unanimous  
No. of Acres: 0.80 No. of Units: 40

STAFF RECOMMENDATION: ABEYANCE

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6. TENTATIVE MAP  
CHARLESTON RAINBOW 15  
(Resubmitted)  
Property generally located on the south side of Alta Drive, west of Buffalo Drive, R-1 Zone.  
Owner/Subdivider: Sproul Homes of Nevada  
No. of Acres: 14 No. of Lots: 62

ACTION: APPROVED  
VOTE: TRACY/Unanimous

CONDITIONS:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. No vehicular access to Alta Drive from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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7. FINAL MAP  
ATRIUM GARDENS II  
Property generally located east of Pecos Street and south of Washington Avenue, R-1 Zone (under Resolution of Intent to R-PD12).  
Owner/Subdivider: Bivins Construction Co., Inc.  
No. of Acres: 3.6 No. of Lots: 46  
ACTION: APPROVED  
VOTE: KENNEDY/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

8. VAC-14-81

ACTION: APPROVED  
VOTE: TRACY/Unanimous

Petition of Vacation submitted by METROPOLITAN DEVELOPMENT CORPORATION to vacate property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive.

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.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: November 18, 1981 to set date for public hearing

9. Z-72-81

ACTION: DENIED  
VOTE: GUTHRIE/2-5

Made a motion for approval, did not carry approval denied 5/2 (Guthrie & Coleman)

Application of JOSEPH AND KRISTINE BAUMAN for reclassification of property generally located at the northwest corner of LaMadre Way and Royer Ranch Road, from R-E to R-PD2.

Proposed Use: Low Density Detached Single Family Dwellings

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 15

TO BE HEARD BY CITY COMMISSION: December 2, 1981

10. Z-74-81

ACTION: DENIED  
VOTE: JOHNSTON/Unanimous

Application of BUTTRUM CONSTRUCTION CO. for reclassification of property generally located on the south side of Craig Road between Lorenzi Boulevard and the Rainbow Expressway, from R-1 to R-3.

Proposed Use: Medium High Density Apartments

STAFF RECOMMENDATION: APPROVAL

PROTESTS: Approx. 387

TO BE HEARD BY CITY COMMISSION: December 2, 1981

11. Z-75-81

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

Application of MONROE MEADOWS ASSOCIATES for reclassification of property generally located on the northeast corner of Lamb Boulevard and Monroe Avenue, from R-MHP and R-E to R-CL.

Proposed Use: Medium Low Density Detached Single Family Residential

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan reflecting a 20' minimum front setback and an 18' minimum rear setback.
3. Provision of a maintenance easement in the CC&R's.
4. Approval by the Traffic and Parking Commission of any deviation from the curb cut regulations.
5. Dedication of 30' of right-of-way for Monroe Avenue and the radius corner at the intersection of Monroe Avenue and Lamb Boulevard as required by the Department of Public Services.

6. Conformance to the requirements of the Flood Hazard Reduction Ordinance and drainage plan approval as required by the Department of Public Services.
7. Install street improvements on Monroe Avenue and Lamb Boulevard as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 10

TO BE HEARD BY CITY COMMISSION: December 2, 1981

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12. Z-90-80

Request of HELEN HUNT RIVES AND FIRST NATIONAL BANK OF NEVADA for an Extension of Time on property generally located at the northwest corner of Sahara Avenue and Maryland Parkway, C-1, C-C and C-M Zones (under Resolution of Intent to C-1).

ACTION: APPROVED

VOTE: KENNEDY/Unanimous

CONDITIONS:

1. Extension of Time shall expire December 5, 1982.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

---

13. Z-24-79 & Z-58-78

Request of GEORGE F. KALB CONSTRUCTION CO. for a Plot Plan Review on property generally located 260' north of Meadows Avenue on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1); and also a review of the condition which states "no restaurant or fast food outlet shall be permitted in any north building".

ACTION: ABEYANCE

VOTE: GUTHRIE/Unanimous

STAFF RECOMMENDATION: ABEYANCE

TO BE HEARD AGAIN BY PLANNING COMMISSION: NOVEMBER 24, 1981

---

14. AR-7-81

Request of A & P INVESTMENT CO. for an Aesthetic Review to install either artificial shrubbery or yucca plants without a required sprinkler system on property located at 523 S. Fourth Street, C-1 Zone (under Resolution of Intent to C-2).

ACTION: APPROVED

VOTE: CANUL/Unanimous

CONDITIONS:

1. Live landscaping be installed as shown on the approved plot plan without an underground sprinkler system.
2. A review be conducted in one year on the need for installation of an underground sprinkler system.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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DIRECTOR'S BUSINESS:

1. Abeyance Item from 10/27/81 - Discussion and adoption of 1981-82 Goals for the Planning Commission.

ACTION: APPROVED

VOTE: JOHNSTON/Unanimous

SUPPLEMENTAL AGENDA:

1. FINAL MAP  
SHADOW ACRES UNIT 2

Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E Zone (under Resolution of Intent to R-PD2).

ACTION: APPROVED  
VOTE: TRACY/Unanimous

Owner/Subdivider: C & H Development  
No. of Acres: 2.9 No. of Lots: 6

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

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2. EXTENSION OF TIME  
RANCHO SERENO UNIT #3  
TENTATIVE MAP

Request of VILLA BONITA OESTE for a one-year extension of time on property generally located north of Sahara Avenue and west of Rancho Drive, R-1 Zone (under Resolution of Intent to R-PD7).

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

Owner/Subdivider: Villa Bonita Oeste  
No. of Acres: 10.0 No. of Lots: 46

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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3. EXTENSION OF TIME  
TORREY PINES VILLAGE  
TENTATIVE MAP

Request of NEVADA EQUITIES for a one-year extension of time on property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (proposed R-PD14).

ACTION: APPROVED  
VOTE: CANUL/5-1 vote  
(Johnston voted NO)

Owner: Nevada Equities  
Subdivider: Dasco  
No. of Acres: 10.5 No. of Lots: 147

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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4. Z-93-80

Request of BRONZE CONSTRUCTION CO., INC. for a Plot Plan Review on property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, R-1 Zone (under Resolution of Intent to R-PD11).

ACTION: APPROVED  
VOTE: GUTHRIE/Unanimous

CONDITIONS:

1. Relocate guard building to the west as required by the Traffic Engineer.
2. Access to Quincy Street be retained.
3. Conformance to the amended plot plan to reflect the above conditions.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: DECEMBER 2, 1981

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5. Z-67-72

Request of JACK AND CECILIA HON for a Plot Review  
to allow a 10' side setback on property located at  
1901 Oakleaf Lane, R-PD5 Zone.

ACTION: APPROVED  
VOTE: CANUL/Unanimous

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

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ANNOTATED AGENDA

CITY PLANNING COMMISSION

NOVEMBER 12, 1981

MINUTES

September 10, 1981 and  
September 22, 1981

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

NEW BUSINESS:

1. Z-73-81

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

- SPECIAL CONDITIONS:
1. Rescission of zoning approval Z-137-62 as it pertains to this site
  2. Repeal of Ordinance 934-233, which was zoning application Z-37-76 as it pertains to this site.
  3. Construction of a 6' block wall along the north property line and a 4' block wall with the top 2' fifty percent open along the west property line from the driveway on Scholl to the north property line.
  4. Approval of the development plan for the north 130' by the Planning Commission with notification of only the adjacent property owners if no more than 2 story construction is proposed.
  5. Installation of a 5' sidewalk along Charleston.
  6. Provision of fire hydrants and water flow as required by the Dept. of Fire Services.
  7. Dedication of any right-of-way and construction of street improvements as required by Public Services.
  8. Repair all street improvements which are not in good condition as required by Public Services.
  9. Approval of the parking and driveway plan as required by the Traffic Engineer.

PROTESTS: 0



9. Z-72-81

DENIED - GUTHRIE MADE MOTION FOR APPROVAL/AYES: Chairman Coleman,  
Mr. Guthrie  
NOES: Mrs. Tracy,  
Mr. Johnston,  
Mr. Mack, Mr. Kennedy,  
Mr. Canul

PROTESTS: W. Jones, 5100 Lisa Lane  
Kenneth Flippin, 6130 Tara Avenue  
Mike Turpen, 5112 Royer Ranch Rd.  
Jack Burke, 4870 North Janet  
1 letter  
10 signatures on petition

10. Z-74-81

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

NOES: - None

PROTESTS: Bill Patterson, 6909 Old Castle Drive  
Lance Kriegh, 6613 Painted Desert Drive  
Ron Lusch, 4485 Lorenzi Blvd.  
Keith Grover, 1724 W. Bonanza Road  
Janet White, 6709 Quail Hollow Drive  
5 on record with staff  
342 signatures on petitions  
Approx. 35 persons in audience

11. Z-75-81

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

EXCUSED: Mr. Mack

- SPECIAL CONDITIONS:
1. Resolution of Intent for 12 months.
  2. Conformance to the plot plan showing the 20' front setback and 18' rear setback.
  3. Maintenance easement in CC&R's.
  4. Approval by Traffic & Parking Commission of any curb cut deviations.
  5. Dedication of 30' of right-of-way on Monroe Avenue and radius corner at intersection of Monroe and Lamb.
  6. Conformance to the Flood Hazard Reduction Ordinance.
  7. Drainage plan approved by Public Services.
  8. Install street improvements on Monroe and Lamb as required by Public Services.

PROTESTS: Thomas Clark, 4440 E. Van Buren Ave.  
Irene Clark, 4440 E. Van Buren Ave.  
Alice Madril, 4424 E. Van Buren Ave.  
7 persons in audience



4. Z-93-80

PLOT PLAN  
REVIEW

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

EXCUSED: Mr. Mack

SPECIAL CONDITION: 1. Guard station relocated  
as required by Traffic Engineer.

2. Quincy Street access remain open.

5. Z-67-72

PLOT PLAN  
REVIEW

APPROVED - CANUL/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,  
Mr. Guthrie, Mr. Kennedy, Mr. Canul

NOES: None

EXCUSED: Mr. Mack

NAME

11-12-81

PRINT

ADDRESS

~~BARRY BECKER~~

50 R Jones #101

~~William Farnsworth~~

637 E 5th Ave

David Weir

2800 W 8th Ave

Mal Birnie

620 So 11th St

Doc F. Conway CAUSEY

3325 W. D I Rd

Geo. Perkinson

5007 S ARVILLE AVE

Bob Riggs

3132 S. El Camino Rd. L.V.

# PRINT

0

NAME

11-12-87

ADDRESS

Tom Pouliot

1207 PURPLE SAGE

TIM COFFERS

1100 E. SAHARA AVE

W. JONES

5100 LISA

Bill Peterson

6909 OCD Castle Dr.

Jaxet White

6709 Quail Hollow Dr.

Tamara Clark

4440 E. Van Buren Ave

Mike Madrid

4424 E Van Buren

Bruce Collman

400 S. 4th St #700

Alan Andrews

302 Carson

11-12-81

PRINT

NAME

ADDRESS

MIKE TURPEN

JOHN W. BURKE

LANCE KRIEGER

RON LUSCH

Keith Groves

Thomas Clark

LEE CORDEIA

5112 ROYER RANCH

4870 W. JACOB

6613 PAINTED DESERT DR.

4485 LORENZI BLVD

1724 W. BONAVILLE RD.

4440 E. VAN BUREN

14250 MATEH POINT DR, POWAY, CA  
92064

## INTER-OFFICE MEMORANDUM

Date

November 16, 1981

TO:  FILE	FROM:  FOSTER
SUBJECT:  1981-82 Goals of the Planning Commission	COPIES TO:

City Planning Commission Agenda - November 12, 1981

Director's Business:

1. Discussion and adoption of 1981-82 Goals of the Planning Commission.

APPROVED  
JOHNSTON/Unanimous (6-0)  
(Mack excused)

HPF:cme

1982 GOALS OF THE PLANNING COMMISSION

TIME SCHEDULE

February 15, 1982

I. UPDATE GENERAL PLAN

A. Planning consultant to be hired depending on the availability of funds to update the following elements:

Land Use  
Housing  
Population  
Economic Plan  
Conservation

Recreation  
Public Facilities  
Community Design *Visual Environment*  
Transportation  
Growth Plan

B. Consultant to start compiling data for updating Plan and make contacts with City departments and public agencies.

March 1, 1982

1. Citizens committee to be appointed by the City Commission.

June 1, 1982

2. Planning Commission members to serve as adhoc members on the citizens subcommittees.

June 1982

3. Citizens committee and Planning Commission members have orientation meeting with consultant and to appoint subcommittees.

July 1, 1982

4. Consultant to develop preliminary recommendations.

September 1, 1982

5. Final recommendations by subcommittees to entire citizens committee.

October 15, 1982

6. Citizens committee to make final recommendations.

November 15, 1982

7. Planning Commission to recommend Plan to City Commission.

December 1, 1982

TIME SCHEDULE

II. MAJOR REVISION TO THE ZONING  
ORDINANCE

A. Format to be developed on updating the Zoning Ordinance.

1. Planning Commission members to appoint subcommittee for ordinance review.
2. Planning staff to recommend ordinance changes.
3. Subcommittee recommendations on revisions to the Zoning Ordinance.
4. Planning Commission to recommend ordinance changes to City Commission.

February 1, 1982

February 15, 1982

March 1, 1982

February - November 1982

December 1, 1982

TIME SCHEDULE

III. ADDITIONAL AREAS OF RESPONSIBILITY  
FOR PLANNING COMMISSION

A. Planning Commission to appoint subcommittee to:

1. Study final approval actions by the Planning Commission on zoning actions.
  - a. Obtain legal opinion from City Attorney.
  - b. Develop recommendations.
  - c. Refer to City Commission.
2. Staff recommendations on procedural changes to zoning process.
  - a. Adoption by the Planning Commission.
3. Review and update By-laws of the Planning Commission.
  - a. Adoption of revised By-laws.

December 15, 1981  
January 15, 1982  
January 30, 1982  
On-going  
On-going  
January 1, 1982  
March 1, 1982

TIME SCHEDULE

IV. TRAINING PROGRAM FOR PLANNING  
COMMISSION MEMBERS

- A. Special orientation for the new members.
- B. Commission to view training films and slide presentations on planning and zoning.
- C. Staff presentations to the Commission on City policy, meeting procedures and conduct, new legislation, procedures on developing staff recommendations and on related items.
- D. Attendance at conferences and seminars by members of the Commission.
- E. Commission membership in the American Planning Association to benefit from publications, literature and other materials which are sent to members.

Completed by  
January 15, 1982

Complete by  
March 15, 1982

On-going

On-going

On-going