

ANNOTATED AGENDA

CITY PLANNING COMMISSION

DECEMBER 10, 1981

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

ROLL CALL: PRESENT: Coleman, Kennedy, Guthrie, and Tracy

EXCUSED: Johnston, Mack, and Canul

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. CV-4-81 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.
- USE REVIEW
(Abeyance Item from
11-24-81)
- ACTION: APPROVED
VOICE: TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the elevations.
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 systems 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

2. Z-93-72 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).
- PLOT PLAN
REVIEW
(Abeyance Item
from 11-24-81)
- ACTION: APPROVED
VOICE: GUTHRIE/Unanimous

CONDITIONS:

1. Conformance to the plot plan.
2. Elevations and the treatment of roof mechanics be approved by the Department of Community Planning and Development.
3. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

NEW BUSINESS:

1. TENTATIVE MAP
FOX HILLS
- Property generally located on the north side of Vegas Drive, west of Parkchester Drive, R-E Zone (under Resolution of Intent to R-CL).
- ACTION: APPROVED
VOTE: KENNEDY/Unanimous
- Owner: Bradford Investment Co.
Subdivider: Dasco, Inc.
No. of Acres: 7.4 No. of Lots: 55

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. Conformance to the conditions of approval for Z-62-81.
3. Provide a sewer and drainage easement, with necessary improvements, to Denia Drive satisfactory to the Department of Public Services.
4. Conformance to the Flood Hazard Reduction Ordinance.
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: January 6, 1982

2. TENTATIVE MAP
RANCHO BONITO
UNIT NO. 4
- Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 Zone.
- Owner/Subdivider: Villa Bonita Oeste
No. of Acres: 7.7 No. of Lots: 23
- ACTION: APPROVED
VOTE: GUTHRIE/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. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

3. Z-79-81

Application of METROPOLITAN DEVELOPMENT CORP. for reclassification of property generally located on the east side of Lorenzi Boulevard between Vegas Drive and Lake Mead Boulevard from N-U to R-CL.
Proposed Use: Medium Density Detached Single Family Residences

ACTION: APPROVED
VOTE: KENNEDY/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Vacation of 10' of Lorenzi Boulevard right-of-way.
3. Installation of street improvements on Lorenzi Boulevard as required by the Department of Public Services.
4. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
5. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

4. TENTATIVE MAP
PARK VISTA #2

Property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive, N-U Zone (proposed R-CL).
Owner/Subdivider: Metropolitan Development Corp.
No. of Acres: 10 No. of L.ts: 76

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. Approval of zoning request Z-79-81.
3. Subject to the conditions of approval for Z-79-81.
4. No vehicular access to Lorenzi Boulevard from the abutting lots.
5. 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.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

5. FINAL MAP
HAAS APARTMENTS

Property generally located on the east side of Sandhill Road, south of Owens Avenue, R-1 Zone (under Resolution of Intent to R-PD15).

ACTION: APPROVED
VOTE: KENNEDY/Unanimous

Owner/Subdivider: Larry V. Haas, Et Al
No. of Acres: 3.13 No. of Lots: 16

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

THIS ITEM WILL BE FORWARDED TO THE CITY COMMISSION AFTER REVIEW BY THE PUBLIC SERVICES DEPARTMENT

6. Z-89-79

REINSTATEMENT AND
EXTENSION OF TIME

Request of METROPOLITAN DEVELOPMENT CORP.
for a Reinstatement and Extension of Time
on property generally located on the south
side of Bonanza Road, east of Marion Drive,
R-E Zone (under Resolution of Intent to R-1).

ACTION: APPROVED
VOTE: GUTHRIE/Unanimous

CONDITIONS:

1. Resolution of Intent shall expire January 6, 1983.
2. Conformance to ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

7. TENTATIVE MAP

PARKWOOD UNIT 11 & 12

Property generally located on the south side
of Bonanza Road, east of Marion Drive, R-E
Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Metropolitan
Development Corp.

ACTION: APPROVED
VOTE: TRACY/Unanimous

No. of Acres: 23 No. of Lots: 103

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 the 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 reinstatement and extension of time for Z-89-79.
3. No vehicular access to Bonanza Road, Cedar Avenue Drain and the Las Vegas Flood Control Channel from the abutting lots.
4. Provide a retaining wall on the rear of the lots abutting the Cedar Avenue Drain and the Las Vegas Flood Control Channel as determined by the Department of Public Services.
5. 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.
6. A temporary means of access, on the Diamond Head Drive alignment, shall be provided to Marion Drive at the time of development and improved as required by the Department of Public Services.
7. Compliance with the Flood Hazard Reduction Ordinance.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

8. SPECIAL ACTIVITY
CENTER PLAN

Request of the CITY OF LAS VEGAS for con-
sideration of the Jackson Avenue Special
Activity Plan for the area bounded by "H"
Street, Van Buren Avenue, "B" Street and
Madison Avenue.

ACTION: APPROVED
VOTE: GUTHRIE/Unanimous

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

9. Z-80-81

Application of KENNETH S. HUFF for reclassification of property generally located on the north side of Bonanza Road and Lamb Blvd. from R-E to C-2.

ACTION: APPROVED
VOTE: KENNEDY/Unanimous

Proposed Use: Commercial Storage Facilities

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan as amended to provide all access to Building "A" from the interior and moving Building "F" five feet (5') to the east as required by the Department of Community Planning & Development.
3. Conformance to the elevations as amended to provide aesthetic treatment to the Bonanza Road exposure of Building "A" and the westerly street exposure of Building "F" as required by the Department of Community Planning & Development.
4. Construction of a 6' block wall on the north property line and the west property line north of Building "F" (except where the buildings are located) with the westerly wall set back five feet (5') for landscaping.
5. Provide fire hydrants and water flow as required by the Department of Fire Services.
6. Dedication of the radius corner at Bonanza Road and the westerly street as required by the Department of Public Services.
7. Redesign the parking and driveway layout as required by the Traffic Engineer.
8. Install street improvements on Bonanza Road and Sandhill Road as required by the Department of Public Services.
9. Approval of a variance to allow caretaker's facility.
10. 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.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
13. Satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

10. Z-81-81

WITHDRAWN BY APPLICANT

Application of RED ROCK SQUARE (A NEVADA (PARTNERSHIP) for reclassification of property generally located on the northwest corner of Westwind Street and Holmby Avenue, from N-U (under Resolution of Intent to R-E) to P-R.
Proposed Use: Patron and Employee Parking

11. Z-76-65
PLOT PLAN REVIEW

Request of GARY GUY W. ON ON BEHALF OF
OPERATION LIFE for Plot Plan Review on
property generally located at the northwest
corner of "F" Street and Owens Avenue, C-1
Zone.

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the north property line.
3. Provision of fire hydrants and water flow as required by the Department of Fire Services.
4. Repair any damage done to the existing street improvements as required by the Department of Public Services.
5. Install sidewalks on Owens Avenue as required by the Department of Public Services.
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 system 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

PLANNING COMMISSION FINAL ACTION

12. FINAL MAP
ALTA MESA 1
UNIT 1 (REVISED)

Property generally located south of Charleston
Boulevard, and west of Durango Drive, N-U
Zone (under Resolution of Intent to R-PD8).
Owner/Subdivider: Bailey & McGah
No. of Acres: 7.1 No. of Lots: 44

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITION:

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

STAFF RECOMMENDATION: APPROVAL

WILL BE FORWARDED TO CITY COMMISSION AFTER REVIEW BY PUBLIC SERVICES DEPT.

13. Z-53-80
PLOT PLAN REVIEW

Request of CHEYENNE PARTNERSHIP for a Plot
Plan Review on property generally located
at the northwest corner of Cheyenne Avenue
and Jones Boulevard, C-1 Zone.

ACTION: APPROVED
VOTE: TRACY/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Submission of revised development plans for the balance of the shopping center for approval of the Planning Commission.
3. Approval of the parking and driveway plan by the Traffic Engineer.

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

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

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

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

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 6, 1982

14. Z-78-75

PLOT PLAN REVIEW

ACTION: APPROVED

VOTE: KENNEDY/Unanimous

Request of FIRST WESTERN SAVINGS ASSOCIATION for a Plot Plan review on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive, R-1 and C-1 Zones.

CONDITIONS:

1. Approval of the elevations by the Department of Community Planning and Development.
2. Conformance to the plot plan.
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.
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

15. AR-10-81

AESTHETIC REVIEW

ACTION: APPROVED

VOTE: TRACY/Unanimous

Request of CLARK COUNTY CHRISTIAN SCHOOLS, INC. for an Aesthetic Review to construct a gymnasium and classroom building on property located at 3005 Cedar Avenue, C-V Zone.

CONDITIONS:

1. Conformance to the elevations.
2. Conformance to the requirements of the Department of Fire Services.
3. Approval of the parking and driveway plans by the Traffic Engineer.
4. Repair damage to the existing street improvements as required by the Department of Public Services.

5. Conformance to the plot plan.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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.
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: January 6, 1982

16. OUTDOOR SALES AND SHOWS IN A C-1 ZONE
- Consideration to allow outdoor arts and crafts sales and shows by resolution in the C-1 Zone.

ACTION: APPROVED
 VOTE: TRACY/Unanimous

CONDITIONS:

1. Located a minimum of 100' from residential zones and public right-of-way.
2. Located in an area that is screened by buildings, structures or terrain.
3. Noise emissions are of a non-detrimental nature and are not emitted before 10:00 A.M. nor after 10:00 P.M.
4. The uses do not constitute a transient or open sales lot.
5. The uses will not draw a larger assemblage of persons than the capacity of the surrounding buildings will sustain.
6. The event will not be approved for a longer duration than one (1) week.
7. Fees charged shall be limited to admissions, sale of handcraft items and sales by nonprofit organizations. The sponsor shall charge the event operators no more than a fee to offset production costs.
8. Only the following operations shall be allowed:
 - a. Musical and dance performances.
 - b. Arts and crafts shows.
 - c. Artifact displays
 - d. Special Holiday events.
 - e. Other charitable events.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION FINAL ACTION

RECEIVED
 JAN 7 1 33 PM '82
 CITY CLERK

ANNOTATED AGENDA
CITY PLANNING COMMISSION

DECEMBER 10, 1981

OLD BUSINESS:

1. CV-4-81
USE REVIEW
- APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy, Mr. Guthrie,
Mr. Kennedy
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan.
2. Conformance to the elevations
which have been submitted.

PROTESTS: 0

2. Z-93-72
PLOT PLAN
REVIEW
- APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Guthrie, Mr. Kennedy
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the plot plan
as submitted.
2. Screen any mechanical equipment
on the addition on the resi-
dential side as well as the
Charleston Blvd. side.

APPROVE: 1 letter from Carmen Garcia
1 letter from Marjorie Quinn

NEW BUSINESS:

1. TENTATIVE MAP
FOX HILLS
- APPROVED - KENNEDY/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Guthrie, Mr. Kennedy
NOES: None

SPECIAL CONDITIONS: 1. Conformance to the conditions
of approval for Z-62-81.
2. Subject to the Flood Hazard
Reduction Ordinance.
3. Provide a sewer and drainage
easement, with necessary
improvements, to Denia Drive
satisfactory to the Dept. of
Public Services.

(Waiver will be necessary in the length of the
cul-de-sac street (Yellow Rose) which exceeds
the design standards.)

2. TENTATIVE MAP
RANCHO BONITO
UNIT NO. 4
- APPROVED - GUTHRIE/AYES: Chairman Coleman, Mrs. Tracy,
Mr. Guthrie, Mr. Kennedy
NOES: None

3. Z-79-81

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

NOES: None

- SPECIAL CONDITIONS:
1. Vacation of 10 feet of Lorenzi Blvd.
 2. Dedicate and install necessary street improvements on Lorenzi Blvd.
 3. Conformance to the Flood Hazard Reduction Ordinance.

PROTESTS: 0

4. TENTATIVE MAP

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

PARK VISTA #2

NOES: None

- SPECIAL CONDITIONS:
1. Approval of zoning request Z-79-81.
 2. Subject to the conditions of approval for Z-79-81.
 3. No vehicular access to Lorenzi Blvd. from the abutting lots.
 4. Wall statement.
 5. Cul-de-sac Fredonia so there wouldn't be any access to Lorenzi Blvd.

5. FINAL MAP

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

HAAS APARTMENTS
UNIT 3

NOES: None

- SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.

6. Z-89-79

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

REINSTATEMENT AND
EXTENSION OF TIME

NOES: None

- SPECIAL CONDITION: 1. One Year Extension of Time.

7. TENTATIVE MAP

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

PARKWOOD UNIT
11 and 12

NOES: None

- SPECIAL CONDITION: 1. Subject to the conditions of reinstatement and extension of time for Z-89-79.
2. No vehicular access to Bonanza Road, Cedar Avenue Drainage Channel and the Las Vegas Wash Channel from the abutting lots.

(see page 3)

7. TENTATIVE MAP
(CONTINUED)

3. Provide a retaining wall on the rear of the lots abutting the Cedar Avenue Drain and the Las Vegas Flood Control Channel as determined by the Dept. of Public Services.
4. Wall statement.
5. A temporary means of access on the Diamond Head Drive alignment shall be provided to Marion Drive at the time of development and improved as required by the Department of Public Services.
6. Compliance to the Flood Hazard Reduction Ordinance.

8. SPECIAL ACTIVITY
CENTER PLAN

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

APPROVE: Reverend Robison, Chairman of Board,
Jackson Avenue Merchants
Association
Bob Bailey, NEDCO, 618 Carson Avenue
Leandrew McDaniel, 1401 Comstock Drive
Ethel Pearson, 413 W. Adams Avenue
Danny Curtis, New Town Tavern
17 persons in audience

PROTESTS: Reverend Mary Carroll
Anthony Parker, 308 Van Buren Avenue
Audrey James, 1323 "C" Street
Rose Parker
16 persons in audience
Eldon George, 301 W. Van Buren Avenue

9. Z-80-81

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

- SPECIAL CONDITIONS:
1. Building "A" should be reversed.
 2. Approval of a variance to allow the caretaker's facility.
 3. Provide fire hydrants and water flow according to the Fire Department.
 4. Dedication of the radius corner at Bonanza Road and westerly street as required by Public Services.
 5. Redesign the parking and driveway layout as required by the Traffic Engineer.

(see page 4)

9. Z-80-81
(CONTINUED)

6. Install required street improvements on Bonanza and street to the west.
7. Provide aesthetic treatment to the Bonanza Road exposure of Building "A" and other street exposures of Building "F."

PROTESTS: 9 persons in audience.

10. Z-81-81 (Withdrawn by the applicant)

11. Z-76-65
PLOT PLAN
REVIEW

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

NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations that have been submitted.
 2. Construction of a 6' block wall along the north property line.
 3. Fire hydrants as required by Fire Services.
 4. Repair any damage to the existing streets as required by Public Services.
 5. Install sidewalk on Owens Avenue.

SUPPLEMENTAL AGENDA:

1. FINAL MAP
ALTO MESA I
UNIT 1 (Revised)

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

NOES: None

- SPECIAL CONDITION: 1. Conformance to the conditions of approval for the tentative map.

2. Z-53-80
PLOT PLAN
REVIEW

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

NOES: None

- SPECIAL CONDITION: 1. Submission of revised development plan for the balance of the shopping center for approval by the Planning Commission.

3. Z-68-75
PLOT PLAN
REVIEW

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

NOES: None

- SPECIAL CONDITION: 1. Approval of the elevations by the Dept. of Community Planning and Development.

4. AR-10-81

AESTHETIC REVIEW

APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy,

Mr. Guthrie, Mr. Kennedy

NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the elevations.
 2. Conformance to the requirements of the Dept. of Fire Services.
 3. Approval of the parking and driveway plans by the Traffic Engineer.
 4. Repair damage to the existing street improvements as required by the Dept. of Public Services.

5. OUTDOOR SALES AND
SHOWS IN A C-1 ZONE.

APPROVED - TRACY/AYES: Chairman Coleman, Mrs. Tracy,

Mr. Guthrie, Mr. Kennedy

NOES: None

- SPECIAL CONDITION: 1. No noise between the hours of 10 PM and 10 AM in addition to conditions on Resolution presented to Commissioners at meeting.

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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-79-81

METROPOLITAN DEVELOPMENT CORPORATION
FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE
OF LORENZI BOULEVARD BETWEEN VEGAS
DRIVE AND LAKE MEAD BOULEVARD.

FROM: N-U (NON-URBAN)

TO: R-CL (RESIDENTIAL COMPACT LOT)

PROPOSED USE: MEDIUM DENSITY DETACHED
SINGLE FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 23, 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

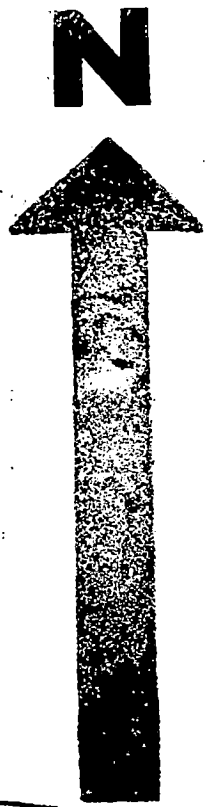
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

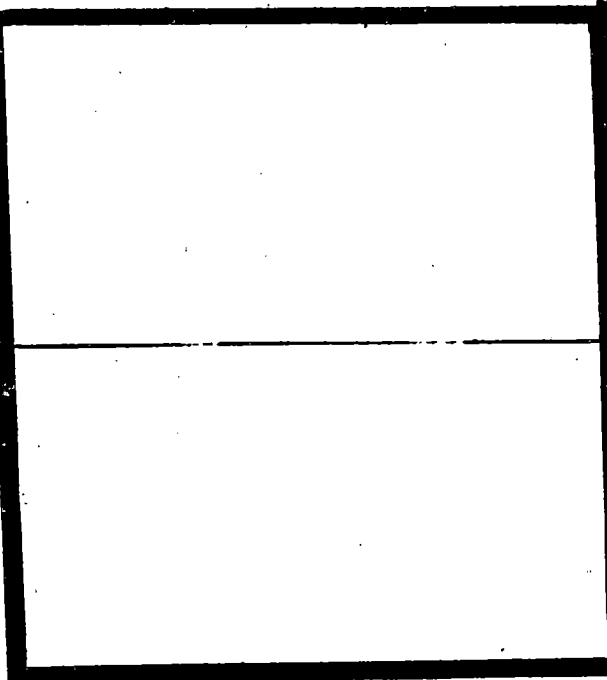
EXPWAY

RAINBOW

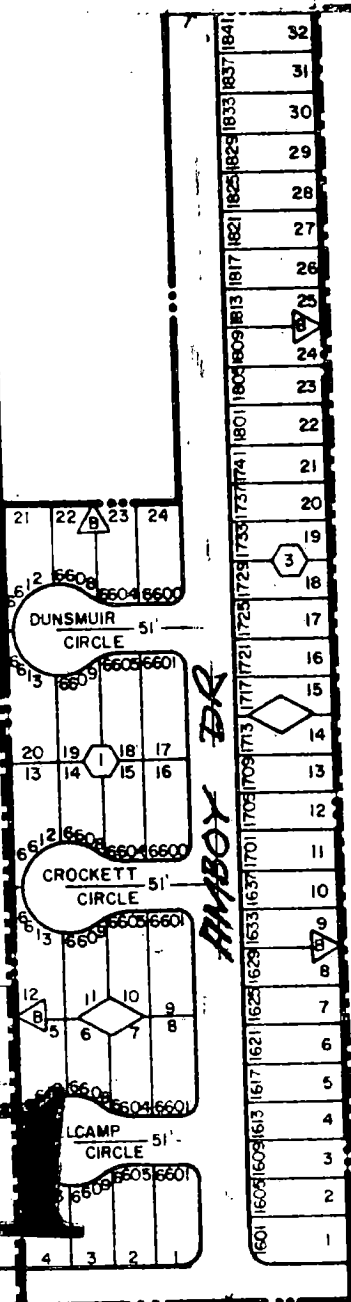


LORENZO BLVD

L-79-81



COUNTY



AMBOY DR

VEGAS DR

COUNTY

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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-80-81

KENNETH S. HUFF FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE
NORTH SIDE OF BONANZA ROAD BETWEEN
SANDHILL ROAD AND LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: COMMERCIAL STORAGE
FACILITIES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 20
SOUTH, RANGE 62 EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

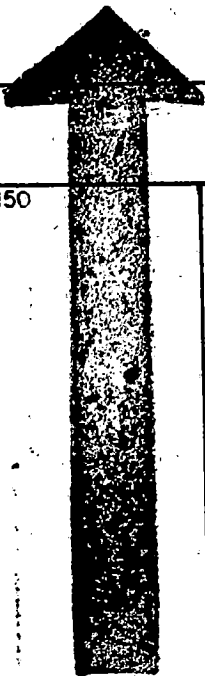

HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)

N



BONANZA RD

D 172 BLVD

L 115 BLVD

30'

R-E

ELECTRICAL WORKERS



4321

C-2 R-E

2

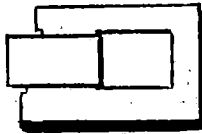
3

MAKERS



4150

4200 UNION HALL



PARKING

4300



PART 101

4318

CREDIT UNION

551

Z-80-81

144 TRAIL MOBILE HOMES 643
R4 UNIFIED AS OF 4/3/74

PRIVATE WAY

T

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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-81-81

RED ROCK SQUARE (A NEVADA PARTNERSHIP)
FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTHWEST CORNER OF WESTWIND
STREET AND HOLMBY AVENUE.

FROM: N-U (NON-URBAN) (UNDER RESOLUTION
OF INTENT TO R-E)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: PATRON AND EMPLOYEE PARKING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE SOUTH 230' OF GOVERNMENT LOT 7,
SECTION 1, TOWNSHIP 21 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.)

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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-93-72

REQUEST OF M. W. CLARK INTERIORS FOR A PLOT PLAN REVIEW TO CONSTRUCT AN ADDITION FIVE AND A HALF FEET (5½') FROM THE REAR PROPERTY LINE ON PROPERTY LOCATED AT 4600 WEST CHARLESTON BOULEVARD, C-1 ZONE (LIMITED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT 350, BLOCK 17, HYDE PARK #3.

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; 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

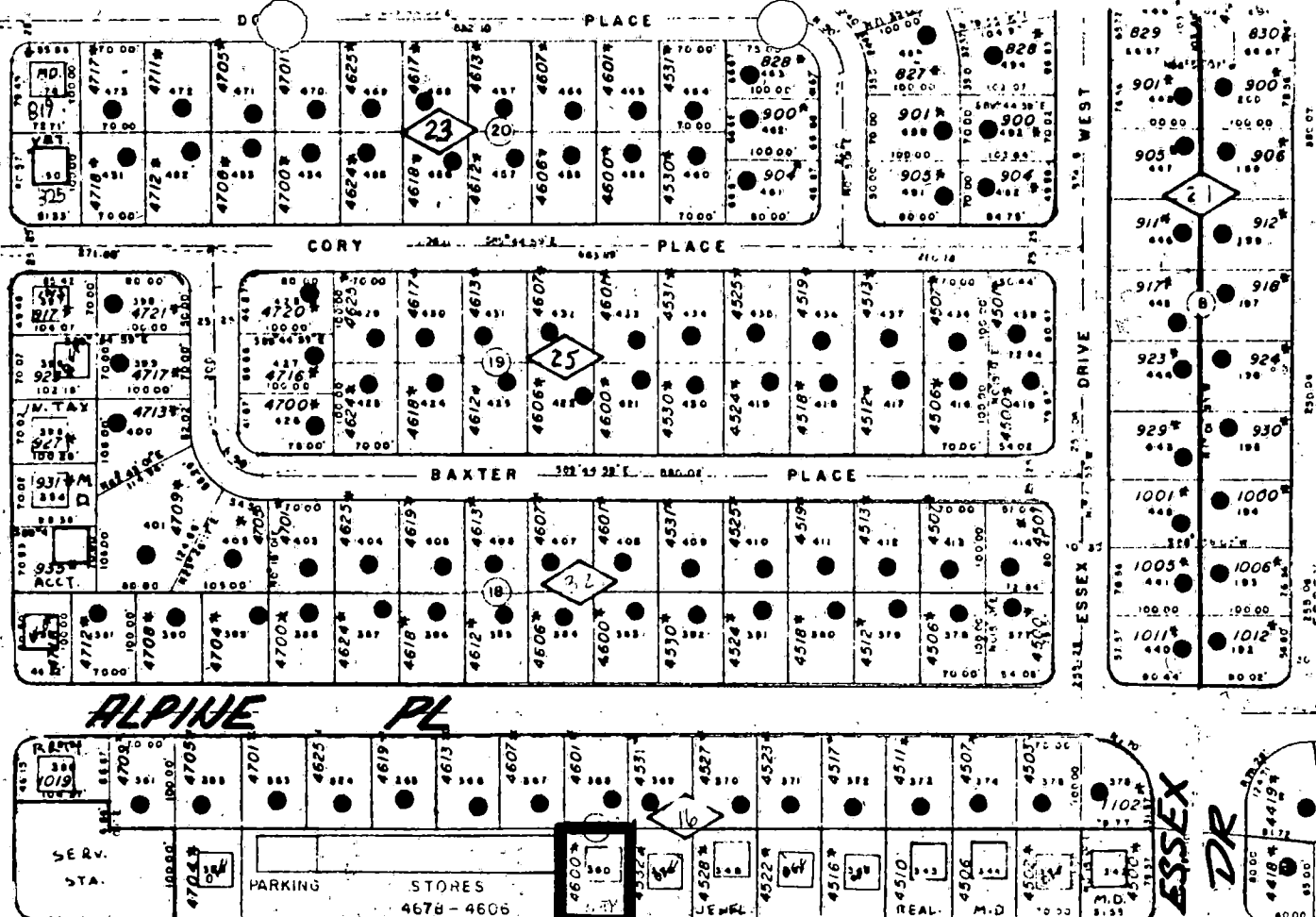

HAROLD P. FOSTER, DIRECTOR

HPF:cme

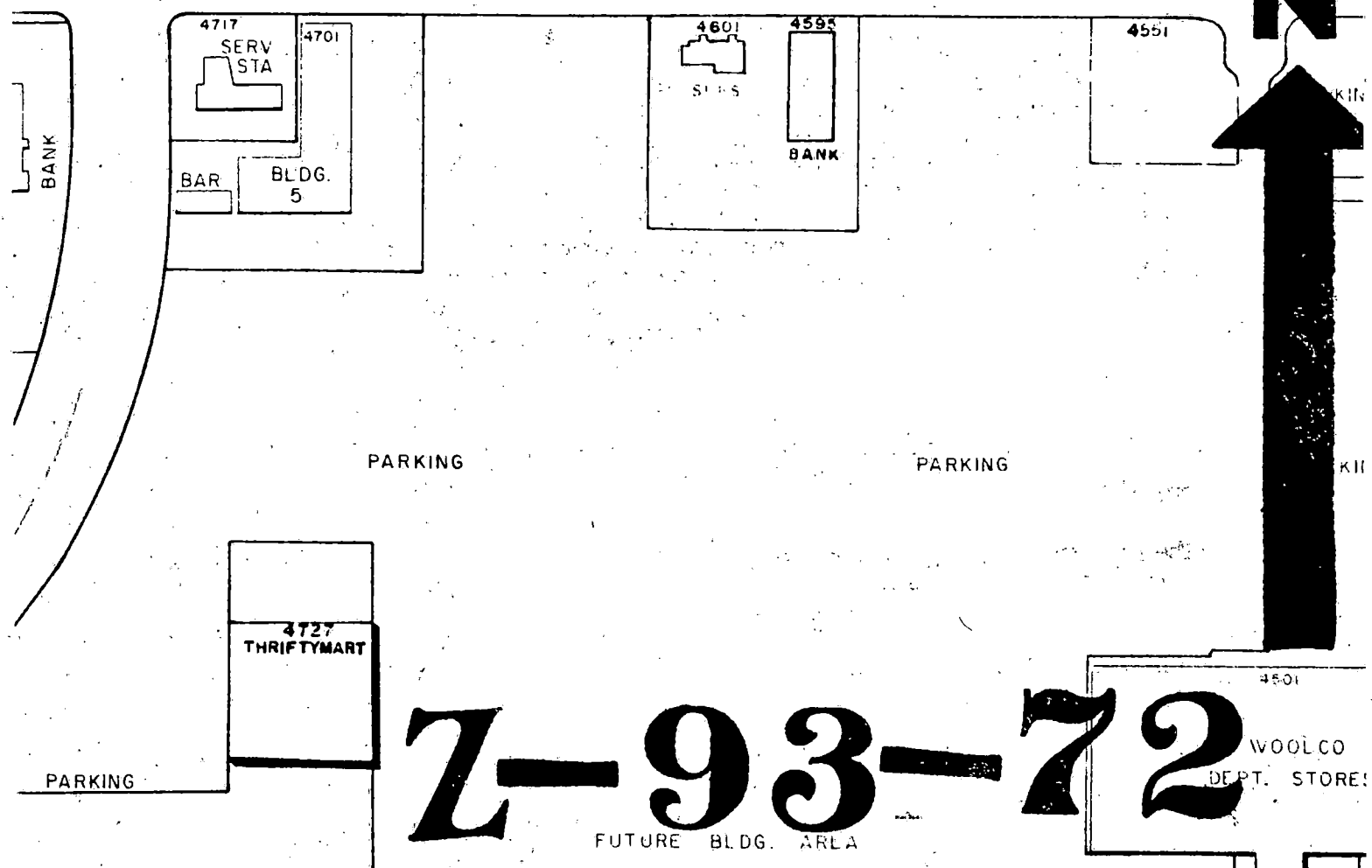
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

DECATUR BLVD



CHARLESTON BLVD



NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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:

CV-4-81

REQUEST OF CATHOLIC COMMUNITY SERVICES OF NEVADA FOR A USE REVIEW TO ALLOW A COMMERCIAL KITCHEN AND DINING ROOM FOR THE SENIOR NUTRITION PROGRAM ON PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF MOHAVE ROAD BETWEEN CEDAR AVENUE AND BONANZA ROAD, C-V ZONE (CIVIC).

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

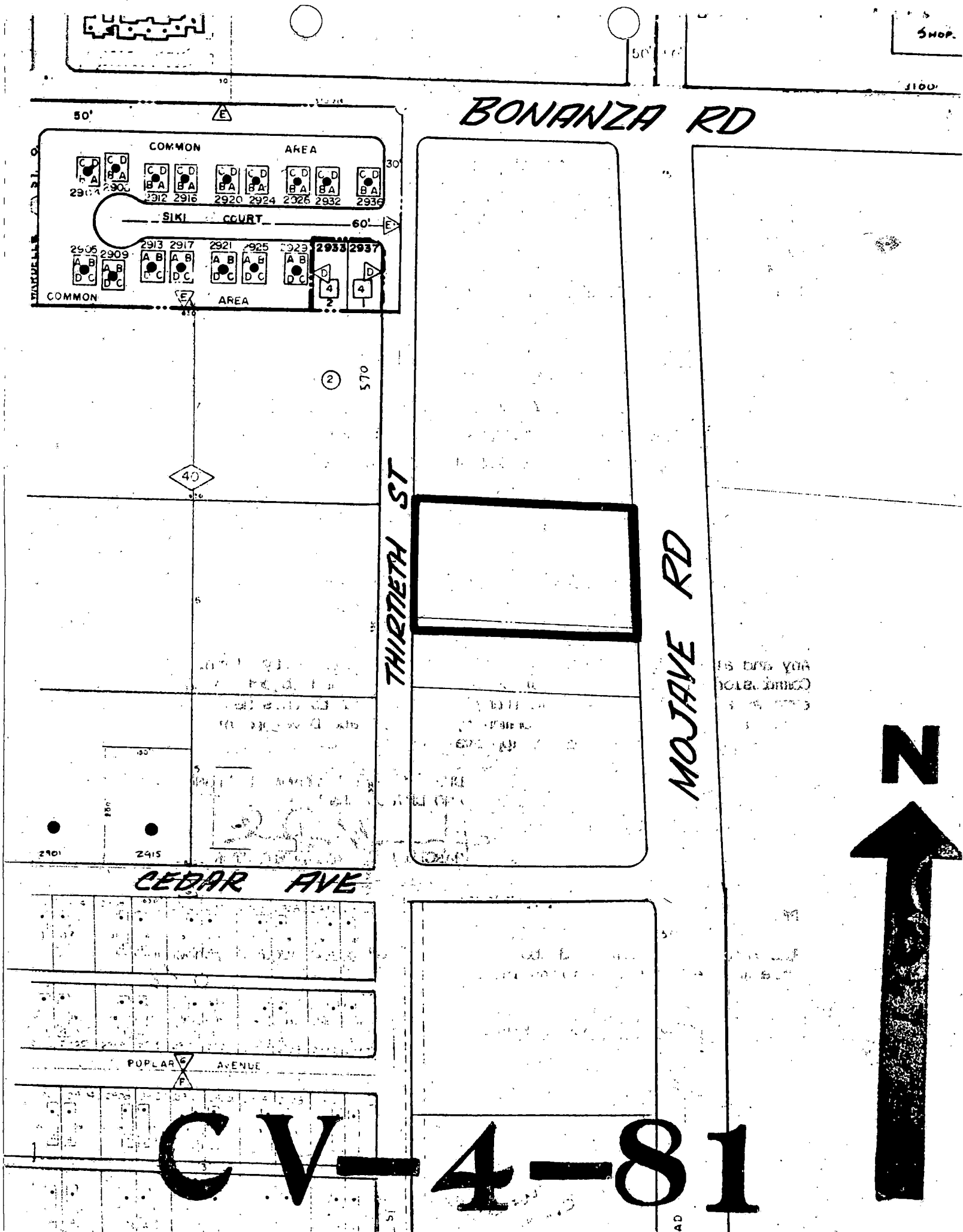
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

DECEMBER 10, 1981

Notice is hereby given that on December 10, 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:

REQUEST OF THE CITY OF LAS VEGAS FOR
CONSIDERATION OF THE JACKSON AVENUE
SPECIAL ACTIVITY CENTER PLAN FOR THE
AREA BOUNDED BY "H" STREET, VAN BUREN
AVENUE, "B" STREET AND MADISON AVENUE.

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 above item; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

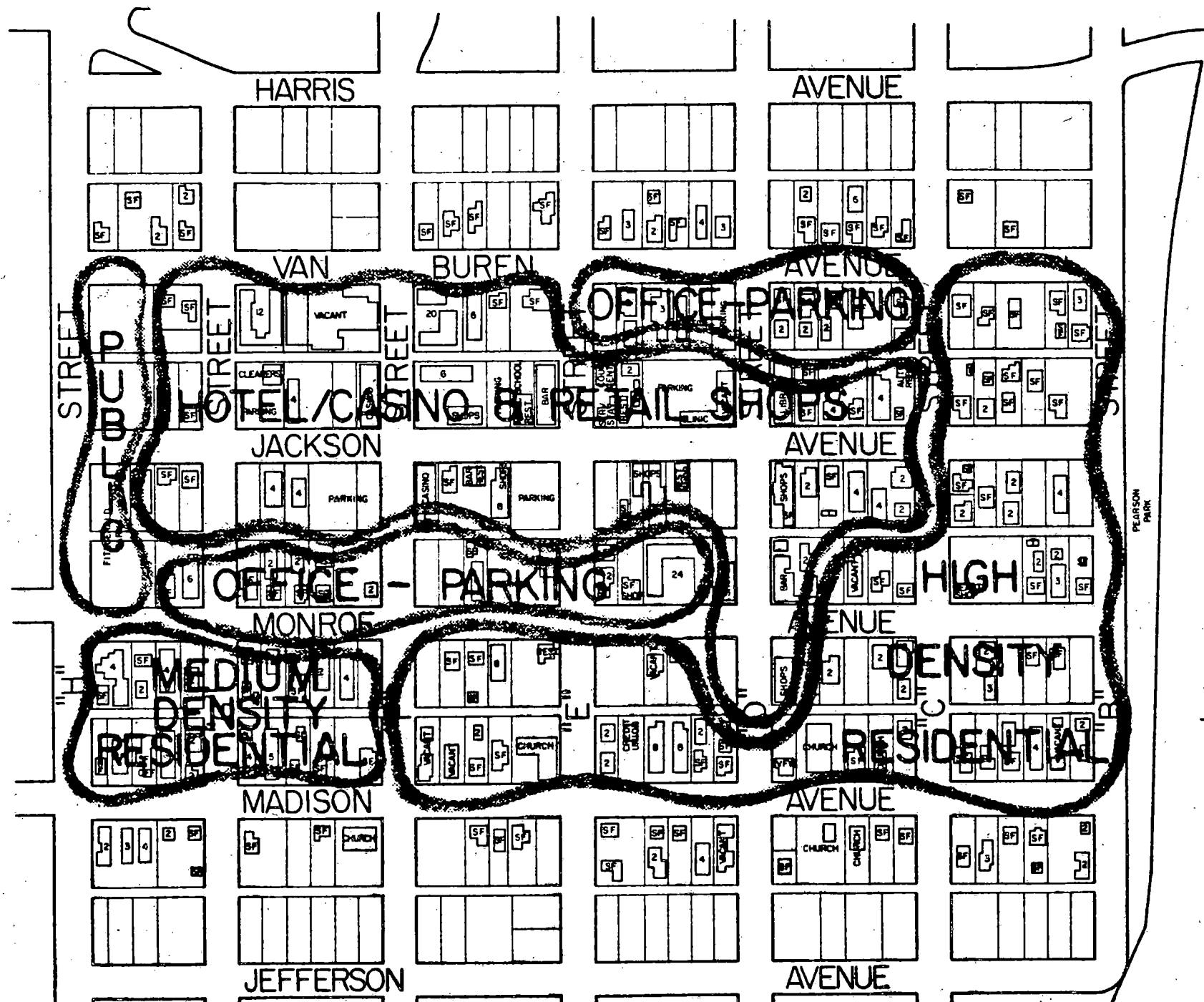
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


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.)



SPECIAL ACTIVITY CENTER PLAN-JACKSON AVENUE AREA



City of Las Vegas, Nevada
 Department of
 Community Planning and Development
 Harold S. Foster, Director

Project No. 10-12-01	Scale: 1" = 100'
Project Name: JACKSON AVENUE AREA	
Project Date: 10-12-01	
Project Status: []	
Project Location: []	



MINUTES

CITY PLANNING COMMISSION

DECEMBER 10, 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. Guthrie
Mr. Kennedy

EXCUSED: Mr. Johnston
Mr. Mack
Mr. Canul

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

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

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

OLD BUSINESS:

1. CV-4-81
USE REVIEW
(Abeyance Item from 11/24/81)
APPROVED

Request of CATHOLIC COMMUNITY SERVICES OF NEVADA for a Use Review to allow a commercial kitchen and dining room for the senior nutrition program on property generally located on the west side of Mohave Road between Cedar Avenue and Bonanza Road, C-V Zone (Civic). The above property is legally described as a portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the staff report stating staff had requested this item be held in abeyance from the last City Planning Commission meeting so the surrounding property owners could be notified of the type of use that is being proposed. They will be preparing meals for the Meals-On-Wheels program and providing some meals on this property. Staff does not have any protests, and would recommend approval, subject to: 1) Conformance to the plot plan and elevations which have been submitted.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

TOM MILLER, Catholic Community Services of Nevada, 808 South Main Street, appeared for the application.

There were no persons present in protest.

1. CV-4-81

(Continued)

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

MRS. TRACY made a Motion for APPROVAL of CV-4-81, Use Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

2. Z-93-72

PLOT PLAN
REVIEW

(Abeyance Item
from 11/24/81)

APPROVED

Request of M. W. CLARK INTERIORS for a Plot Plan Review to construct an addition five and a half feet (5½') from the rear property line on property located at 4600 West Charleston Boulevard, C-1 Zone (Limited Commercial). The above property is legally described as Lot 350, Block 17, Hyde Park #3.

MR. FOSTER said this item was held in abeyance so the abutting property owners could be notified. The applicant is proposing a 900 square foot addition to the rear of the existing facility, which is a retail store for draperies, wallpaper and carpeting. They meet the ordinance requirements for parking. Staff would recommend approval. The proposed addition comes 5.5 feet from the rear property line. The commercial building to the west has about a 5 foot setback on it also, but staff wanted to notify the abutting property owners of the change on this property. Staff does not have any protests from the advertised public hearing. If approved, staff would recommend the following conditions: 1) Conformance to the plot plan as submitted; and 2) Screen any mechanical equipment on the addition on the residential side as well as the Charleston Boulevard side.

MIKE CLARK, 4600 West Charleston Boulevard, appeared for the application. He had a letter of approval from Carmen Garcia and another letter of approval from Margie Quinn, who are his neighbors. This building will be about 12 feet high.

JAMES C. SMITH appeared to represent Hyde Park Plaza which is next door to the applicant's property. He inquired as to what provisions have been made to accommodate the parking. If there is a shortage of parking and it is inconvenient to park at the drapery store, then the parking may be used at Hyde Park. They want to go on record that they are not opposing anything that will enhance this business, providing it will not be at the expense of the tenants at Hyde Park Plaza.

MIKE CLARK appeared to ask if this was a zoning item or could he get his permit tomorrow?

CHAIRMAN COLEMAN answered that he would have to go before the City Commission on January 6, 1982.

CHAIRMAN COLEMAN declared the public hearing closed.

MR. GUTHRIE made a Motion for APPROVAL of Z-93-72, Plot Plan Review, with staff's conditions.

Voting was as follows:

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

2. Z-93-72

Motion for APPROVAL carried unanimously.

(Continued)

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

FOX HILLS

APPROVED

Property generally located on the north side of Vegas Drive, west of Parkchester Drive, R-E Zone (under Resolution of Intent to R-CL).

Owner: Bradford Investment Company

Subdivider: DASC0, Inc.

No. of Acres: 7.4 No. of Lots: 55

MR. NULL presented the staff report stating staff would recommend the following conditions: 1) Conformance to the conditions of approval for Z-62-81; 2) Subject to the Flood Hazard Reduction Ordinance; and 3) Provide a sewer and drainage easement, with necessary improvements, to Denia Drive satisfactory to the Department of Public Services. With these conditions and the normal conditions, staff recommends approval. A waiver will be necessary for the length of the cul-de-sac street (Yellow Rose), which exceeds the design standards. Staff also recommends approval of the waiver.

CHARLEY JOHNSON, VTN-Nevada, 2800 West Sahara Avenue, appeared to represent DASC0 Developers. They agree to the conditions.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Fox Hills.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. TENTATIVE MAP

RANCHO BONITO
UNIT NO. 4

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 Zone.

Owner/Subdivider: Villa Bonita Oeste

No. of Acres: 7.7 No. of Lots: 23

MR. NULL said this is a tentative map for a portion of an entire development which has expired. Staff would recommend approval with the normal conditions.

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

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map for Rancho Bonito Unit No. 4.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

3. Z-79-81
APPROVED

Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located on the east side of Lorenzi Boulevard between Vegas Drive and Lake Mead Boulevard, from N-U (Non-Urban) to R-CL (Residential Compact Lot). The above property is legally described as the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 20 South, Range 60 East, M.D.M.

Proposed Use: Medium Density Detached Single-Family Residences

MR. FOSTER said this involves a 10 acre parcel of land that was recently annexed into the city. To the east and north there are parcels that have been annexed in the last year or two and they have been approved for zoning at the same density that is being requested on this item. Since that rezoning, the City has adopted the R-CL Zoning District and they have applied for that classification on this application. Staff feels there are too many accesses to Lorenzi Boulevard. Therefore, staff would recommend that the north street be knuckled south to the southerly street, which would eliminate one of the accesses to this development. Staff would recommend approval, subject to: 1) The street design change; 2) Vacation of 10 feet on Lorenzi Boulevard; 3) Dedicate and install the necessary street improvements on Lorenzi Boulevard; and 4) Conformance to the Flood Hazard Reduction Ordinance. Staff does not have any protests on record.

CHAIRMAN COLEMAN asked if the representative of the applicant was present.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, appeared to represent the applicant. They feel this conforms to the area. Item 4 is the tentative map for this rezoning. There were no persons present in protest.

MR. KENNEDY made a Motion for APPROVAL of Z-79-81 with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982.

4. TENTATIVE MAP
PARK VISTA #2
APPROVED

Property generally located on the east side of Lorenzi Boulevard, north of Vegas Drive, N-U Zone (proposed R-CL).

Owner/Subdivider: Metropolitan Development Corporation
No. of Acres: 10 No. of Lots: 76

MR. NULL said staff recommends the following conditions: 1) Approval of zoning request Z-79-81; 2) Subject to the conditions of approval for Z-79-81; 3) No vehicular access to Lorenzi Boulevard from the abutting lots; and 4) A wall statement.

G. C. WALLACE, consulting engineer, 1100 East Sahara Avenue, appeared to represent the applicants. If they eliminate one of the accesses, it would mean eliminating three or four lots. However, they are willing to compromise by making a cul-de-sac out of Fredonia.

MR. FOSTER said staff would be receptive to making Fredonia a cul-de-sac.

4. TENTATIVE MAP
(Continued)

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Park Vista #2 with staff's conditions and the compromise condition of cul-de-sacing Fredonia.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982.

5. FINAL MAP
HAAS APARTMENTS
UNIT 3
APPROVED

Property generally located on the east side of Sandhill Road, south of Owens Avenue, R-1 Zone (under Resolution of Intent to R-PD15).

Owner/Subdivider: Larry V. Haas, Et Al
No. of Acres: 3.13 No. of Lots: 16

MR. NULL said this final map for Haas Apartments Unit 3 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 to represent the applicant.

MR. KENNEDY made a Motion for APPROVAL of the Final Map for Haas Apartments Unit 3 with staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. Z-89-79
REINSTATEMENT AND
EXTENSION OF TIME
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION for a Reinstatement and Extension of Time on property generally located on the south side of Bonanza Road, east of Marion Drive, R-E Zone (under Resolution of Intent to R-1).

MR. FOSTER said this is the first request for an extension of time and reinstatement. Staff recommends approval.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-89-79, Reinstatement and Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. TENTATIVE MAP
PARKWOOD UNITS
11 and 12
APPROVED

Property generally located on the south side of Bonanza Road, east of Marion Drive, R-E Zone (under Resolution of Intent to R-1).

Owner/Subdivider: Metropolitan Development Corporation
No. of Acres: 23 No. of Lots: 103

MR. NULL presented the staff report stating staff would recommend approval with the normal conditions and the following conditions: 1) Subject to the conditions of Reinstatement and Extension of Time for Z-89-79; 2) No vehicular access to Bonanza Road, Cedar Avenue Drainage Channel and the Las Vegas Wash Channel from the abutting lots; 3) Provide a retaining wall on the rear of the lots abutting the Cedar Avenue Drainage Channel and the Las Vegas Flood Control Channel as determined by the Department of Public Services; 4) Wall statement; 5) A temporary means of access on the Diamond Head Drive alignment shall be provided to Marion Drive at the time of development and improved as required by the Department of Public Services; and 6) Compliance with the Flood Hazard Reduction Ordinance.

DAVID WEIR, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with the recommendations.

MRS. TRACY made a Motion for APPROVAL of the Tentative Map for Parkwood Units 11 and 12, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

8. SPECIAL ACTIVITY
CENTER PLAN
APPROVED

Request of the CITY OF LAS VEGAS for consideration of the Jackson Avenue Special Activity Center Plan for the area bounded by "H" Street, Van Buren Avenue, "B" Street and Madison Avenue.

MR. FOSTER said the merchants in that area, as well as NEDCO, came to the City and asked for the City's assistance in developing a plan for the Jackson Avenue area. The area is between Van Buren and Madison from "B" to "H" Streets. Staff recommends a plan of this type be adopted which will help the merchants and residents in that area to know which areas will be developed for commercial, offices and residences. NEDCO held a meeting a couple of weeks ago and invited all the property owners. Nothing will happen to any of the property in the area unless the property owner initiates a change and it would have to be in accord with the Special Activity Center Plan. This is not an urban renewal project to acquire anyone's property. It is merely a plan to be used as a guide for the City and merchants in the development of this area. This will go to the City Commission on January 6th for adoption.

CHAIRMAN COLEMAN asked to hear first from persons in favor of this request.

REVEREND ROBERSON, Chairman of the Board of the Jackson Avenue Merchants' Association, said they have been working with some plans for over a year to revitalize this area.

BOB BAILEY, Director of NEDCO, 618 Carson Avenue, appeared to say he would be glad to answer any questions that anyone has at this time.

8. SPECIAL ACTIVITY
CENTER PLAN

(Continued)

RICHARD BLUE, Director of Funds Coordination for the City of Las Vegas, appeared stating they are involved in community block grant funds. This project is consistent with their community development and economic development plans of the City as identified to the Department of Housing and Urban Development.

L. L. MCDANIEL, 1401 Comstock Drive, appeared in favor as one of the property owners in the area. This will bring more jobs into the area.

There were 17 persons in the audience in favor.

REVEREND MARY CARROLL, Pastor of Calvary Baptist Church, 317 Madison Avenue, appeared in protest. She felt that if her property did not meet certain standards of this Special Activity Center Plan then she would lose her property.

MR. FOSTER said the City will not be taking over any of the property in that area.

ETHEL PEARSON, 413 West Adams Avenue, appeared in favor. She said the protestors do not understand this request.

L. GEORGE, 301 West Van Buren Avenue, appeared in protest. He felt this request will enable his home to be taken away from him.

ANTHONY PARKER, 308 Van Buren Avenue, appeared in protest. He does not want to lose his property.

AUDREY JAMES, 1323 "C" Street, appeared in protest. They feel pressure will be put on them to sell their property. They do not know what kind of people the businesses will bring into the area. She does not want this approved or disapproved until everyone understands the request.

SUSIE PARKER, 308 Van Buren Avenue, appeared stating she is not sure if she is opposed or unopposed to this project. She would like to see the area grow, but feels there will be more crime in the area.

CORA WILLIAMS, 1303 North "D" Street, appeared to request this matter be tabled until everyone understands this project.

ROSE PARKER appeared in protest stating she feels the people in that area will be forced out of their homes.

DANNY CURTIS, New Town Tavern, appeared in favor. He felt the people do not fully understand this project.

CHAIRMAN COLEMAN said this would be a zoning pattern for that area so that when persons would be interested in developing a new business in that area they would locate it in the commercial district.

BOB BAILEY said they will be there to help the area progress.

REVEREND ROBERSON said certain businesses in that area have closed, but the people in that area have allowed that to happen. They held many meetings in regard to this project, but not very many persons attended those meetings.

There were 16 persons in the audience in protest.

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

8. SPECIAL ACTIVITY
CENTER PLAN

(Continued)

MR. GUTHRIE made a Motion for APPROVAL of the Special Activity Center Plan because he felt this would stop commercial development from spreading into the residential areas.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

(There was a five minute recess at this time.)

9. Z-80-81
APPROVED

Application of KENNETH S. HUFF for reclassification of property generally located on the north side of Bonanza Road between Sandhill Road and Lamb Boulevard, from R-E (Residence Estates) to C-2 (General Commercial). The above property is legally described as the West Half (W 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

Proposed Use: Commercial Storage Facilities.

MR. FOSTER presented the staff report stating that because of the commercial in the area this use is compatible and would recommend approval, subject to: 1) Building "A" to be reversed to have the doors front on the north with some aesthetic treatment on that side; 2) A 5-foot setback from the building on the west side of the property with aesthetic treatment also on the west side of that building; 3) Approval of a variance to allow a caretaker's facility; 4) Construct a 6 foot block wall along the north property line and along the west side of the property; 5) Provide fire hydrants and water flow according to the Fire Department; 6) Dedicate the radius corner at Bonanza Road and westerly street as required by Public Services; 7) Redesign the parking and driveway layout as required by the Traffic Engineer; and 8) Install the required street improvement on Bonanza and the street to the west. Staff does not have any protests on record.

CHAIRMAN COLEMAN asked to hear from the applicant or representative.

KENNETH S. HUFF, 615 Park Paseo, appeared as the developer of this project. The walls on the north and east sides of the building would not be necessary because the building would take care of the walls. However, he would be willing to construct a wall on the east side, but on the north side he does not feel there would be a need for a wall.

No one was present in favor or opposition.

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

MR. KENNEDY made a Motion for APPROVAL of Z-80-81, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

10. Z-81-81
WITHDRAWN

Application of RED ROCK SQUARE (A Nevada Partnership) for reclassification of property generally located on the northwest corner of Westwind Street and Holmby Avenue, from N-U (Non-Urban) (under Resolution of Intent to R-E) to P-R (Professional Offices and Parking). The above property is legally described as the south 230 feet of Government Lot 7, Section 1, Township 21 South, Range 60 East, M.D.M.
Proposed Use: Patron and Employee Parking

MR. FOSTER said there was a similar request this year which was denied. This is already zoned commercial on the north portion of the property. The last time the application was before you it extended a little north of the line that is requested on this application--about 200 feet. There was about 70 or 80 feet that was approved for additional parking for this complex. The reason the 200 feet was deleted was because there are homes along the south side of Holmby that front on it and it was felt this should be left R-E so it could be developed into three R-E lots. The applicant was just discussing with staff during the break in the meeting that there was a mixup in the applicant's office. What the applicant would like is the deletion of the condition on that zoning on the north parcel which required the block wall to be constructed at that location. This is not before the Commission tonight because what is involved is the request to rezone to P-R from where the block wall is to go to Holmby. This item could be held in abeyance and the applicant could make another request for removal of the block wall, but the property owners would have to be renotified.

CHAIRMAN COLEMAN asked if anyone was present in opposition to this item.

There were 9 persons in the audience in opposition.

STEVE GAZERA, 3111 Bel Air, appeared for the application. What happened was that when they first obtained the zoning on the property there was a condition that they must place a block wall in that area. At that time they posted a bond, but the bond elapsed. The City advised them to either construct the block wall or they would close this medical facility.

ALAN BUSBY, 1290 Westwind Road, appeared in protest.

STEVE GAZERA said they would like to have this withdrawn from the agenda and then bring the block wall condition back before the Commission.

MR. FOSTER explained that the applicant cannot refile this rezoning request for eight months if it is withdrawn from the agenda.

CHAIRMAN COLEMAN announced this item has been withdrawn from the agenda at the request of the applicant.

11. Z-76-65
PLOT PLAN REVIEW
APPROVED

Request of GARY GUY WILSON ON BEHALF OF OPERATION LIFE for a Plot Plan Review on property generally located at the northwest corner of "F" Street and Owens Avenue, C-1 Zone.

MR. FOSTER said this is a medical clinic on the site that is already zoned commercial. There is adequate parking and landscaping. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations that have been submitted; 2) A 6 foot block wall along the north property line; 3) Fire hydrants as required by Fire Services; 4) Repair any

11. Z-76-65

(Continued)

damage to the existing streets as required by Public Services; and 5) Install a sidewalk on Owens Avenue.

GARY GUY WILSON, architect, appeared for the application. They are in agreement with the conditions.

MRS. TRACY made a Motion for APPROVAL of Z-76-65, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

SUPPLEMENTAL AGENDA:

1. FINAL MAP

ALTO MESA I
UNIT 1 (Revised)

APPROVED

Property generally located south of Charleston Boulevard, and west of Durango Drive, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey & McGah
No. of Acres: 7.1 No. of Lots: 44

MR. NULL said they have reduced the number of lots involved in this submission. However, this final map is in substantial conformity with the tentative map and staff would recommend approval with the following condition: 1) Conformance to the conditions of approval for the tentative map.

DAVID WEIR, VTN-Nevada, 2800 West Sahara Avenue, appeared for the applicant. They are in agreement with the condition.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Alto Mesa I, Unit 1 (Revised), subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-53-80

PLOT PLAN REVIEW

APPROVED

Request of CHEYENNE PARTNERSHIP for a Plot Plan Review on property generally located at the northwest corner of Cheyenne Avenue and Jones Boulevard, C-1 Zone.

MR. CLEMMER said this is a proposed temporary drive-in bank facility. There was an overall approved development plan for the commercial portion which is approximately 3.5 acres. This site is about a half acre. Staff would recommend the original development plan be re-approved by the Planning Commission, but this plan presented here is adequate. Staff would recommend approval.

JOHN ROEPEL, architect, appeared to represent the owner. They are in agreement with staff's presentation.

MRS. TRACY made a Motion for APPROVAL of Z-53-80, Plot Plan Review, with staff's condition.

2. Z-53-80

(Continued)

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

3. Z-68-75

PLOT PLAN
REVIEW

APPROVED

Request of FIRST WESTERN SAVINGS ASSOCIATION for a Plot Plan Review on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive, R-1 and C-1 Zones.

MR. CLEMMER said this is a proposed temporary office building for First Western Savings Association. Staff would recommend approval, subject to the normal conditions, and the following condition: 1) Approval of the elevations by the Department of Community Planning and Development.

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

MR. KENNEDY made a Motion for APPROVAL of Z-68-75, Plot Plan Review, subject to staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. AR-10-81

AESTHETIC REVIEW

APPROVED

Request of CLARK COUNTY CHRISTIAN SCHOOLS, INC. for an Aesthetic Review to construct a gymnasium and classroom building on property located at 3005 Cedar Avenue, C-V Zone.

MR. CLEMMER said this is for a proposed new classroom building and the total complex will accommodate 330 students. This is an original Animal Shelter site and sold to the Calvary Four-square Church. There will be approximately 130 parking spaces to accommodate 21 high school students and faculty. Some of the parking will be for the church just to the west of this facility. Staff recommends approval, subject to the normal conditions, and the following conditions: 1) Conformance to the elevations; 2) Conformance to the requirements of the Department of Fire Services; 3) Approval of the parking and driveway plans by the Traffic Engineer; and 4) Repair damage to the existing street improvements as required by the Department of Public Services.

FRED PERAZZO, architect, 3112 West Washington Avenue, appeared for the applicants.

MRS. TRACY made a Motion for APPROVAL of AR-10-81, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

4. AR-10-81

(Continued)

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

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on January 6, 1982 at 2:00 P.M.

5. OUTDOOR SALES
AND SHOWS IN
A C-1 ZONE

APPROVED

Consideration to allow outdoor arts and crafts sales and shows by Resolution in the C-1 Zone.

MR. CLEMMER said that in the past outdoor sales have not been allowed in a C-1 District. The Plazas requested that they be allowed to have art exhibits, dance performances, etc., in an internal court area of the building complex. Staff feels this could be done and would recommend approval of the Resolution presented to the Commissioners.

JIM PAPPEL, 3456 Cherokee, appeared for the application stating that the intent is to create a forum to bring church organizations and specialty groups in for the benefit of the public.

CHAIRMAN COLEMAN questioned whether there would be a problem with noise.

MRS. TRACY made a Motion for APPROVAL of Outdoor Sales and Shows in a C-1 Zone, amending the Resolution to state no noise between the hours of 10 P.M. and 10 A.M., in addition to the conditions in the Resolution.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

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

/lo

NAME

ADDRESS

EST Taylor
L McDonald
Rev May Connell
M.L. GEORGE
Ethel Stevenson
D. PARKER
Sunie Parker
Rose Parker
Richard Blue
Steve Disiere
J PAPPET

NEDCO - 615 Adams -

1401 Central Blvd

301 W VAN BUREN

413 Adams Ave

308 VAN BUREN

Dir Dept CPD

3111 BEL AIR DR

3450 Cherokee

NAME

ADDRESS

Don Miller

808 Main

Michael W. Clark

4600 W. Clark St.

James C. Smith

Charley Johnson

2900 W. Sahara Avenue

DAVID WEIR

VTN NEW 2800 W. SAMARA

G.C. Wallace

G.C. Wallace, Consulting Engrs.

DAVID F. CAUSEY, P.E.

CAUSEY ENGINEERING SERVICE

Rev. Sam Roberson

1322 1/2 "D" St. 648-8180

Audrey James

1323 "C" St

Carol E. Wilson

3355 SPRING YAKU

fil Merazzo Architect.

3112 W. Washington

INTER-OFFICE MEMORANDUM

Date

December 11, 1981

O: FILE	FROM: Harold P. Foster, Director Department of Community Planning and Development
UBJECT: OUTDOOR SALES AND SHOWS IN A C-1 ZONE - Action Taken by Planning Commission on December 10, 1981	COPIES TO:

OUTDOOR SALES AND SHOWS
IN A C-1 ZONE

Consideration to allow outdoor arts and
crafts sales and shows by resolution in
the C-1 Zone.

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

1. Located a minimum of 100' from residential zones and public right-of-way.
2. Located in an area that is screened by buildings, structures or terrain.
3. Noise emissions are of a non-detrimental nature and are not emitted before 10:00 A.M. nor after 10:00 P.M.
4. The uses do not constitute a transient or open sales lot.
5. The uses will not draw a larger assemblage of persons than the capacity of the surrounding buildings will sustain.
6. The event will not be approved for a longer duration than one (1) week.
7. Fees charged shall be limited to admissions, sale of handcraft items and sales by nonprofit organizations. The sponsor shall charge the event operators no more than a fee to offset production costs.
8. Only the following operations shall be allowed:
 - a. Musical and dance performances.
 - b. Arts and crafts shows.
 - c. Artifact displays.
 - d. Special Holiday events.
 - e. Other charitable events.

HPF:cme

INTER-OFFICE MEMORANDUM

Date

December 11, 1981

O:

FILE

FROM:

Harold P. Foster, Director
Department of Community Planning
and Development

SUBJECT:

SPECIAL ACTIVITY CENTER PLAN -
Action Taken By Planning Commission
on December 10, 1981

COPIES TO:

SPECIAL ACTIVITY CENTER PLAN

Request of the CITY OF LAS VEGAS for consideration of the Jackson Avenue Special Activity Plan for the area bounded by "H" Street, Van Buren Avenue, "B" Street and Madison Avenue, was considered by the City Planning Commission on December 10, 1981.

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

This item will be considered by the Board of City Commissioners on January 6, 1982 at 2:00 P.M. in the Commission Chambers of City Hall.

HPF:cme

INTER-OFFICE MEMORANDUM

Date

December 11, 1981

TO: Administrative Division Department of Public Services	FROM: Harold P. Foster, Director Department of Community Planning and Development
SUBJECT: Final Map approved by the Planning Commission for the City Commission Agenda	COPIES TO: Howard Null Bob Genzer Chuck Turk

The following final maps were approved by the City Planning Commission on December 10, 1981:

1. Item 5 - Final Map - Haas Apartments Unit 3

This item may be placed on the City Commission agenda upon meeting the requirements of the Public Services Department.

2. Final Map - Alto Mesa 1 Unit 1 (Revised)

This item may be placed on the City Commission agenda upon meeting the requirements of the Public Services Department.

Copies of the action letters for the above items are attached.

HPF:cme
Attachments

A RESOLUTION SETTING FORTH PERMITTED USES
UNDER THE C-1 ZONING PROVISIONS OF THE ZONING
ORDINANCE OF THE CITY OF LAS VEGAS, AND MORE
SPECIFICALLY REFERRING TO TITLE 11, CHAPTER 1,
SECTION 19, PERMITTING CERTAIN OUTDOOR EVENTS

WHEREAS, the provisions of Title 11, Chapter 1, Section 19, stipulate that uses not deemed more detrimental to the welfare of the particular district than the enterprises of businesses enumerated as permitted uses may be permitted by a Resolution of the Planning Commission; and

WHEREAS, the Planning Commission is of the opinion that the below enumerated uses, subject to the following conditions:

1. Located a minimum of 100' from residential zones and public right-of-way.
2. Located in an area that is screened by buildings, structures or terrain .
3. Noise emissions are of a non-detrimental nature.
4. The uses do not constitute a transient or open sales lot.
5. The uses will not draw a larger assemblage of persons than the capacity of the surrounding buildings will sustain.
6. The event will not be approved for a longer duration than one (1) week.
7. Fees charged shall be limited to admissions, sale of handcraft items and sales by nonprofit organizations. The sponsor shall charge the event operators no more than a fee to offset production costs.
8. Only the following operations shall be allowed:
 - a. Musical and Dance performances.
 - b. Arts and Crafts Shows
 - c. Artifact displays
 - d. Special Holiday Events
 - e. Other charitable events

are not more detrimental to the welfare of the C-1 Zone than the enterprises of businesses enumerated as permitted uses;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that under the provisions of Title 11, Chapter 1, Section 19, the above enumerated outdoor uses be included as a permitted use in a C-1 Zone.

PASSED AND ADOPTED this day of by the
City Planning Commission.

HAROLD P. FOSTER, DIRECTOR
Secretary, City Planning Commission