

ANNOTATED AGENDA

CITY PLANNING COMMISSION

DECEMBER 22, 1981

MINUTES:

October 27, 1981

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

NEW BUSINESS:

1. TENTATIVE MAP  
BEDFORD VILLAGE

APPROVED - MACK/AYES: Mrs. Tracy, Mr. Mack, Mr. Guthrie, Mr. Canul  
NOES: Mr. Johnston

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-64-81.
  2. No vehicular access to Stewart Avenue and Sandhill Road.
  3. Wall statement.
  4. Approval of common drives by the Traffic & Parking Commission.
  5. Waivers will be necessary for the minimum 30' lot frontage requirement on the cul-de-sac and also the length of the cul-de-sac street.

2. FINAL MAP  
TORREY PINES CLUSTERS  
NO. 1

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for the tentative map.
  2. A temporary access be provided to Torrey Pines Drive as required by Fire Services. (This can be removed when the second phase is finished.)

3. PM-61-81  
APPROVAL OF NEW  
STREET ALIGNMENT

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

4. A-15-81

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

5. VAC-16-81

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

PROTESTS: 0

6. Z-82-81

ABEYANCE - JOHNSTON/AYES: Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Canul  
(2nd motion) NOES: Mr. Guthrie

1/14/82  
P.C. Meeting

DENIED - TRACY/AYES: Mrs. Tracy, Mr. Guthrie  
NOES: Mr. Johnston, Mr. Mack, Mr. Canul  
(1st motion)

PROTESTS: Sarah Trezise, Peggy Drive  
Robert Melton, 925 Antelope Way  
Milt Lacher, 1021 Eugene Cernan  
Don Brown, 821 Antigua  
Richard Deeds, 913 Neil Armstrong  
John Turnbull, 1025 Ron Evans Street  
Ken Sawyer, 7109 Michael Collins  
Paul Burkhardt, 7112 Astronaut Ave.  
184 signatures on petitions  
2 letters  
49 persons in audience

7. Z-68-78  
REINSTATEMENT AND  
EXTENSION OF TIME

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

SPECIAL CONDITION: 1. One year extension.

DIRECTOR'S BUSINESS:

1. Discussion on proposed changes to the Planning Commission By-laws.

Commissioners to review by-laws and discuss at next  
Planning Commission meeting.

2. Training film presentation by staff.

Film was not shown.

SUPPLEMENTAL AGENDA:

1. A-16-81(A)

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

2. Z-44-81

(STRICKEN FROM AGENDA)

3. Z-5-76  
PLOT PLAN REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan  
and elevations.  
2. Conformance to the conditions  
of approval for Z-5-76.  
(see page 3)

3. Z-5-76.  
(Continued)

3. Approval of the alley vacation.
4. Dedication and improvement of right-of-way on Fremont Street, 14th and 15th Streets, as required by Public Services.
5. This approval does not constitute approval of a gaming license or liquor license.

4. M-1-81  
M ZONE REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan and elevations amended to close the access on Main Street and widen access to Paiute Drive.
  2. Construct a sidewalk on Main Street.
  3. Repair any damage to existing improvements on Main Street and Paiute Drive during construction of this project.

ANNOTATED AGENDA

CITY PLANNING COMMISSION

DECEMBER 22, 1981

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

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

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the minutes for the October 27, 1981  
City Planning Commission meeting.

ACTION: APPROVED  
MACK/Unanimous

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NEW BUSINESS:

1. TENTATIVE MAP: Bedford Village  
Property generally located on the southeast  
corner of Stewart Avenue and Sandhill Road,  
R-1 Zone (under Resolution of Intent to R-CL).  
Owner: Abraham Schwartz  
Subdivider: R A Homes  
No. of Acres: 15.9 No. of Lots: 123

ACTION: APPROVED  
VOTE: MACK/4-1 Vote  
(Johnston-NO)

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-64-81.
3. No vehicular access to Stewart Avenue and Sandhill Road from the abutting lots.
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. Approval of common drives by the Traffic and Parking Commission.
6. Waivers will also be necessary from the minimum 30' lot frontage requirements on a cul-de-sac; and for a cul-de-sac street that exceeds the design requirements.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

TO BE HEARD BY CITY COMMISSION: January 20, 1982 STAFF RECOMMENDATION: APPROVAL

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2. FINAL MAP: Torrey Pines Clusters  
NO. 1  
Property generally located on the southwest  
corner of Balzar Avenue and Torrey Pines Drive,  
N-U Zone (under Resolution of Intent to R-PD14).  
Owner/Subdivider: Tandem Developments, Inc.  
No. of Acres: 1.9 No. of Lots: 24

ACTION: APPROVED  
VOTE: CANUL/Unanimous

CONDITIONS:

1. Conformance to the conditions of approval for the tentative map.
2. A temporary access to be provided to Torrey Pines Drive as required by the Department of Fire Services.

STAFF RECOMMENDATION: APPROVAL

3. PM-61-81  
APPROVAL OF NEW  
STREET ALIGNMENT

Request of EDWARD C. ADLER for a new public street alignment, generally located on the west side of Royer Ranch Road, north of La Madre Way.

ACTION: APPROVED  
VOTE: JOHNSTON/Unanimous

PLANNING COMMISSION ACTION FINAL STAFF RECOMMENDATION: APPROVAL

4. A-15-81

Petition of Annexation submitted by J. PAUL ANDERSON, ET AL to annex property generally located on the northwest corner of Potosi Street and Sahara Avenue, approximately 1.68 acres.

ACTION: APPROVED  
VOTE: TRACY/Unanimous

TO BE HEARD BY CITY COMMISSION: January 20, 1982 STAFF RECOMMENDATION: APPROVAL

5. VAC-16-81

Petition of Vacation submitted by the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate a portion of the south side of Maryland Parkway between Harris Avenue on the south and Bruce Street on the east.

ACTION: APPROVED  
VOTE: TRACY/Unanimous

CONDITIONS:

STAFF RECOMMENDATION: APPROVAL

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

TO BE HEARD BY CITY COMMISSION: January 6, 1982 to set date for public hearing.

6. Z-82-81

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located at the southwest corner of Astronaut Avenue and Antelope Way, from R-1 to R-PD8.  
Proposed Use: Medium Density Apartments/  
Condominiums

ACTION: ABEYANCE  
VOTE: JOHNSTON/4-1 Vote  
(GUTHRIE-NO)

STAFF RECOMMENDATION: APPROVAL PROTESTS: 243

TO BE HEARD BY CITY PLANNING COMMISSION: January 14, 1982

7. Z-68-78  
REINSTATEMENT AND  
EXTENSION OF TIME

Request of SUN SURVEY ON BEHALF OF DR. ROBERT BASINGER for Reinstatement and Extension of Time on property located at 4979 and 4999 East Owens Avenue, R-2 Zone (under Resolution of Intent to R-3).

ACTION: APPROVED  
VOTE: TRACY/Unanimous

CONDITIONS:

1. Approval for a one year extension to January 20, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 20, 1982

DIRECTOR'S BUSINESS:

1. Discussion on proposed changes to the Planning Commission By-Laws.  
Commissioners to review by-laws and discuss at next Planning Commission meeting.
2. Training film presentation by staff. (Film was not shown.)

SUPPLEMENTAL AGENDA

1. A-16-81(A)  
ACTION: APPROVED  
VOTE: CANUL/Unanimous  
Petition of Annexation submitted by SAMUEL S. LIONEL, ET AL to annex property generally located southwest of Charleston Boulevard and Mojave Road, containing approximately 11.60 acres.

2. Z-44-81  
(ABEYANCE ITEM)  
ACTION: STRICKEN  
Application of ABRAHAM SCHWARTZ, TRUSTEE, for reclassification of property generally located on the southeast corner of Stewart Avenue and Sandhill Road, from R-1 to R-PD12.  
Proposed Use: Medium Density Residential Development

PLANNING COMMISSION ACTION FINAL

3. Z-5-76  
PLOT PLAN REVIEW  
ACTION: APPROVED  
VOTE: JOHNSTON/Unanimous  
Request of BIGELOW HOLDING COMPANY for a Plot Plan Review to construct a 124-room hotel and casino on property generally located at the northwest corner of Fremont Street and 15th Street, C-2 Zone.

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to the conditions of approval of Z-5-76.
3. Vacation of the alley in this block.
4. Install concrete sidewalk on 14th Street, Ogeden Avenue, and 15th Street.
5. Redesign the parking and driveways as required by the Department of Public Services.
6. This approval does not constitute approval of a gaming license or liquor license.
7. At the time of development, any damage done to the existing off-site improvement will have to be repaired or replaced to the City of Las Vegas standards and specifications, as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: January 20, 1982

4. M-1-81  
M ZONE REVIEW  
ACTION: APPROVED  
VOTE: JOHNSTON/Unanimous  
Request of LAS VEGAS PAIUTE TRIBAL COUNCIL for an M Zone Review to construct a smoke shop and trading post on property generally located west of Main Street and Paiute Drive, M Zone.

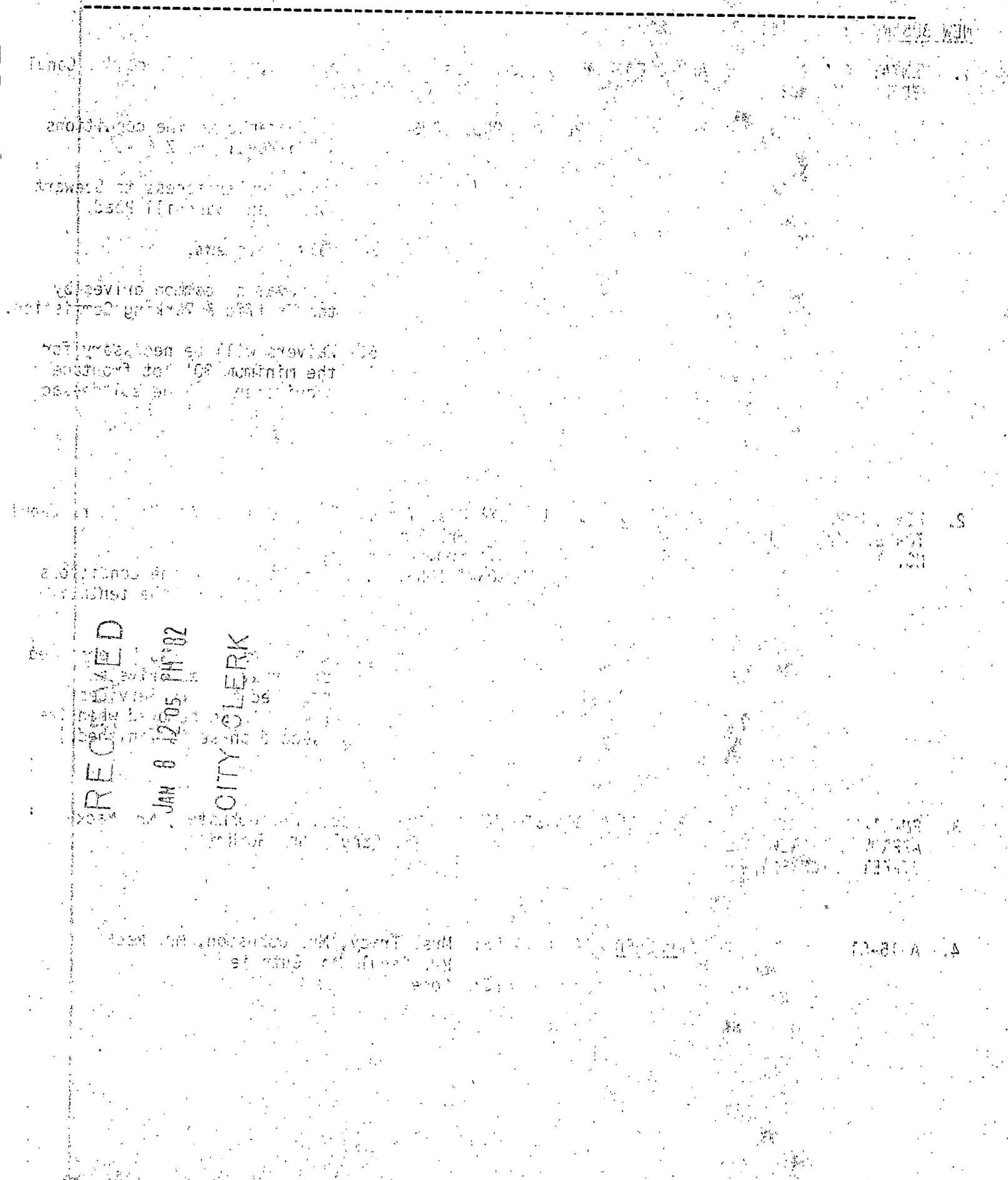
CONDITIONS:

1. Conformance to the plot plan amended to close the north curb cut on Main Street and widen the access to Paiute Drive.
2. Provide additional landscaping along Main Street.
3. Construct sidewalk on Main Street.
4. Repair any damage to existing improvements on Main Street and Paiute Drive.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

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

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION ACTION FINAL



RECEIVED

JAN 8 12:05 PM '82

CITY CLERK

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1981

Notice is hereby given that on December 22, 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-82-81

SPROUL HOMES OF NEVADA, INC. FOR  
RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED AT THE SOUTHWEST CORNER OF  
ASTRONAUT AVENUE AND ANTELOPE WAY.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

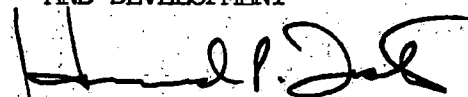
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY APARTMENTS/CONDOMINIUMS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
CHARLESTON RAINBOW SUBDIVISION, UNIT 11A.

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

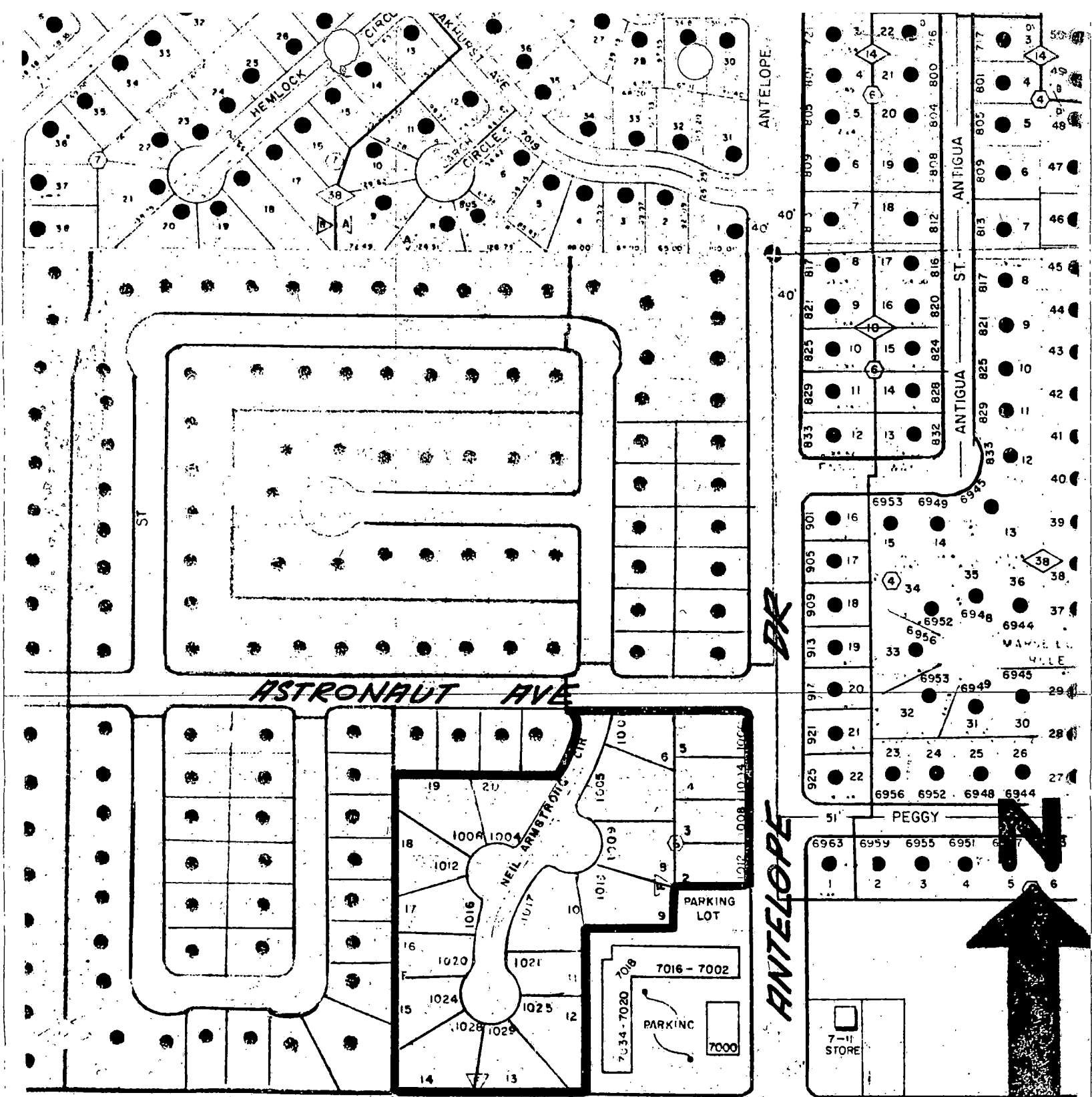


HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



RECEIVED

DEC 8 2 02 PM '81

CITY CLERK CHARLESTON BLVD

**Z-82-81**

MINUTES

CITY PLANNING COMMISSION

DECEMBER 22, 1981

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

PRESENT: Vice Chairman Guthrie  
Mrs. Tracy  
Mr. Johnston  
Mr. Mack  
Mr. Canul

EXCUSED: Chairman Coleman  
Mr. Kennedy

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Howard Null, Chief, Planning Division  
Robert Clemmer, Acting Chief, Zoning Division  
Rick Williams, Senior Planner  
Linda Owens, Recording Secretary

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

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

MINUTES: MR. MACK made a Motion for APPROVAL of the Minutes of the October 27, 1981 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP  
BEDFORD VILLAGE  
APPROVED

Property generally located on the southeast corner of Stewart Avenue and Sandhill Road, R-1 Zone (under Resolution of Intent to R-CL).

Owner: Abraham Schwartz

Subdivider: R. A. Homes

No. of Acres: 15.9      No. of Lots: 123

MR. NULL said that in order to make the R-CL ordinance workable on this property, the applicant has provided two flag lots side by side at the end of each cul-de-sac. Therefore, staff would recommend approval with the normal conditions and the following conditions: 1) Conformance to the conditions of approval for Z-64-81; 2) No vehicular access to Stewart Avenue and Sandhill Road from the abutting lots; 3) Wall statement; and 4) Approval of common drives by the Traffic and Parking Commission. Further, a waiver will be necessary for the minimum 30 foot lot frontage requirement on the cul-de-sac and also the length of the cul-de-sac street. Staff would also recommend approval of the waiver.

THOM PILKINTON, 6201 West Meadowlark Lane, appeared for the applicant. They are in agreement with staff's conditions.

1. TENTATIVE MAP

(Continued)

No one was present in opposition to this item.

MR. MACK made a Motion for APPROVAL of the Tentative Map for Bedford Village with staff's recommendations.

Voting was as follows:

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

Motion for APPROVAL carried with a 4/1 vote.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on January 20, 1982.

2. FINAL MAP

TORREY PINES  
CLUSTERS, NO. 1

APPROVED

Property generally located on the southwest corner of Balzar Avenue and Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD14).

Owner/Subdivider: Tandem Developments, Inc.  
No. of Acres: 1.9 No. of Lots: 24

MR. NULL said this final map is in substantial conformity with the tentative map and staff would recommend approval with the following conditions: 1) Conformance to the conditions of approval for the tentative map; and 2) A temporary access be brought out to Torrey Pines Drive as required by the Department of Fire Services. This can be removed once the second phase is begun.

G. C. WALLACE, Wallace Engineering, 1100 East Sahara Avenue, consulting engineer, appeared for the applicant. He does not see any problems with staff's conditions.

No one was present in opposition.

MR. CANUL made a Motion for APPROVAL of the Final Map for Torrey Pines Clusters, No. 1.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

MR. NULL said this item will be placed on the agenda, under the Department of Public Works, for the City Commission when all the conditions have been completed.

3. PM-61-81

APPROVAL OF NEW  
STREET ALIGNMENT

APPROVED

Request of EDWARD C. ADLER for a new public street alignment generally located on the west side of Royer Ranch Road, north of La Madre Way.

MR. NULL said this new public street alignment is located between Rosada Way on the north and La Madre Way on the south. Staff would recommend approval of the alignment.

DAVID CAUSEY, consulting engineer, 3325 West Desert Inn Road, appeared to represent the applicant. They are in agreement with staff's conditions.

No one was present in opposition.

3. PM-61-81  
(Continued)

MR. JOHNSTON made a Motion for APPROVAL of PM-61-81, Approval of New Street Alignment, subject to staff's recommendation.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. A-15-81  
APPROVED

Petition of Annexation submitted by J. PAUL ANDERSON, ET AL, to annex property generally located on the northwest corner of Potosi Street and Sahara Avenue, approximately 1.68 acres.

MR. NULL said there are two lots involved. The lot that fronts on Mohawk has an existing office building on it so it is going to be processed on the long procedure. It has County R-E zoning with a Resolution of Intent to C-1. The City equivalent would be N-U with a Resolution of Intent to C-1. Staff would recommend approval.

RICHARD BRAND appeared to represent J. Paul Anderson. The first piece of property is already developed. The second piece is owned by another dental conglomerate that now has their offices on West Charleston Boulevard. They propose to develop this lot and move their facilities sometime in the spring.

No one was present in opposition.

MRS. TRACY made a Motion for APPROVAL of A-15-81 with staff's conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on January 20, 1982.

5. VAC-16-81  
APPROVED

Petition of Vacation submitted by the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate a portion of the south side of Maryland Parkway between Harris Avenue on the south and Bruce Street on the east.

MR. NULL said the utility companies and City departments have no objection to this Vacation. Staff would recommend approval with the normal conditions.

HARRIS SHARP, 2616 State Street, appeared for the Housing Authority. This is a portion of the property that was left over when the street improvements were designed and approved by the Engineering Department. This is just going to be landscaped.

MR. NULL said this strip ranges in width from 40 feet to 120 feet.

5. VAC-16-81

(Continued)

MRS. TRACY made a Motion for APPROVAL of VAC-16-81 with staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the Board of City Commissioners meeting on January 6, 1982.

6. Z-82-81

ABEYANCE

Application of SPROUL HOMES OF NEVADA, INC. for reclassification of property generally located at the southwest corner of Astronaut Avenue and Antelope Way from R-1 (Single Family Residence) to R-PD8 (Residential Planned Development).

Proposed Use: Medium Density Apartments/Condominiums

MR. FOSTER said this involves a request that is in a predominantly R-1 area; however, there is some commercial in the area. The request is for a planned-unit development at 7.5 units per acre for a total of 46 units. Staff feels the density is low and because of its proximity to the commercial and major streets, the request is in keeping with the General Plan. However, staff is concerned about the design of the project in terms of the long two-story buildings. Staff would prefer to see two or three unit buildings which would be more compatible with the single-family homes in the area. If this would be approved, staff would recommend the following: 1) Neil Armstrong Circle be vacated and all of it be a private street; 2) A 15 foot setback from Astronaut Avenue and Neil Armstrong Circle; 3) Staff would prefer doors on the carport covers; 4) Construction of a 6 foot block wall around the entire project; 5) A 5 foot setback for landscaping along Antelope Way and Charleston Boulevard; 6) Reversion of the subdivision into acreage so it could be resubdivided in the future; 7) Conformance to the requirements of the Department of Public Services and Traffic Engineering in terms of the curb cuts; and 8) Joint access drives approved by the Traffic and Parking Commission. The developer intends to use this as a rental project for approximately five years and then divide the units into condominiums. Staff has a petition with 184 signatures in protest, plus two additional letters.

VICE CHAIRMAN GUTHRIE asked to hear from the applicant.

DON GILDAY, 2124 Plaza Del Padre, appeared to represent the application. The doors on the carports will be provided. These units are primarily for sale and will be priced from \$61,000 to \$68,000.

HARRIS SHARP, architect, 2616 State Street, appeared stating they are in agreement with staff's conditions. They have contemplated building one-story units along the sides that are abutting the R-1 homes on the north and west.

There were 49 protestors in the audience.

SARA TRESIZE, Peggy Drive, appeared in protest. They do not want apartments in the area because they moved from an apartment into a house.

ROBERT MELTON, 925 Antelope Way, appeared in protest. This will devalue the surrounding property.

6. Z-82-81

(Continued)

MILT LACHER, 1021 Eugene Cernan, appeared in protest. The density will be over double what it would be if homes were built on the property. He had spoken to Mr. Gilday prior to the meeting and was told these would be one-story and not rentals. The traffic congestion would be immense because about a mile east on West Charleston Boulevard 1100 units have been approved and to the west there has been approved an R-1 site. The crime problem is already bad.

DON BROWN, 821 Antigua, appeared in protest. The developer laid out the project on an R-1 basis and now he wants to change that plan to multi-units. The area is basically R-1. The property owners in the area have spent a lot of money on their homes and this would devalue them.

RICHARD DEEDS, 913 Neil Armstrong, appeared in protest. In 1980 his family moved from a higher density area into this area and they do not want to move again.

JOHN TURNBULL, 1025 Ron Evans Street, appeared in protest. They do not want a transient population in that area and there is already a crime problem.

KEN SAWYER, 7109 Michael Collins Place, appeared in protest. He feels there are more protestors than those present at the meeting because a lot of persons in the area did not receive a notice of this meeting. He does not feel the developer has a clear idea of what he is going to do with the property.

PAUL BURKHARDT, 7112 Astronaut Avenue, appeared in protest. When he purchased his home he was told single-family residences would be built on this property in the future.

DON GILDAY appeared in rebuttal. Sproul Homes was the owner/applicant when he purchased the property. These will not look like Sproul Homes.

MRS. TRACY made a Motion for DENIAL of Z-82-81.

Voting was as follows:

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

MR. CANUL indicated he pressed the wrong button on the voting machine and asked to have the record reflect that he voted "NO" on the motion.

Consequently, the motion for DENIAL did not carry by a 3/2 vote.

MR. JOHNSTON made a Motion for ABEYANCE of Z-82-81 so the applicant can change the design and meet with some of the protestors.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/1 vote.

VICE CHAIRMAN GUTHRIE announced this item will be heard again by the Planning Commission on January 14, 1982 at 7:30 P.M.

7. Z-68-78

REINSTATEMENT  
AND EXTENSION  
OF TIME

APPROVED

Request of SUN SURVEY ON BEHALF OF DR. ROBERT BASINGER for Reinstatement and Extension of Time on property located at 4979 and 4999 East Owens Avenue, R-2 Zone (under Resolution of Intent to R-3).

MR. FOSTER said this is the fourth request for an Extension of Time, but they are ready to develop now. They have some maps already approved, so staff would recommend a one-year extension.

7. Z-68-78

(Continued)

DICK BRAND, owner of Sun Survey, appeared to represent Dr. Robert Basinger, owner of the property.

MRS. TRACY made a Motion for APPROVAL of Z-68-78, Reinstatement and Extension of Time, for one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on January 20, 1982.

DIRECTOR'S BUSINESS:

1. Discussion on proposed changes to the Planning Commission By-Laws.

MR. FOSTER said there is a copy of the Planning Commission By-Laws in each of the Commissioner's folders. At the January 14th Planning Commission meeting the By-Laws will be discussed.

2. Training film presentation by staff.

A film was not shown.

SUPPLEMENTAL AGENDA:

1. A-16-81(A)

APPROVED

Petition of Annexation submitted by SAMUEL S. LIONEL, ET AL, to annex property generally located southwest of Charleston Boulevard and Mojave Road, containing approximately 11.69 acres.

MR. NULL presented the staff report stating the County zoning is R-2 and the City equivalent would also be R-2. Staff would recommend approval.

KEVIN BUCKLEY, realtor, 2333 Pinto Lane, appeared to represent the owners.

MR. CANUL made a Motion for APPROVAL of A-16-81(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. Z-44-81

STRICKEN FROM  
AGENDA

Application of ABRAHAM SCHWARTZ, TRUSTEE, for reclassification of property generally located on the southeast corner of Stewart and Sandhill Road, from R-1 to R-PD12.  
Proposed Use: Medium Density Residential Development

MR. FOSTER said this item is to be stricken from the agenda.

3. Z-5-76

PLOT PLAN  
REVIEW

APPROVED

Request of BIGELOW HOLDING COMPANY for a Plot Plan Review to construct a 124-room hotel and casino on property generally located at the northwest corner of Fremont Street and 15th Street, C-2 Zone.

MR. FOSTER said this takes in an entire block. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Conformance to the conditions of approval of Z-5-76; 3) Approval of the alley vacation; 4) Dedication and improvement of the right-of-way on Fremont Street, 14th and 15th Streets, as required by Public Services; and 5) This approval does not constitute approval of a gaming license or liquor license.

MR. JOHNSTON made a Motion for APPROVAL of Z-5-76, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on January 20, 1982.

4. M-1-81

M ZONE REVIEW

APPROVED

Request of LAS VEGAS PAIUTE TRIBAL COUNCIL for an M Zone Review to construct a smoke shop and trading post on property generally located west of Main Street and Paiute Drive, M Zone.

MR. FOSTER presented the staff report stating the Traffic Engineer would rather have the access to Paiute Drive widened and close the north access on Main Street. In addition, staff would recommend approval, subject to conformance to the plot plan and elevations; construction of a sidewalk on Main Street; repair of any damage to the existing improvements on Main Street and Paiute Drive during the construction of this project.

STEVE SMALL, architect for the project, 2213 Paradise Road, and MIKE VONDELL, engineer for the project, 6952 Marseilles Circle, appeared for the applicants. They concur with all the recommendations of staff. They have already redesigned the accesses. The smoke shop will be a drive-through for the purpose of purchasing cartons of cigarettes.

MR. JOHNSTON made a Motion for APPROVAL of M-1-81, M Zone Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN GUTHRIE 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 8:30 P.M.

NAME

Don Gilday

Dick Deeds

Kim Buckley

Mike Carter

ADDRESS

2124 Playa Vista Blvd

913 Weil Amberg

2333 Puito

6952 Marcellus Circle

12-27 P.C. meeting

# PRINT

NAME

ADDRESS

MAEL LESLIE

Ken Kraemer

Thomas P. Berry

Art Sertini

Rochele Zimmer

George Madanka

Bob Kruger

Jay Nelson

Dwight Webster

Marilyn Dantel

Douglas Pike

Judith Warner

Phyllis Siverste

Jennie Todd

Willard Terry

John Hernandez

Thomas Miller

Ken Post

Melitt Hamlett

Michael W. Cook

4909 Churchill Ave

3160 N. Sahara Ave

221 Lindy Dr. L.U.

420 North 10th

2209 E Bonanza

608 No. 16th St. L.V.

1408 Ryan Ave

1909 Linden Ave.

612 No. 16 St.

2205 E Bonanza

2000 E Bonanza

610 Corona Ave

5628 Reiter

700 W. 9th St.

F.A.C.M. Architects

808 A Main

3500 Taylor

3020 Piedmont

460 W. Charleston

NAME

ADDRESS

DAVID F. CAUSEY, P.E.

RN BRAND, ELS

Harris P. Sharp

Santa Trujillo

Robert M. Miller

Miller Jack

Don Brown

JOHN TURNBULL

PAUL BURKHARDT

KEN SAWYER

Steve SmallMA

3325 W. DESERT INN RD - LV 89102

5720 W CHARLESTON LV 89102

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6943 Peggy Dr.

925 Antelope Way

1021 Cypress Canyon

821 Antelope

1025 RON EVANS ST

7112 ASTRONAUT AVE

7107 MICHAEL COLLINS

2213 Paradise Rd 89104