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A G E N D A
CITY PLANNING COMMISSION

NOVEMBER 24, 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 October 8, 1981
City Planning Commission meeting.

OLD BUSINESS:

1. Z-24-79 & Z-58-78
PLOT PLAN REVIEW
& REVIEW OF CONDITION
(Abeyance Item
from 11/12/81)

Request of GEORGE F. KALB CONSTRUCTION COMPANY for
a Plot Plan Review and to change the condition which
indicates "no restaurant or fast food outlet shall
be permitted in any north building", for the purpose
of allowing a proposed restaurant that fronts on
Decatur Boulevard on property generally located on
the west side of Decatur Boulevard, approximately
360' north of Meadows Lane, R-1 Zone (under Resolution
of Intent to C-1).

NEW BUSINESS:

1. TENTATIVE MAP
CEDAR PARK
CONDOMINIUMS

Property generally located at the northeast corner
of Cedar Avenue and Wardelle Street, R-E Zone (under
Resolution of Intent to R-3), proposed R-PD15.
Owner: Robert Barrett
Subdivider: Norman E. & Maxine A. Mott
No. of Acres: 4.0 No. of Units: 58

2. Z-77-81

Application of DONALD C. BIVINS for reclassification
of property generally located on the south side of
Washington Avenue, 100' west of Parkhurst Street,
from R-1 (under Resolution of Intent to R-PD12) to
R-CL.
Proposed Use: Medium Low Density Detached Single
Family Residences

3. TENTATIVE MAP
CASA LOMAS I

Property generally located on the south side of
Washington Avenue, east of Pecos Street, R-1 Zone
(under Resolution of Intent to R-PD12), proposed R-CL.
Owner/Subdivider: Bivins Construction Company, Inc.
No. of Acres: 7.03 No. of Lots: 52

4. FINAL MAP
CASA LOMAS I

Property generally located on the south side of
Washington Avenue, east of Pecos Street, R-1 Zone
(under Resolution of Intent to R-PD12), proposed R-CL.
Owner/Subdivider: Bivins Construction Company, Inc.
No. of Acres: 7.03 No. of Lots: 52

5. FINAL MAP
GOLD SPIKE HOTEL
CONDOMINIUMS
- Property generally located at the northeast corner of Ogden Avenue and Fourth Street, C-2 Zone.
Owner/Subdivider: Westpac Enterprises
No. of Units: 109
6. A-13-81(A)
- Petition of Annexation submitted by CLARK COUNTY SCHOOL DISTRICT to annex property generally located at the northwest corner of Torrey Pines Drive and Buckskin Avenue, containing approximately 10 acres of land.
7. A-14-81(A)
- Petition of Annexation submitted by THOMAS P. BERRY, ET AL to annex property generally located on the south side of Charleston Boulevard, approximately 685 feet west of Rainbow Boulevard, containing approximately 2.54 acres of land.
8. Z-76-81
- Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of three parcels of land generally located on the west side of Maryland Parkway between Stewart Avenue and Bonanza Road, from R-2 to P-R. Proposed Use: Offices
Parcel 4 generally located on the east side of Tenth Street between Stewart Avenue and Bonanza Road, from R-2 to R-3. Proposed Use: Medium High Density Apartments
9. Z-78-81
- Application of CITY OF LAS VEGAS for reclassification of property generally located on Bonanza Road between Maryland Parkway and Eastern Avenue, from R-1 to P-R and from R-1 and R-2 to R-3.
10. ZC-203-78
EXTENSION OF TIME
- Request of GRACE LAND DEVELOPMENT CORP. for an Extension of Time on property generally located at the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).
11. Z-58-72
PLOT PLAN
REVIEW
- Request of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Plot Plan Review on property generally located at the southwest corner of Maryland Parkway and Bruce Street, C-V Zone (under Resolution of Intent to R-3).
12. CV-3-81
USE REVIEW
- Request of MARIETTA TODD ON BEHALF OF THE EQUAL OPPORTUNITY BOARD for a C-V Use Review on property radio station and relocated antenna on property located at 330 W, Washington Avenue, C-V Zone.
13. Z-66-64(30)
- Request of WILLARD AND AMBER TERRY for a Plot Plan Review on property located at 3040 Builders Avenue, C-1 Zone (under Resolution of Intent to M).

DIRECTOR'S BUSINESS:

1. Film Presentation - "Analyzing the Site".

NOTICE OF PUBLIC HEARING

NOVEMBER 24, 1981

Notice is hereby given that on November 24, 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-76-81

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY AS FOLLOWS:
PARCELS 1, 2 & 3 GENERALLY LOCATED ON THE WEST SIDE OF MARYLAND PARKWAY BETWEEN STEWART AVENUE AND BONANZA ROAD.

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

PARCEL 4 GENERALLY LOCATED ON THE EAST SIDE OF 10TH STREET BETWEEN STEWART AVENUE AND BONANZA ROAD.

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY APARTMENTS

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS:

PARCELS 1, 2, & 3: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.& M.

PARCEL 4: A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.& M.

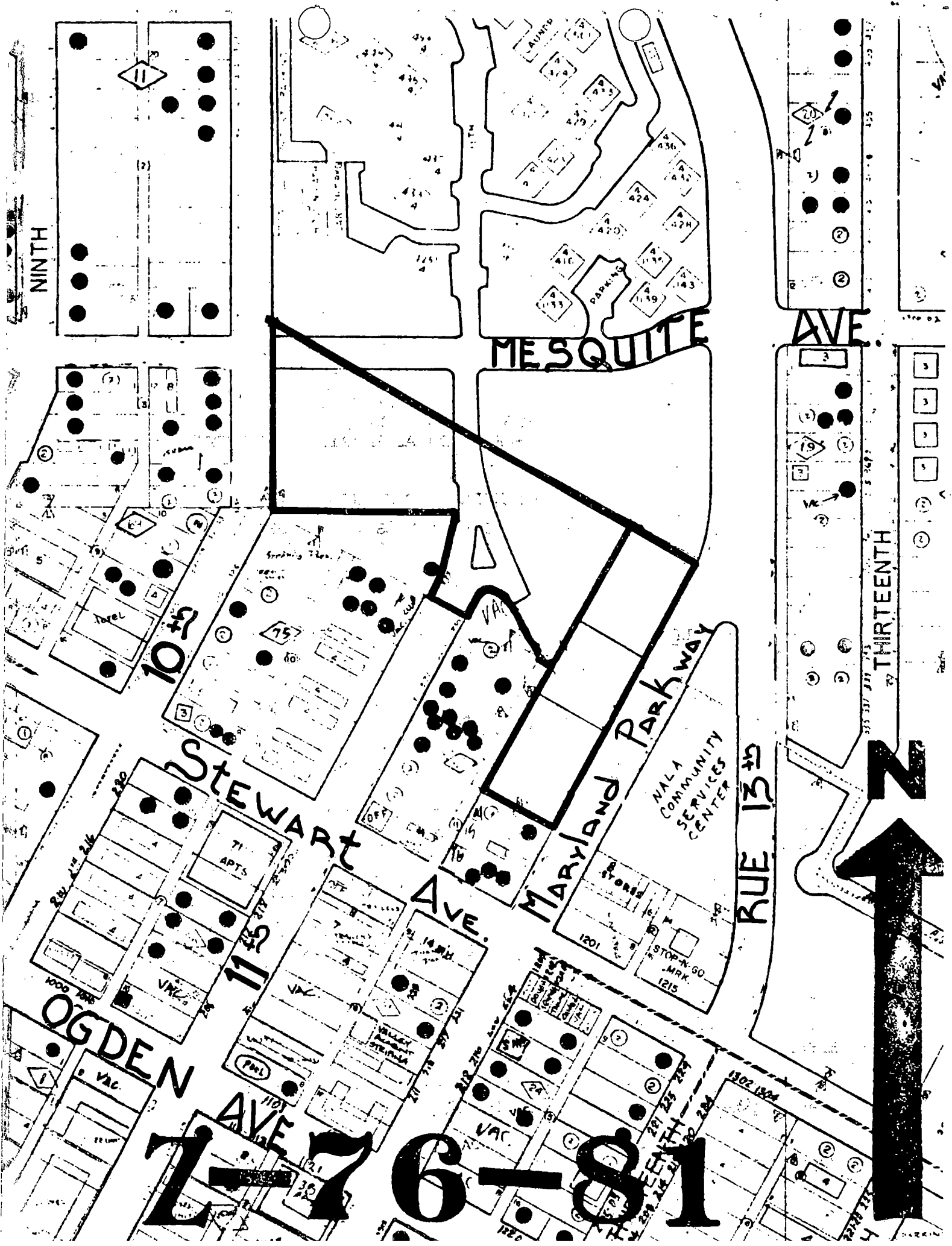
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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



NINTH

MESQUITE AVE

10th

STEWART AVE

MARYLAND PARKWAY
VALA COMMUNITY SERVICES CENTER

RUE 13th

THIRTEENTH

OGDEN AVE

17th

16th-18th



NOTICE OF PUBLIC HEARING

NOVEMBER 24, 1981

Notice is hereby given that on November 24, 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-77-81

DONALD C. BIVINS FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH
SIDE OF WASHINGTON AVENUE, 100' WEST OF
PARKHURST STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)
(UNDER RESOLUTION OF INTENT TO
R-PD12 - RESIDENTIAL PLANNED DEVELOPMENT)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM LOW DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 30, TOWNSHIP
20 SOUTH, RANGE 62 EAST, M.D.M.

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

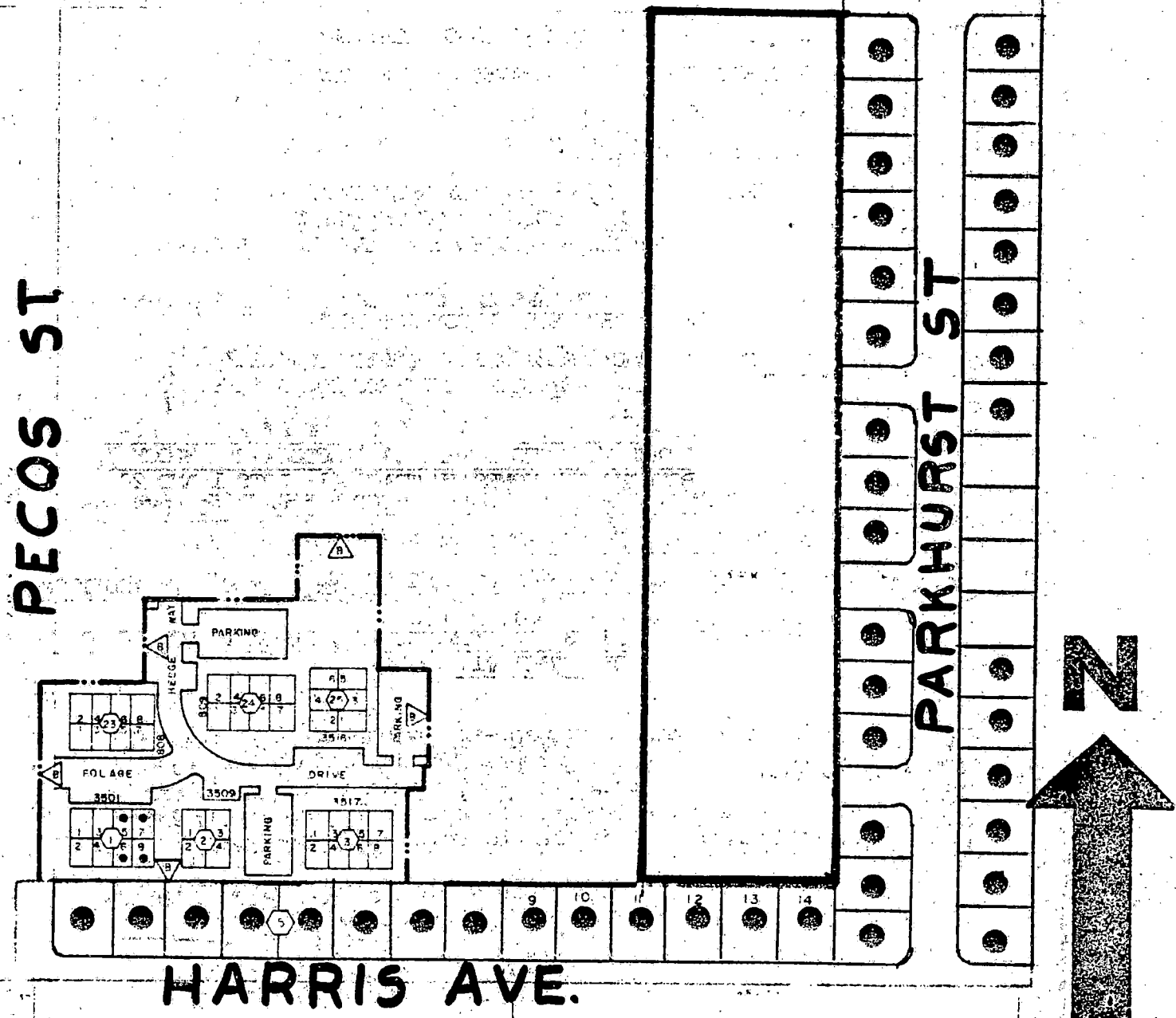
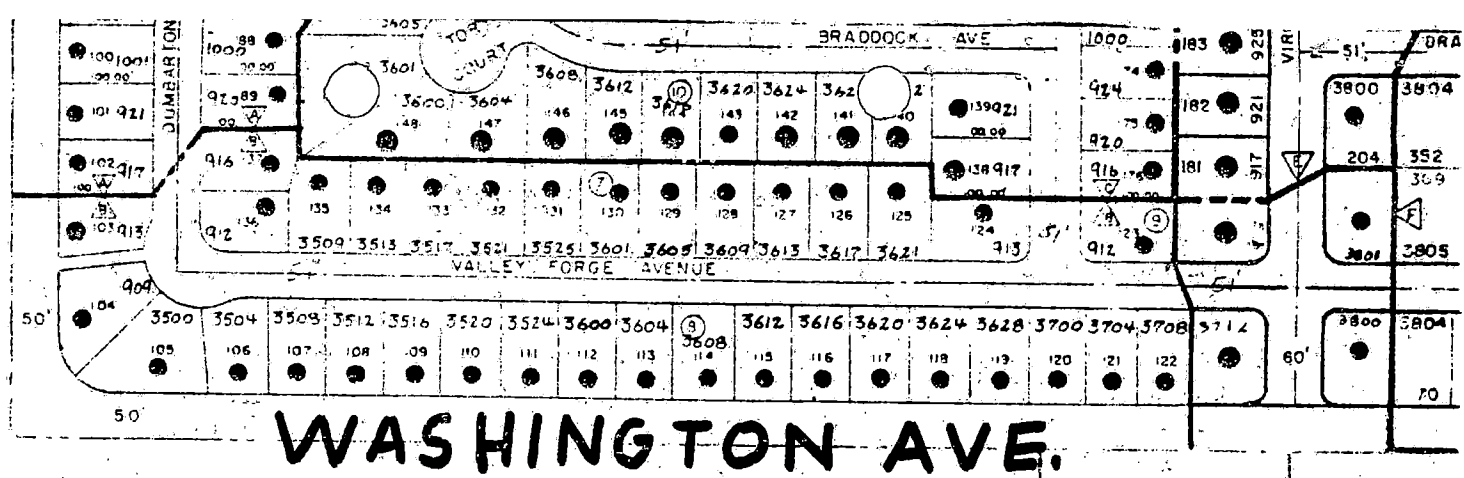
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



Z-77-81

NOTICE OF PUBLIC HEARING

November 24, 1981

Notice is hereby given that on November 24, 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-78-81 : CITY OF LAS VEGAS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON BONANZA ROAD BETWEEN MARYLAND
PARKWAY AND EASTERN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: P-R (PROFESSIONAL OFFICES & PARKING)

FROM: R-1 (SINGLE FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

FROM: R-2 (TWO FAMILY RESIDENCE)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS:

PROPOSED R-1 to P-R: LOTS 49 THRU 60 (INCLUSIVE), BLOCK 9 AND
LOTS 2 THRU 16 (INCLUSIVE, BLOCK 8 GREATER
LAS VEGAS TRACT #2; LOTS 17 THRU 27 (INCLUSIVE),
BLOCK 7 AND LOT 18, BLOCK 5 GREATER LAS VEGAS
TRACT #1; LOTS 1 THRU 24 (INCLUSIVE), BLOCK 7,
BOULDER DAM HOMESITE TRACT #1; LOTS 1 AND 20,
BLOCK 1 AND LOTS 1 AND 20, BLOCK 2, BOULDER DAM
HOMESITE TRACT #6.

PROPOSED R-1 to R-3: LOTS 1 AND 12, BLOCK 26, 14TH STREET CITY ADDITION.

PROPOSED R-2 to R-3: LOTS 19 THRU 24 (INCLUSIVE), BLOCK 1, BOULDER DAM
HOMESITE TRACT #1.

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

NOVEMBER 24, 1981

Notice is hereby given that on November 24, 1981 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-24-79 and
Z-58-78

REQUEST OF GEORGE F. KALB CONSTRUCTION CO. FOR A PLOT PLAN REVIEW AND TO CHANGE THE CONDITION WHICH STATES "NO RESTAURANT OR FAST FOOD OUTLET SHALL BE PERMITTED IN ANY NORTH BUILDING", FOR THE PURPOSES OF ALLOWING A PROPOSED RESTAURANT ON THE NORTHEASTERLY PORTION OF THE PROPERTY WHICH FRONTS ON DECATUR BOULEVARD AND FOR THE CONDITION TO REMAIN IN EFFECT FOR THE REMAINDER OF THE SHOPPING CENTER TO THE WEST. THE ABOVE PROPERTY INVOLVED IN THIS REQUEST IS GENERALLY LOCATED ON THE WEST SIDE OF DECATUR BOULEVARD, APPROXIMATELY 360' NORTH OF MEADOWS LANE, R-1 ZONE (SINGLE FAMILY RESIDENCE) (UNDER RESOLUTION OF INTENT TO C-1).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, 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 plot plan review and review of condition; or may prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

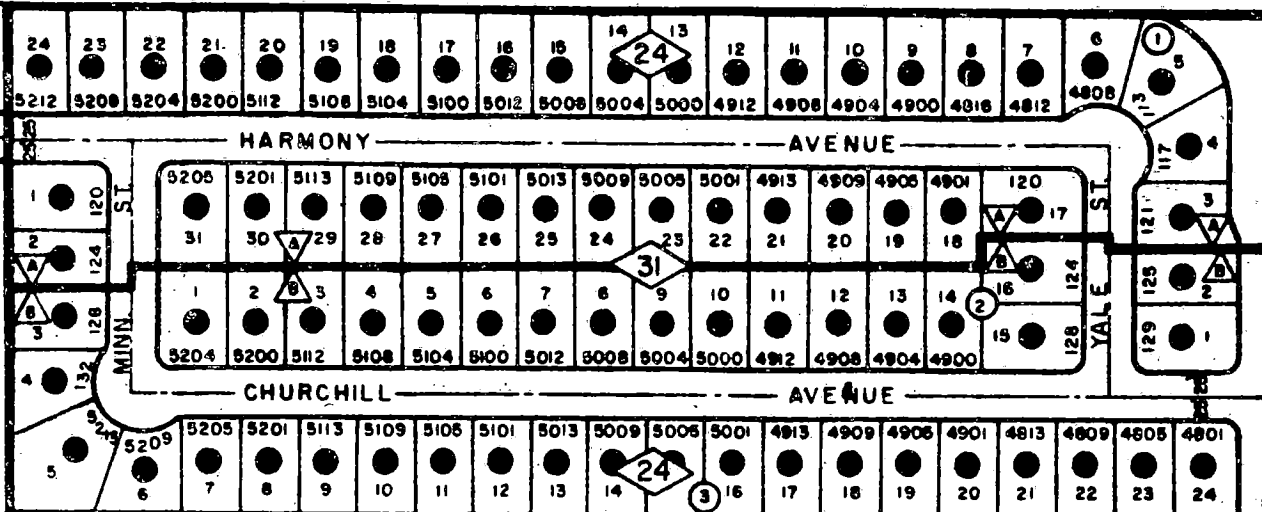
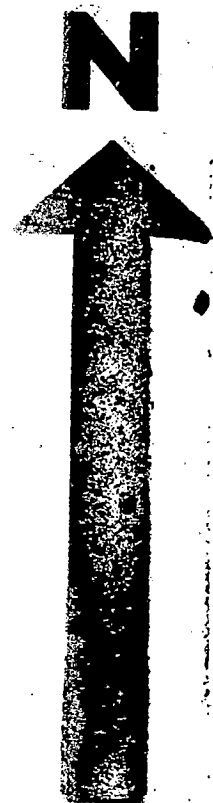

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

LAS VEGAS EXPRESSWAY

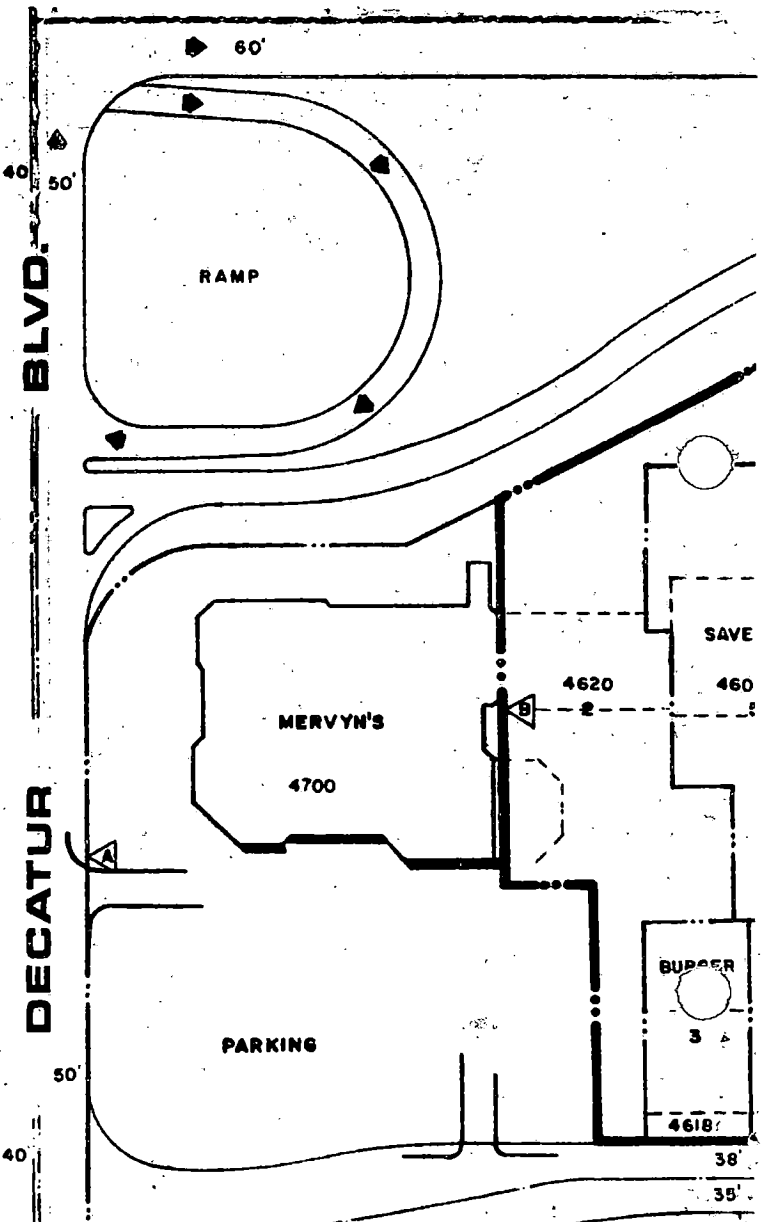


PROPOSED RESTAURANT SITE



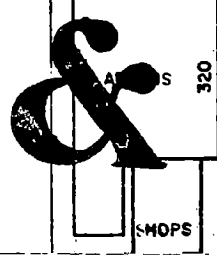
PIZZA HUT
PARKING

SERV STA.

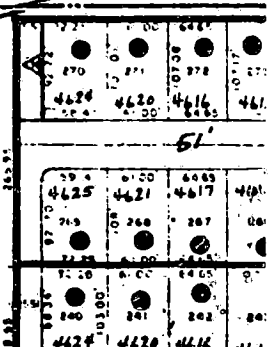
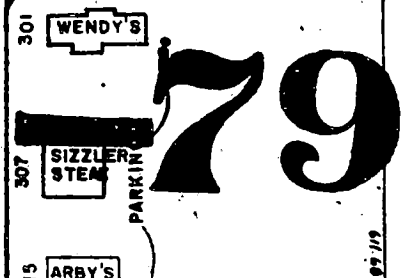
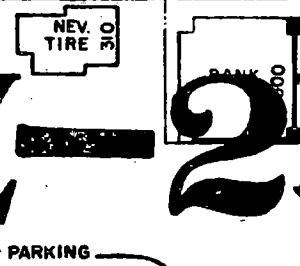


MEADOWS LANE

L-58-78



L-24-79



MINUTES

CITY PLANNING COMMISSION

NOVEMBER 24, 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. Guthrie
Mr. Canul
Mr. Mack
- EXCUSED:** Mr. Kennedy
- STAFF PRESENT:** Harold P. Foster, Director, Department of Community Planning and Development
Robert Clemmer, Acting Chief, Zoning Division
Howard Null, Chief, Planning 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.
- MINUTES:** MRS. TRACY made a Motion for APPROVAL of the Minutes of the October 8, 1981 City Planning Commission meeting. Motion for APPROVAL carried unanimously.
- OLD BUSINESS:**
1. Z-24-79 and Z-58-78
- PLOT PLAN REVIEW AND REVIEW OF CONDITIONS**
(Abeyance Item from 11/12/81)
- APPROVED**
- Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review and to change the condition which states "No restaurant or fast food outlet shall be permitted in any north building," for the purposes of allowing a proposed restaurant on the north-easterly portion of the property which fronts on Decatur Boulevard and for the condition to remain in effect for the remainder of the shopping center to the west. The above property involved in this request is generally located on the west side of Decatur Boulevard, approximately 360 feet north of Meadows Lane, R-1 Zone (Single Family Residence). (under Resolution of Intent to C-1). The above property is legally described as a portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M.
- MR. FOSTER stated this involves a small portion of the shopping center. To the north is an R-1 subdivision and there is commercial to the south. The plot plan that was approved showed retail and service shops along the north side with a supermarket in the middle. The applicant is now proposing The Red Lobster restaurant which would require the remainder of the shopping center to be redesigned. Due to the fact there was a substantial protest

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

(Continued)

factor from the surrounding residential property owners against a restaurant when this property was rezoned, staff would recommend denial. This was held in abeyance from the last meeting in order for staff to notify the surrounding property owners. Staff has two letters of protest.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

GEORGE KALB, 1104 Ironwood Drive, appeared for the application. He met with one of the protestors and they interpreted the letter to mean he was asking for the removal of the condition of fast food restaurants for the whole area. However, he is just asking for removal of the condition on this one parcel of the shopping center. There are only three homes near this restaurant.

MARK LESLIE, 4909 Churchill Avenue, appeared in favor. He lives in the area and has had no problems with noise or odors coming from the nearby Pizza Hut.

MR. FOSTER said on the larger parcel of Z-58-78, there was a condition that the building be set back 37 feet from the north line.

AUGUST KNUDSEN, 4905 Churchill Avenue, appeared in protest. He feels there will be a lot of wet garbage, as well as grease and smoke from the restaurant.

JERRY RICHARDS appeared to represent The Red Lobster Restaurant. They have filters, extractors and baffles to take care of the noise and odors. The lights are designed so they will not shine into the nearby homes. This restaurant will generate \$80,000 to \$100,000 in taxes which will go to local governments. They will employ between 70 to 100 persons.

MR. FOSTER said the setback from Decatur Boulevard is between 70 and 80 feet.

MR. JOHNSTON made a Motion for APPROVAL of Z-24-79 and Z-58-78, Plot Plan Review and Review of Condition, with no conditions.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

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

NEW BUSINESS:

1. TENTATIVE MAP

CEDAR PARK
CONDOMINIUMS

APPROVED

Property generally located at the northeast corner of Cedar Avenue and Wardelle Street, R-E Zone (under Resolution of Intent to R-3), proposed R-PD15.

Owner: Robert Barrett

Subdivider: Norman E. and Maxine A. Mott

No. of Acres: 4.0 No. of Units: 58

MR. NULL said staff would recommend approval with the normal conditions and the following condition: 1) Subject to the conditions for Z-69-81.

1. TENTATIVE MAP
(Continued)

DAVID PECKHAM, 3017 West Charleston Boulevard, engineer for the developer, appeared. They ~~accept~~ the conditions.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for Cedar Park Condominiums with staff's conditions.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

2. Z-77-81
APPROVED

Application of DONALD C. BIVINS for reclassification of property generally located on the south side of Washington Avenue, 100 feet west of Parkhurst Street, from R-1 (Single Family Residence) (under Resolution of Intent to R-PD12 - Residential Planned Development) to R-CL (Residential Compact Lot).

The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, M.D.M.

Proposed Use: Medium Low Density Detached
Single Family Residences

MR. FOSTER said R-PD12 was approved on this site not too long ago. The applicant has decided to apply for the new R-CL zoning. The applicant is proposing 52 lots. There are 7 acres involved with 7.4 units per acre. There is R-1 immediately to the east. There are three streets that are stubbed into this parcel to the west and two of them will be cul-de-sacs and the third will be knuckled out to Washington. The lots are basically 40 by 100 feet. The homes are detached and have a 10 foot setback on one side and 5 feet on the other side. Staff recommends approval, subject to: 1) Approval of the building elevations by the Department of Community Planning and Development; 2) Conformance to the requirements of the Flood Hazard Reduction Ordinance; and 3) Resolution of Intent. Staff does not have any protests on record.

CHAIRMAN COLEMAN asked if the applicant was present.

MARK BIVINS, Bivins Construction Company, 620 South 11th Street, appeared for the application. They have 264 units in their recently-developed townhouse project, so they would like to make one units out of this property. The houses will range from \$50,000 to \$60,000.

There were no persons present in opposition to this application.

MR. GUTHRIE made a Motion for APPROVAL of Z-77-81, with staff's recommendations.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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. TENTATIVE MAP
CASA LOMAS I
APPROVED

Property generally located on the south side of Washington Avenue, east of Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12), proposed R-CL.

Owner/Subdivider: Bivins Construction Company, Inc.
No. of Acres: 7.03 No. of Lots: 52

MR. NULL said staff would recommend approval with the normal conditions and the following conditions: 1) Approval of rezoning Z-77-81; 2) Conformance to the conditions of approval for Z-77-81; and 3) A wall statement.

MARK BIVINS, Bivins Construction Company, 620 South 11th Street, appeared for the application. He is in agreement with the conditions.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Casa Lomas I.

Voting was as follows:

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

4. FINAL MAP
CASA LOMAS I
APPROVED

Property generally located on the south side of Washington Avenue, east of Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12), proposed R-CL.

Owner/Subdivider: Bivins Construction Company, Inc.
No. of Acres: 7.03 No. of Lots: 52

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

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

MRS. TRACY made a Motion for APPROVAL of the Final Map for Casa Lomas I.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
GOLD SPIKE HOTEL
CONDOMINIUMS
APPROVED

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

Owner/Subdivider: Westpac Enterprises
No. of Units: 109

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. This is an airspace condominium development.

5. FINAL MAP
(Continued)

KENNETH KRAEMER, Kraemer Engineering, 3160 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for the Gold Spike Hotel Condominiums, subject to staff's condition.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-13-81(A)
APPROVED

Petition of Annexation submitted by CLARK COUNTY SCHOOL DISTRICT to annex property generally located at the northwest corner of Torrey Pines Drive and Buckskin Avenue, containing approximately 10 acres of land.

MR. NULL said this site has County R-E zoning and N-U would be the City equivalent. The County had referred to the City a request for a Use Permit for a school on this site, which was recommended for approval by the City Commission. Staff recommends approval.

RICHARD BYERS, 2832 East Flamingo Road, appeared for the School District.

MR. CANUL made a Motion for APPROVAL of A-13-81(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. NULL said that when staff gets the necessary maps the City will set it up for an ordinance reading.

7. A-14-81(A)
APPROVED

Petition of Annexation submitted by THOMAS P. BERRY, ET AL, to annex property generally located on the south side of Charleston Boulevard, approximately 685 feet west of Rainbow Boulevard, containing approximately 2.54 acres of land.

MR. NULL said this is approximately 2.54 acres and the County zoning is R-E with a Resolution of Intent to C-P. The City equivalent would be N-U with a Resolution of Intent to P-R. Staff would recommend approval.

THOMAS P. BERRY, 221 Lindy Drive, appeared for the application. This property has been sold and it is the intent of the buyers to put small businesses on this property.

MR. JOHNSTON made a Motion for APPROVAL of A-14-81(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. Z-76-81

APPROVED

Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property as follows: Parcels 1, 2 and 3 generally located on the west side of Maryland Parkway between Stewart Avenue and Bonanza Road, from R-2 (Two Family Residence) to P-R (Professional Offices and Parking), proposed use: offices. Parcel 4 generally located on the east side of 10th Street between Stewart Avenue and Bonanza Road, from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence), Proposed Use: medium high density apartments. The above properties are legally described as follows:

Parcels 1, 2 and 3: A portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

Parcel 4: A portion of the Northwest Quarter (NW 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER said the subject property is irregularly shaped. The most easterly piece fronts on Maryland Parkway and that is proposed for P-R. The remaining parcel is proposed for R-3 for additional residential units that will be for public housing and occupied by senior citizens. Staff recommends approval, subject to the following conditions: 1) Resolution of Intent; 2) Conformance to the elevations that have been submitted; 3) Installing street improvements on Maryland Parkway, Tenth Street, Seventh Street and the alleys between Tenth and Maryland Parkway as required by Public Services; 4) All dedicated right-of-way which is contemplated for inclusion within this development should be vacated as required by the Department of Public Services; 5) Provide an adequate terminus at the north/south alley between Tenth and Eleventh Streets; 6) Provide fire hydrants and water flow as required by Fire Services; 7) Parcel Two is to be enlarged about 5 feet, which will be taking some land away from Parcel One, so there will be adequate off-street parking on the parcel by itself in case it is ever sold off in the future. Staff has no protests on record.

ART SARTINI, Director, Las Vegas Housing Authority, and HARRIS SHARP, architect for the project, appeared for the application. Harris Sharp said one of the office buildings will be for his architectural firm and one of the other office buildings will be leased to an accounting firm.

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-76-81, with staff's conditions.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

9. Z-78-81

APPROVED

Application of CITY OF LAS VEGAS for reclassification of property generally located on Bonanza Road between Maryland Parkway and Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking), from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence), from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). The above properties are legally described as follows:

Proposed R-1 to P-R: Lots 49 thru 60 (inclusive), Block 9 and Lots 2 thru 16 (inclusive), Block 8 Greater Las Vegas Tract #2; Lots 17 thru 27 (inclusive), Block 7 and Lot 18, Block 5 Greater Las Vegas Tract #1; Lots 1 thru 24 (inclusive), Block 7, Boulder Dam Homesite Tract #1; Lots 1 and 20, Block 1 and Lots 1 and 20, Block 2, Boulder Dam Homesite Tract #6.

Proposed R-1 to R-3: Lots 1 and 12, Block 26, 14th Street City Addition.

Proposed R-2 to R-3: Lots 19 thru 24 (inclusive), Block 1, Boulder Dam Homesite Tract #1.

MR. FOSTER said this application was initiated by the Planning Commission when there was an application before the Commission at the southeast corner of 23rd and Bonanza Road. This is an application for rezoning on Bonanza Road between Maryland Parkway and Eastern Avenue. The City Commission approved the rezoning on the parcel that was adjacent to the C-1 that is developed as a shopping center. The Planning Commission directed staff to conduct a study to determine if it was feasible to transition this segment of Bonanza Road to P-R because of the amount of traffic and exposure of the single family residences to the major street and the fact that staff was getting requests for P-R zoning in this area. There are single-family homes between 14th Street and 23rd Street. Both sides of 23rd Street are proposed for P-R and all the residences in the R-1 between 19th Street and 23rd Street. West of 19th Street there is one parcel that is R-2. That was advertised for R-3 to be compatible with the R-3 in the remainder of the block. Staff notified the surrounding property owners of a public hearing beyond the 300 foot radius to determine what their feelings were. Staff received one letter of protest and one letter of approval. During staff's study of Bonanza Road, the property owners were polled on that street and almost all of them indicated they would prefer the properties to transition to P-R. In evaluating this request, staff has determined they would like to see this area remain in its present zoning and in three to five years they would take another look at this situation. However, if this would be approved, staff would have the following conditions: 1) Resolution of Intent with no time limit; 2) Planning Commission approval of each development plan on property that would transition to P-R; 3) Dedication of any right-of-way as required by Public Services; 4) Install off-site improvements on Bonanza Road or any side streets; 5) Retain the residential characteristics of the existing buildings; 6) Conform to requirements of Fire Services; 7) Conform to requirements of Building & Safety; 8) Any deviations of parking and driveway layout to be approved by the Traffic Engineer; and 9) Repair all street improvements that are not in good condition as required by Public Services.

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

9. Z-78-81

(Continued)

WILLARD SNOW, 1909 Ryan Avenue, appeared to obtain further information. He would like to know what will happen to the property directly behind these proposed P-R properties.

CHAIRMAN COLEMAN said the only requirements will be the construction of a 6 foot block wall. Also, there will be limited hours of operation and the signs and lighting are limited. The use is limited to normal office use in the P-R properties.

ROCHELLE ZIMMER, 2209 East Bonanza Road, appeared in favor. She feels this location is not suitable for residential purposes because of the traffic.

GEORGE MILADENKA, 608 North 16th Street, appeared in protest. He feels this will hurt his property.

HERB PFEUFER, 1408 Ryan Avenue, appeared in protest. He feels this will make the area transient. He feels these offices would add to the traffic congestion.

JOY NELSON, 1909 Linden Avenue, appeared in protest.

WENDELL WEBSTER, 612 North 16th Street, appeared in protest.

MARILYN OLMSTEAD, 2205 East Bonanza Road, appeared in favor. It would be too difficult to sell the property as residential because of the traffic on Bonanza Road.

MR. VON ERNSMAN, 2113 East Bonanza Road, appeared in favor. He feels that because of the traffic the area would be more conducive to P-R than residential zoning.

DOUGLAS PIKE, 1900 East Bonanza Road, appeared in favor. It is difficult to rent the houses on Bonanza Road because of the traffic. The houses are not kept up and he feels the offices would upgrade the area. There is sufficient area for parking.

GRACE GAMST, 1920 East Bonanza Road, appeared in favor.

JUDITH WARNER, 2000 East Bonanza Road, appeared in favor.

There were 12 persons in the audience in favor and 12 persons in protest.

MR. GUTHRIE made a Motion for DENIAL of Z-78-81 on the basis this rezoning is premature for that area.

Voting was as follows:

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

Motion for DENIAL did not carry by a 4/2 vote.

MR. JOHNSTON made a Motion for APPROVAL of Z-78-81, subject to the Resolution.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on December 16, 1981 at 2:00 P.M.

10. ZC-203-78

EXTENSION
OF TIME

APPROVED

Request of GRACE LAND DEVELOPMENT CORPORATION for an Extension of Time on property generally located at the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is commercial zoning that was approved in the County and then annexed into the City. This is their third request for an extension of time due to economic conditions. Staff has no objection to a one-year extension.

PHYLLIS SILVESTRI, 610 Canosa, appeared for the application.

MR. CANUL made a Motion for APPROVAL of ZC-203-78, Extension of Time, for one year.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

11. Z-58-72

PLOT PLAN
REVIEW

APPROVED

Request of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Plot Plan Review on property generally located at the southwest corner of Maryland Parkway and Bruce Street, C-V Zone (under Resolution of Intent to R-3).

MR. FOSTER stated that at the time the zoning was approved on this property it had a condition that a development plan be approved by the Planning Commission. There will be 76 units and the overall site is 5 acres. All accesses will be out to Bruce Street off one driveway. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; and 2) Approval of an encroachment agreement for parking, wall and landscaping on Harris Avenue by the City Commission.

ART SARTINI, Director, Housing Authority of the City of Las Vegas, and HARRIS SHARP, architect for the project, appeared to represent the application. These will be two-story family units.

MR. CANUL made a Motion for APPROVAL of Z-58-72, Plot Plan Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

12. CV-3-81

USE REVIEW

APPROVED

Request of MARIETTA TODD ON BEHALF OF THE ECONOMIC OPPORTUNITY BOARD for a C-V Use Review on radio station property and relocated antenna on property located at 330 West Washington Avenue, C-V Zone.

12. CV-3-81

(Continued)

MR. FOSTER said the subject property is near I-15. There will be a 100 foot steel tower. Staff feels this is compatible with the area and would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) The use be approved by the F.C.C.; and 3) The radio tower be limited to a non-profit use.

DENNIS TODD, Secretary/Treasurer, Todd Communications, 5628 Reiter Avenue, contractor for the tower, appeared for the applicants. The tower will be surrounded by a 6 foot chain link fence. This is an FM radio station at 88.1 on the dial. It is extremely low power at the present time and it is not covering the town. They have a construction permit from the F.C.C. to increase their power level and increase their tower height, but they do not have a construction permit for this site. This is a freestanding antenna with 8 feet at the base, tapering to 2.5 feet at the top.

MR. GUTHRIE made a Motion for APPROVAL of CV-3-81, Use Review, with staff's conditions.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

13. Z-66-64(30)

APPROVED

Request of WILLARD AND AMBER TERRY for a Plot Plan Review on property located at 3040 Builders Avenue, C-1 Zone (under Resolution of Intent to M).

MR. FOSTER said this is a plot plan review under a Resolution of Intent to M. The area is transitioning to industrial use and this request is for a proposed body shop. The closest residential is approximately 700 or 800 feet away. They have an existing building on the property and are proposing an addition. There will be landscaping along the front and one driveway. Staff would recommend approval, subject to: 1) Conformance to the plot plan; and 2) Providing 1.5 parking spaces per employee as required by the ordinance.

WILLARD TERRY, 700 North 9th Street, appeared for the application. This type of business will not be degrading to the area because there are varied types of businesses in that area, including this same type of business.

MR. JOHNSTON made a Motion for APPROVAL of Z-66-64(30), subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Film Presentation - "Analyzing the Site."

MR. FOSTER said that after staff had viewed the film, they felt it would not be beneficial to the Planning Commission members.

SUPPLEMENTAL AGENDA:

1. AR-8-81

AESTHETIC
REVIEW

APPROVED

Request of EL CORTEZ HOTEL for an Aesthetic Review to allow a 14-story addition on property generally located on the southeast corner of 6th Street and Ogden Avenue, C-2 Zone.

MR. FOSTER said this is a proposed 14-story structure. It will have 208 rooms. Staff feels this is compatible with the area and would recommend approval, subject to: 1) Conformance to the plot plan and elevations which have been submitted.

TITO TIBERTI, Tiberti Construction Company, 1806 Industrial Road, appeared to represent the applicant. They plan to start construction around February 1, 1982.

MRS. TRACY made a Motion for APPROVAL of AR-8-81, Aesthetic Review.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

2. CV-2-70

USE REVIEW

APPROVED

Request of F.A.C.M. ARCHITECTS ON BEHALF OF CLARK COUNTY for a Use Review to allow a courtroom addition to the courthouse, C-V Zone.

MR. FOSTER said this is in the C-V Zone where the existing courthouse facility is located. The proposed two-story addition will be on the corner near Carson and 3rd Street and used for additional courtrooms. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations which have been submitted.

HARTLEY ALEXANDER, F.A.C.M. Architects, appeared for the application. The rendering that was first submitted was a preliminary study. They had based it on making the most efficient use of energy. The County would like them to put a little more glass on the building to blend in with the existing building. The landscaping along Carson will be about 1 foot to 1.5 feet between the sidewalk and building and will not have palm trees as shown in the rendering because the area is smaller than anticipated. The entryway will be on 3rd Street.

MR. CANUL made a Motion for APPROVAL of CV-2-70, Use Review.

Voting was as follows:

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

"NOES" Mr. Johnston

2. CV-2-70

(Continued)

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on December 16, 1981 at 2:00 P.M.

3. CV-4-81

USE REVIEW

ABEYANCE

Request of CATHOLIC COMMUNITY SERVICES OF NEVADA for a Use Review to allow a commercial kitchen and dining room on property generally located at the northwest corner of Mohave Road and Cedar Avenue, C-V Zone.

MR. FOSTER said this will be a facility to produce 1,000 noon meals for delivery to senior citizens in the Las Vegas area. There will be a dining room within this facility to accommodate 200 persons for special events and to feed approximately 50 senior citizens on a daily basis. Staff feels the surrounding property owners should be aware of this type of use in the area and would recommend this item be held in abeyance until the December 10th Planning Commission meeting so the surrounding property owners could be notified.

TOM MILLER, Director of Catholic Community Services, appeared for the application. They are presently preparing 600 meals.

MR. GUTHRIE made a Motion for ABEYANCE of CV-4-81 until the December 10, 1981 Planning Commission meeting for a public hearing.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/2 vote.

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

4. Z-93-72

PLOT PLAN
REVIEW

ABEYANCE

(See page 15)

Request of M. W. CLARK INTERIORS for a Plot Plan Review to construct an addition on property located at 4600 West Charleston Boulevard, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this is a request for a plot plan review in a C-1 Zone where they are proposing an addition to the rear. Staff feels this item should be held in abeyance so the adjacent property owners can be notified that the addition will come within 5.5 feet of the rear property line.

KEN ROOT, Root Construction, 3500 Taylor Street, appeared for the application. He feels it is not necessary to hold this in abeyance to notify the adjacent property owners because there are buildings to the north that were built closer to the adjacent properties.

MR. CANUL made a Motion for ABEYANCE of Z-93-72, so the adjacent property owners can be notified.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

5. Z-63-81

PLOT PLAN
REVIEW

APPROVED

Request of MEL HAMILTON for a Plot Plan Review to allow another doctor's office on property located at 1712 Bearden Drive, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER said this P-R zoning was just approved on Bearden Drive. At the time this came before the City Commission, the applicant was discussing with staff the possibility of being able to revise this plot plan to have sufficient parking for two doctor's offices. Staff encouraged the applicant to proceed with it as proposed and once they worked out the new plan they could come back for this review. They have the necessary parking for two doctor's offices, which is twelve spaces. There are some large trees in the front yard and they are proposing to retain those. Staff would recommend approval of two doctor's offices.

MEL HAMILTON, 3020 Piedmont, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of Z-63-81, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

6. AR-9-81

AESTHETIC
REVIEW

APPROVED

Request of BARRY GREENE for an Aesthetic Review for the construction of a hotel/casino/restaurant complex on property generally located on the west side of Decatur Boulevard at Rancho Drive, C-2 Zone.

MR. FOSTER presented the staff report stating they have no objections to the elevations and plan as submitted, except for the accesses on Peak Drive. Staff would rather not have a street along the north side because then there will be another intersection coming in at Decatur and Rancho. Staff would recommend that there be no street along the north side and some of the accesses closed, and possibly some additional accesses be allowed on Decatur Boulevard as allowed by the Traffic Engineer. Also, this aesthetic review does not constitute any approval for gaming or liquor licenses. There would be a 6 foot block wall along the westerly portion of the property and along the north side. If this parcel is to be divided from a larger parcel, a parcel map would be required.

BARRY GREENE, architect, 930 South 3rd Street, appeared for the application. This parcel is 10 acres. The portion they will be using is approximately 1/3 of that, so there would not be any problem in relocating the drives. There will be 100 rooms and the building will be one story with approximately 12,000 square feet.

MRS. TRACY made a Motion for APPROVAL of AR-9-81, Aesthetic Review, subject to staff's recommendation in regard to accesses.

Voting was as follows:

6. AR-9-81
(Continued)

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Guthrie, 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 16, 1981 at 2:00 P.M.

7. Z-127-79
PLOT PLAN
REVIEW
APPROVED

Request of NICHOLAS F. NAFF for a Plot Plan Review on property generally located at the northwest corner of 7th Street and Gass Avenue, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER said this is a plot plan review to allow a larger building than what was approved on the original plot plan. This is a three-story building and the P-R zoning only allows a maximum of two stories. Through a mixup in the redesign, the applicant was not aware of a two-story limitation. There is parking on the ground floor and then two stories for offices. The applicant has entered into an agreement with the federal government so the government can lease office space in the building. The applicant has requested that he be allowed to submit the application for the plot plan review before he obtains an action on a variance application. This approval would be subject to the variance being approved for the three stories. The building will have to be residential in character as a requirement in the P-R Zone. They have adequate parking and landscaping. One of the conditions of the rezoning was that the building be set back the same distance as the residential homes to the north. Therefore, staff would recommend approval, subject to: 1) Variance approval of the three-story height; and 2) Conformance to the revised plot plan.

MR. CANUL stated he will abstain from voting on this item.

NICHOLAS F. NAFF, property owner, appeared for the application. If this is not approved, he will have to give up his lease with the federal government. The financing is set up for this plot plan.

MR. JOHNSTON made a Motion for APPROVAL of Z-127-79, Plot Plan Review, subject to the variance being granted by the Board of Zoning Adjustment.

Voting was as follows:

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

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.

4. Z-93-72

(Continued from
page 12)

MIKE CLARK, owner of M. W. Clark Interiors, 4600 West Charleston Boulevard, appeared at this time to give the Commission additional information on his request, Item 4, Z-93-72, Plot Plan Review. The business is not noisy and the trucks will not be visible from the street. There is only one house behind his property that could be affected by his addition. The second phase of this remodeling will be the interior of the store and the third phase will be remodeling the front of the store. He would like to expedite this request.

CHAIRMAN COLEMAN explained that even though this item was held in abeyance, it will still be heard by the City Commission on December 16, 1981 as originally planned.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:45 P.M.

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION

NOVEMBER 24, 1981

MINUTES:

October 8, 1981

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

OLD BUSINESS:

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

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

PLOT PLAN REVIEW
AND REVIEW OF
CONDITIONS

PROTESTS: August Knudsen, 4905 Churchill Avenue
2 letters

FAVOR: Mark Leslie, 4909 Churchill Avenue

(NO CONDITIONS ON THIS ITEM)

NEW BUSINESS:

1. TENTATIVE MAP

CEDAR PARK
CONDOMINIUMS

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

SPECIAL CONDITION: 1. Subject to conditions of
approval for Z-69-81.

2. Z-77-81

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

SPECIAL CONDITIONS: 1. Approval of the building
elevations by the Dept.
of Community Planning &
Development.
2. Conformance to the requirements
of the Flood Hazard Reduction
Ordinance.
3. Resolution of Intent.

PROTESTS: 0

3. TENTATIVE MAP

CASA LOMAS I

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

SPECIAL CONDITIONS: 1. Approval of zoning Z-77-81.
2. Conformance to conditions of
approval for Z-77-81.
3. Wall statement.

4. FINAL MAP
CASA LOMAS I
- APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
NOES: None
- SPECIAL CONDITIONS: 1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.
5. FINAL MAP
GOLD SPIKE HOTEL
CONDOMINIUMS
- APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Guthrie,
Mr. Canul
NOES: None
- SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.
6. A-13-81(A)
- APPROVED - CANUL/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
NOES: None
7. A-14-81(A)
- APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Guthrie,
Mr. Canul
NOES: None
8. Z-76-81
- APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
NOES: None
- SPECIAL CONDITIONS: 1. Resolution of Intent.
2. Conformance to the elevations that have been submitted.
3. Installing street improvements on Maryland Parkway, Tenth St., Seventh St., and the alleys between Tenth St. and Maryland Parkway as required by Public Services.
4. All dedicated right-of-way which is contemplated for inclusion within this development should be vacated as required by the Dept. of Public Services.
5. Provide an adequate terminus at the north/south alley between Tenth and Eleventh.
6. Provide fire hydrants and water flow as required by Fire Services.
7. Parcel 2 to be enlarged about 5' for adequate parking.

PROTEST: 0

9. Z-78-81

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

(2nd motion) NOES: Mr. Guthrie

DENIED - GUTHRIE/AYES: Mrs. Tracy, Mr. Guthrie

(1st motion) NOES: Chairman Coleman, Mr. Johnston, Mr. Mack,
Mr. Canul

- SPECIAL CONDITIONS:
1. Resolution of Intent with no time limit.
 2. Planning Commission approval of each development plan on property that would transition to P-R.
 3. Dedication of any right-of-way as required by Public Services.
 4. Install off-site improvements as required by Public Services.
 5. Retain residential characteristics of existing buildings.
 6. Conform to requirements of Fire Services.
 7. Conform to requirements of Building & Safety.
 8. Approval of parking and driveway plans by Traffic Engineer.
 9. Repair all street improvements that are not in good condition as required by Public Services.

PROTESTS: 12 persons in audience
1 letter
George Miladenka, 608 N. 16th Street
Herb Pfeufer, 1408 Ryan Avenue
Joy Nelson, 1909 Linden Avenue
Wendell Webster, 612 North 16th Street

FAVOR: 12 persons in audience
1 letter
Rochelle Zimmer, 2209 E. Bonanza
Marilyn Olmstead, 2205 E. Bonanza
Mr. Vonernsman, 2113 E. Bonanza
Douglas Pike, 1900 E. Bonanza
Grace Gamst, 1920 E. Bonanza
Judith Warner, 2000 E. Bonanza

10. ZC-203-78

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

EXTENSION OF TIME

NOES: None

- SPECIAL CONDITION: 1. One year extension.

4. Z-93-72 ABEYANCE - CANUL/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
PLOT PLAN REVIEW 12/10/81 NOES: None
P.C. Meeting

5. Z-63-81 APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
PLOT PLAN REVIEW NOES: None
REVIEW

6. AR-9-81 APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie, Mr. Canul
AESTHETIC REVIEW NOES: None

- SPECIAL CONDITIONS:
1. Designated accesses on north side closed as allowed by Traffic Engineer.
 2. Aesthetic Review does not constitute approval of any gaming or liquor licenses.
 3. A 6' block wall along westerly portion of property and along north side.
 4. If this parcel is divided from larger parcel, a parcel map would be required.

7. Z-127-79 APPROVED - JOHNSTON/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Johnston, Mr. Mack, Mr. Guthrie
PLOT PLAN REVIEW NOES: None
REVIEW ABSTAINED: Mr. Canul

- SPECIAL CONDITIONS:
1. Variance approval of the 3-story height.
 2. Conformance to the revised plot plan.

ANNOTATED AGENDA

CITY PLANNING COMMISSION

NOVEMBER 24, 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, Johnston, Canul, Mack, Tracy, and
Guthrie

EXCUSED: Kennedy

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the minutes for the October 8, 1981
City Planning Commission meeting.

ACTION: APPROVED
TRACY/Unanimous

OLD BUSINESS:

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

ACTION: APPROVED
VOTE: JOHNSTON/4=2 vote
(Coleman & Guthrie voted no)

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."

STAFF RECOMMENDATION: DENIAL

PROTESTS: 3

TO BE HEARD BY CITY COMMISSION: December 2, 1981

NEW BUSINESS:

1. TENTATIVE MAP

CEDAR PARK

CONDOMINIUMS

ACTION: APPROVED
VOTE: CANUL/Unanimous

Property generally located at the northeast corner
of Cedar Avenue and Wardelle Street, R-E Zone (under
Resolution of Intent to R-3) proposed R-PD15.
Owner: Robert Barrett
Subdivider: Norman E. & Maxine A. Mott
No. of Acres: 4.0 No. of Units: 58

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 conditions of approval for Z-69-81.
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 16, 1981

2. Z-77-81

Application of DONALD C. BIVINS for reclassification of property generally located on the south side of Washington Avenue, 100' west of Parkhurst Street, from R-1 (under Resolution of Intent to R-PD12) to R-CL.

ACTION: APPROVED

VOTE: GUTHRIE/Unanimous

Proposed Use: Medium Low Density Detached Single Family Residences

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Approval of the building elevations by the Department of Community Planning.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Conformance to the plot plan.
5. 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

3. TENTATIVE MAP
CASA LOMAS I

Property generally located on the south side of Washington Avenue, east of Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12), proposed R-CL.

ACTION: APPROVED

VOTE: TRACY/Unanimous

Owner/Subdivider: Bivins Construction Company, Inc.
No. of Acres: 7.03 No. of Lots: 52

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. Approval of zoning request Z-77-81.
3. Conformance to the conditions of approval for Z-77-81.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

4. FINAL MAP
CASA LOMAS I

Property generally located on the south side of Washington Avenue, east of Pecos Street, R-1 Zone (under Resolution of Intent to R-PD12), proposed R-CL.

ACTION: APPROVED

VOTE: TRACY/Unanimous

Owner/Subdivider: Bivins Construction Company
No. of Acres: 7.03 No. of Lots: 52

CONDITIONS:

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

7. Parcel 2 be enlarged to provide 12 parking spaces.
8. Conformance to the plot plan.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

TO BE HEARD BY CITY COMMISSION: December 16, 1981

9. Z-78-81

Application of CITY OF LAS VEGAS for reclassification of property generally located on Bonanza Road between Maryland Parkway and Eastern Avenue, from R-1 to P-R and from R-1 and R-2 to R-3.

ACTION: APPROVED
VOTE: JOHNSTON/5-1
(GUTHRIE-NO)

CONDITIONS:

1. Resolution of Intent with no time limit.
2. Planning Commission approval of each development plan.
3. Dedication of right-of-way as required by the Department of Public Services.
4. Installation of off-site improvements as required by the Department of Public Services.
5. Retention of residential characteristics of the existing buildings.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair all street improvements that are not in good condition as required by the Department of Public Services.
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.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 17

TO BE HEARD BY CITY COMMISSION: December 16, 1981

10. ZC-203-78

EXTENSION OF TIME

ACTION: APPROVED
VOTE: CANUL/Unanimous

Request of GRACE LAND DEVELOPMENT CORP. for an Extension of Time on property generally located at the southwest corner of Charleston Boulevard and Rainbow Boulevard, R-E Zone (under Resolution of Intent to C-1).

2. Provide 1.5 parking spaces per employee.
3. 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 system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

DIRECTOR'S BUSINESS:

1. Film Presentation - "Analyzing the Site." (FILM NOT SHOWN)
-

SUPPLEMENTAL AGENDA:

1. AR-8-81 Request of EL CORTEZ HOTEL for an Aesthetic Review to allow a 14-story addition on property generally located on the southeast corner of 6th Street and Ogden Avenue, C-2 Zone.

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 16, 1981

2. CV-2-70 USE REVIEW Request of F.A.C.M. ARCHITECTS ON BEHALF OF CLARK COUNTY for a Use Review to allow a courtroom addition to the Courthouse on property located at 200 East Carson Avenue, C-V Zone.

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

CONDITIONS:

1. Conformance to the plot plan and elevations as amended to provide for a one and one-half foot building setback from the North property line.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 16, 1981

3. CV-4-81 USE REVIEW Request of CATHOLIC COMMUNITY SERVICES OF NEVADA for a Use Review to allow a commercial kitchen and dining room on property generally located at the northwest corner of Mojave Road and Cedar Avenue, C-V Zone.

ACTION: ABEYANCE
VOTE: GUTHRIE/4-2
(Tracy & Johnston voted no)

STAFF RECOMMENDATION: ABEYANCE to notify surrounding property owners

TO BE HEARD BY PLANNING COMMISSION December 10, 1981

4. Z-93-72

PLOT PLAN
REVIEW

Request of M. W. CLARK INTERIORS for a Plot Plan Review to construct an addition on property located at 4600 W. Charleston Boulevard, R-1 Zone (under Resolution of Intent to C-1).

ACTION: ABEYANCE
VOTE: CANUL/Unanimous

STAFF RECOMMENDATION: ABEYANCE to notify surrounding property owners

TO BE HEARD BY PLANNING COMMISSION: December 10, 1981

5. Z-63-81

PLOT PLAN
REVIEW

Request of MEL HAMILTON for a Plot Plan Review to allow another doctor's office on property located at 1712 Bearden Drive, R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan.
2. City Commission approval of the rescission of condition three.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 16, 1981

6. AR-9-81

AESTHETIC
REVIEW

Request of BARRY GREENE for an Aesthetic Review for the construction of a hotel/casino/restaurant complex, on property generally located on the west side of Decatur Boulevard at Rancho Drive, C-2 Zone.

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITIONS:

1. This approval shall not imply approval of gaming or liquor licenses.
2. Construct a 6' block wall along the westerly property line.
3. Parcel map to separate this site from the total parcel if intended.
4. No street shall be allowed along the north side of the property.
5. Conformance to the elevations as submitted.
6. Landscaping and a permanent underground sprinkler-system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 16, 1981

7. Z-127-79

PLOT PLAN
REVIEW

Request of NICHOLAS F. NAFF for a Plot Plan Review on property generally located at the northwest corner of 7th Street and Cass Avenue, R-1 Zone (under Resolution of Intent to P-R).

ACTION: APPROVED

VOTE: JOHNSTON/5-0-1
(CANUL-ABSTAINED)

CONDITIONS:

1. A variance be approved for the three-story office building.
2. Conformance to the plot plan.
3. Conformance to all the other original conditions of Z-127-79.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: December 2, 1981

PRINT

NAME

ADDRESS

AUGUST KNUDSEN

4905 CHURCHILL AVE

JERRY RICHARDI

8100 PRESIDENTS DR., ORLANDO FL.

Wendy Bunt

Henry P. Shoy

2616 Stab St

R. Lee J. Korman

2113 E BONAVILLE FOR

Grace Gamst

1920 E BONAVILLE RD

TIM MASSARI

844 E. SAHARA